

## Planning Board Minutes 07/05/2018

Chichester Planning Board

Minutes of Meeting

Thursday July 5, 2018

**Members Present:** Chairman Stan Brehm, Michael Williams, Jeff Jordan, Richard Moore, Tom Houle, Ann Davis, Richard Bouchard, Kristy Barnouski Secretary.

**Others present:** Mark Mcleod, Mike Albert, Jon Halle, John Eller, Geroqe Chadwick and other members of the public.

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

Public Hearing-Site Plan Review

Mikes Affordable Auto

Mr. Mcleod of the H.L. Turner Group was representing Mike's Affordable Auto and came before the Board with a site plan review to establish a gravel surfaced parking lot on the parcel to store and display inventory from his car dealership located on the adjacent parcel.

Would like to display approximately 75-100 cars on this extra 30,000 sq. ft.

Mr. Moore had some concerns about the slope of the storage lot which is 5:1 which could possibly cause washouts.

No alteration of Terrain permit is required.

Mr. Albert stated that there is a walking path between the two lots up near the front of the lots.

Mr. Williams made a motion and Mr. Jordan seconded to accept the site plan review as complete. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded that the site plan review for site plan has no regional impact. **Motion passes.**

The Board discussed with the applicant the number of cars that can comfortably fit on this lot. The Board did the math and the 30,000 sq. ft.

Divided by a 10X20 area per car can comfortably fit 150 cars. The applicant was comfortable with putting the max at 100 cars for this lot.

Mr. Williams made a motion and Ms. Davis seconded to approve with up to 100 cars with the condition that the conservation commission has the chance to review the wetlands of impact in the back corner. **Motion passes.**

### **Public Hearing-Site Plan Review, Chichester Commons Housing Project**

Mr. Halle, Mr. Eller and Mr. Chadwick all came before the Board to propose a 14 unit, 11 one bedroom and 3 two bedroom affordable rental apartment housing project. Mr. Halle explained that HUD definition of affordable means housing with combined rental and utility costs or combined mortgage loan debt services, property taxes and required insurance that do not exceed 30 percent of a household's gross annual income.

The proposed building is tow stories, 13,550 total sq. feet on 2.3 acres, fully sprinkled with storage tanks and fire pump as well as fire alarms.

There are no wetland impacts on this property. The septic design has been submitted to DES for review and approval. The well will not be a community well in that it serves less than 25 residents. The reason for changing from a 14 unit, four 2 bedrooms and ten 1 bedrooms to a 14 unit 3 two bedrooms and eleven 1 bedrooms is to keep the amount of resident below 25 people. There will be a water purification system within the building. They have met with NHDOT regarding the curb cut and for see no issues and is pending final letter of review.

### **Waivers-**

Mr. Halle has submitted five waivers for the innovative zoning commercial zoning district for the board to approve.

Waivers (Zoning Ordinance): Waiver requests included:

- Section 2.04F:VI-12 – to permit the construction of a housing building within a footprint of 9,995 square feet where only 5,000 square feet is permitted.
- Section 2.04F:VIII-11(b) – to permit the development of a 14 unit multi-family structure on 2.369 acres where 8 acres are required.

- Section 2.04F:VIII-11(h) – to permit the development of a building with a maximum height of 29 feet in the front and 39 feet in the rear, where the building cannot exceed 35 feet from its foundation at ground level to the highest point of the building.
  - Section 2.04F:VI-12 – to permit the continued existence of a Commercial “Retail” building with potential expansion of a footprint of approximately 10,000 square feet where only 5,000 square feet is permitted.
- Section 2.04F: VI-10(a) – to permit the continued commercial parking at the Mall with a total of 39 parking spaces where 50 spaces (1/200) are required.

#### **Subdivision/Lot merger-**

Mr. Halle asked the Board to do a voluntary lot merger, which is allowed and for the creation of tow condominium land units, a condominium association inclusive of the adjacent commercial retail building. A site plan application and subdivision application has been filed with the Board.

Mr. Halle asked to create seven independent condominium units inclusive of each of the existing retail tenants and one condo unit for the proposed housing.

Mr. Halle stated that a market study completed by an approved NHHFA appraiser has found that the community has nothing comparable and the demand for these units would be strong. The site along RT 4 has little impact to the visual context of the Chichester community being on the commercial corridor which as more than 22,000 vehicles pass thru the Town each day and that the \$4 million dollar project adds considerable to a much needed tax base.

Mr. Halle asked for conditional approval as time is of the essence with the final NHHFA funding application due August 24, 2018.

#### **Questions from the Board-**

Mr. Brehm asked Mr. Halle if one unit will still be at market value. Mr. Halle stated that will no longer be the case and they will all be at the affordable rate.

Mr. Williams made motion and Mr. Jordan seconded to vote that there is no regional impact for Mr. Halle’s project. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded that the subdivision application was substantially complete. **Motion passes.**

Mr. Williams made a motion and Mr. Houle seconded that the Site Plan application was substantially complete. **Motion passes.**

The Board discussed with Mr. Halle that mixed use is not allowed in Chichester’s current zoning and a voluntary lot merger form would have to be completed.

The Board asked Mr. Halle about the amount of open space the project has. Mr. Chadwick asked stated that there is more than the required openspace coming in at 39% and he could provide more information on that. Mr. Halle stated that there will be a community room for residents on the first floor going out to a large outside deck. The Board did discuss they would like to see a better depiction of the open space showing places for families outdoors, particularly children to play out back.

- Remaining items to be provided by the applicant include:
  - Provide escrows.
    - Better depict open space, common areas, and limited common areas on the plan.
    - Submit a waiver request for the multi-family residential to be co-located on the same lot as a commercial use.
    - Submit a Conditional Use Permit Application (or narrative if no such form exists).
  - Submit a lot merger form.

- Conditions of Approval: Potential conditions of approval could include the following items:
  - Receipt of an NHDOT driveway permit.
  - Receipt of State Subdivision Approval.
  - Deed restriction stating that the single bedroom lots shall remain one bedroom lots until such time that a new site plan is approved by the Board for two-bedroom units and, that NHDES grants septic approval for two-bedroom units.
  - The Town's Engineer should review drainage report and compliance with any recommended changes are required.
  - The condominium documents should be reviewed by the Town's Attorney and compliance with any recommended changes are required.
  - Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.
  - All waivers granted and conditions of approval need to be on the final plan.
  - Site Plan Notice of Decision to be recorded at the Merrimack County Registry of Deeds.
  - Driveway(s) and any associated drainage shall be inspected by the Chichester Town's Engineer prior to the issuance of Certificate of Occupancy. Inspection Escrow, in an amount determined by the Town's Engineer, will need to be provided by the applicant.
  - Any other conditions sought by the Board.

Mr. Williams made a motion and Mr. Jordan seconded to table the public hearing until the following Thursday July 12, 2018 at 6:30pm. **Motion passes.**

**Adjournment-** Having no further business, a motion was made by Mr. Williams made a motion and seconded by Ms. Davis to adjourn the meeting at 8:48pm

Respectfully submitted,

Kristy Barnouski, Secretary

Not approved until signed.

Chairman, Stan Brehm