

Chichester Planning Board
Minutes of Meeting
Thursday June 6, 2019

Members Present: Chairman Stan Brehm, Michael Williams, Tom Houle, Richard Bouchard ex-officio, Dr. Mara, DVM, Daniel Humphrey, Thomas Jameson, Ann Davis, John Healy and Kristy Barnouski Secretary.

Others present: Joanne Cassulo, Donna Chagnon, Bruce French, Cheryl French, Webster Stout, Erick Jones, and other members of the public.

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

Mr. Williams made a motion and Mr. Humphrey seconded to approve the minutes of May 2, 2019. **Motion passes.**

CNHRPC-Discussion on Master Plan Survey

Ms. Cassulo of the planning commission presented the proposed survey for the master plan. The Board went through the questions making some minor changes. The adjustments will be made and sent to Ms. Barnouski to post on the website and social media.

Discussion on Visioning Session-

The Board discussed the visioning session on June 12, 2019. The Board will be broken up into groups will discuss different subjects that will help guide the updated Master Plan.

Public Hearing-Subdivision

169 Main St, LLC.

Map 5 Lot 103

Mr. Humphrey presented the 5 acre subdivision plan on the property that he purchased so that he could put the majority of the land into conservation. The 5 acres encompasses the house and barn and accessory dwelling unit.

Mr. Williams made a motion and Dr. Mara seconded that this subdivision located at 169 Main St. has not regional impact.

Motion passes.

Mr. Williams made a motion and Ms. Davis seconded to accept the plan as complete. Motion passes.

Mr. Brehm stated that he did run this subdivision by the Town attorney due to the issue of the extra dwelling on the property. Currently the house is a two family with an accessory dwelling which is a non-conforming use. The attorney felt that in order to continue with the non-conforming use the Board would have to make the acreage and frontage equivalent to the amount needed for a 3 family. The current zoning would require 10 acres of land and 600 ft. of road frontage which would keep more than the owner would want to out of conservation. The property owner was comfortable with removing the second dwelling from the house and just selling it as a one family with the ADU cottage.

Mr. Williams made a motion and Ms. Davis seconded to give conditional approval for the proposed subdivision with the following conditions:

- The five acre lot needs a wetland stamp
- Needs to show a buildable acre
- Note needs to be added about easement for trails
- Location of septic

Motion passes.

Mr. Williams and the Planning Board thanked Mr. Humphrey for stepping up to preserve the property and putting it in conservation.

Erik Jones and Greenwave Development- Discussion on the White Birches Chichester

Mr. Brehm explained that back in 2004 there was a Subdivision done for this property for 17 elderly housing units and in 2016 there was a Site Plan Review completed in order to move the fire pond.

Mr. Jones stated that currently in the process of purchasing the White Birches of Chichester Condominium project and while doing the due diligence his attorney researched the approvals and found a road block. He stated his attorney found that the notice of decision reads wrong and does not give Subdivision approval but, Site Plan approval.

Mr. Stout stated that after reviewing the file, it was found that there was a subdivision application made but all the notices and notice of decision reference a Site Plan and not a Subdivision.

Mr. Stout and Mr. Jones asked the Board to ratify the decision made in 2005/2006 to approve the subdivision.

It was determined by the Planning Board that the notices and the notice of decision were not written properly and a public hearing will be scheduled for the next public meeting on July 11, 2019 to hear and correct the issue.

Adjournment- Having no further business, a motion was made by Mr. Williams and seconded by Dr. Mara to adjourn the meeting at 7:57pm.

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm