

**Chichester Planning Board**  
**Minutes of Meeting**  
**Thursday September 7, 2023**

**Members Present:** Tom Jameson (Chairman), Andrea Deachman (Vice Chair), Sanford Way, Russell Blaney, Corie St. Germain, Frank Swirko, Russell Blaney, John Healy  
and Kristy Jobin (Planning Coordinator).

**Others present:** Jon Rokeh, Michelle Clark Ross, Richard Ross, Carl Anderson, Valerie Anderson, and other members of the public.

Mr. Jameson called the meeting to order at 6:30pm

**Approval of Meeting Minutes-**

Ms. Deachman made a motion and Mr. Way seconded to approve the meeting minutes of August 3, 2023, with minor changes. Bouchard, abstain. **Motion passes.**

**Continued Public Hearing-Site Plan Review**

**Owner:** Douglas and Kathryn Valley

**Location:** Map3 Lot 25, Dover Road

Mr. Rokeh gave an overview of the changes that were made to the plan including the addition of a sign. Mr. Rokeh explained that after having some discussion with Mr. Valley that there will only be one additional person that he will be renting to. He stated that Mr. Valley plans to sell parts for Cruiserparts at this location along with car sales, run a sawmill and build tiny homes/sheds. He will be renting additional space for salvage storage such as brick and other materials.

Mr. Rokeh stated that the Valleys will have to apply for a dealer's license to sell vehicles on the proposed lot near the road. There will be no third-party selling of vehicles. They also plan to put in a manager's quarters in the proposed building.

Mrs. Jobin asked if they had applied for an updated D.O.T. permit for the updated uses.

Mr. Rokeh stated that he had not obtained that yet.

Mr. Bouchard stated that all businesses will require a business permit, so the Valley's would need to obtain one for each individual business they are running, such as one for Cruiserparts, sawmill, cabins, etc.

Mrs. Jobin stated that a sign permit will need to be approved by the Building Inspector and a Certificate of Occupancy will need to be obtained for the living quarters.

The Board discussed the limit of the number of vehicles that could comfortably fit in the proposed car sales location. The Board decided on no more than fifteen vehicles, leaving room for access.

The Board asked what the hours of operation will be. Per the letter received by the Board the proposed hours will be Monday through Friday 7am-7pm and Saturday 7am-3pm.

Mr. Bouchard made a motion and Ms. Deachman seconded to grant conditional approval for the proposed site plan for Doug and Kathryn Valley with the following conditions to be met:

- Obtain a NH DMV Dealers license to sell vehicles.
- Obtain a Certificate of Occupancy for the living quarters in the proposed building from the Building Inspector.
- Obtain an updated D.O.T. permit for all uses of the property.
- Obtain a sign permit from the Building Inspector.
- Have a Knox box for the gate or provide a key to the Fire Department.
- Add a note to the plan that it is the property owner's responsibility that all businesses need to obtain a business permit.
- A note added to the plan that there is a 15-car max in the sales lot area.
- The outstanding fee needs to be paid for site plan review.

Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Swirko, aye. St. Germain, aye. Deachman, aye. **Motion passes.**

### **Public Hearing-Subdivision**

**Owner:** Carl & Valerie Anderson

**Location:** Map 4 Lot 15, 42 Main Street

Mr. Anderosn presented his plan for a two-lot subdivision and Conditional Use Permit (CUP) to the Board. He stated that he met with D.O.T. after an initial denial of his driveway permit, but they agreed to approve a shared driveway for the two lots.

Mrs. Jobin stated that she had gone through the plan several times and provided the applicant with a memo. The surveyor provided the appropriate changes and the only thing that that had been outstanding was the driveway permit from D.O.T. There has already been a well radius release that has been filed at the registry. She stated that this property is in the Town Village Center Zoning District, only requires one half buildable acre and a CUP to subdivide. Easements will need to be registered at the Merrimack County Registry of Deeds for shared driveway access. She received an email from D.O.T. and the existing driveway access at 42 Main Street will need to be obliterated and then loam and seeded within the state right of way.

Mr. Bouchard made a motion and Mrs. St. Germain seconded to accept the application as complete. **Motion passes.**

Ms. Deachman made a motion and Mr. Bouchard second to find no regional impact. **Motin passes.**

Mr. Bouchard made a motion and Mr. Swirko seconded to approve the waiver request of the general requirements that the lot lines shall be reasonably symmetrical. **Motin passes.**

Ms. Deachman made a motion and Mr. Way seconded to approve the Conditional Use Permit as presented. **Motion passes.**

Mr. Blaney made a motion and Mr. Bouchard seconded to grant conditional approval for a two-lot subdivision for 42 Main St, Map 4 Lot 15 as presented with the following:

- Final driveway permit approval from the D.O.T.

Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Swirko, aye. St. Germain, aye. Deachman, aye. **Motion passes.**

**Zoning Update Discussion-**

Mrs. Jobin asked the Board if there were any issues with zoning that they would like to address this year.

Mr. Bouchard stated that he would like to address the 50ft. access in the commercial zone and possibly make that larger.

Mr. Bouchard also discussed looking at the regulations for accessing business from residential roads beside Rt. 28. He stated that there are some lots that could potentially be utilized for commercial if they had other access.

Mrs. Jobin stated that the driveway permits will have to be revamped and include the new verbiage from the bill that was just passed that offers the Fire Department review. She would also like the Board to review Solar and Wind. She will bring options for the Board to review at the next meeting.

**Adjournment-** Having no further business, a motion was made by Mr. Way and seconded by Ms. Deachman to adjourn the meeting at 7:59pm. Roll call vote. Jameson, aye. Way, aye. Blaney, aye. Swirko, aye. St. Germain, aye. Deachman, aye.

**Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Thomas Jameson

Not approved until signed.