

Chichester Planning Board
Minutes of Meeting
Thursday November 9, 2023

Members Present: Tom Jameson (Chairman), Andrea Deachman (Vice-Chairwoman), Richard Bouchard, Sanford Way, Frank Swirko, and Kristy Jobin (Planning Coordinator).

Others present: Jon Rokeh and other members of the public.

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

Approval of Meeting Minutes-

Mr. Swirko made a motion and Mr. Bouchard seconded to approve the meeting minutes of October 5, 2023. **Motion passes.**

Conceptual Discussion-Jon Rokeh, Map 8 Lot 28

Mr. Rokeh came before the Board to discuss a proposed plan for a six-lot subdivision with duplexes on each lot. The potential developer would like to retain them all as rentals. A road is proposed to be built to town specs and the developer would intend on asking for the Town to take it over. Mr. Rokeh stated that it would mirror the new Horse Corner Road Subdivision with a cistern for fire suppression. The wetlands are being delineated and the plan will then be completed.

After looking at the zoning requirements and doing some math, it was determined that six lots would be too many for the acreage. Mr. Rokeh will look at the zoning and see if there are other options for development such as cluster housing.

Zoning Update Discussion-

The Board discussed zoning changes they would like to consider, including solar and wind farms, permitting for campers, new frontage requirements for Rt. 4, and disallowing new single-family homes on Rt. 4.

The Board discussed that commercial solar should only be allowed on Route 28 and not Route 4. Route 4 could still have accessory solar for current businesses and commercial solar would not be allowed in residential zones.

The Board discussed how to permit campers and if there would be a time period allowed before a permit would be required. The Board asked Mrs. Jobin to find out the length of time it typically takes to fill a camper tank before it would need to be emptied or pumped.

The Board agreed to propose disallowing any new single-family homes on Route 4, and existing homes would be grandfathered.

The Board discussed road frontage requirements on Route 4 and agreed to clarify and keep it at 50 feet of road frontage for commercial use.

The Board will do a further review at the December meeting and have a public hearing in January for proposed zoning changes.

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

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Thomas Jameson

Not approved until signed.