
Planning Board Minutes 08/30/2018

Chichester Planning Board

Minutes of Meeting

Thursday August 30, 2018

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

Others present: Matt Monahan, Mike Tardiff, Bob Mann, and Teresa Paradise

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

Mr. Williams made a motion and Ms. Davis seconded to approve the minutes of August 2, 2018. **Motion passes.**

Central NH Regional Planning Commission (CNHRPC) -Mike Tardiff & Matt Monahan

CNHRPC came to the meeting to discuss the data they have gathered thus far to help with moving away from Chichester's current soil zoning. The Board recognized that this will be a very large change for the Town and wanted to have as many Committees and Boards in Town as well as residents to be involved and be able to give their input. The Planning Board would like to host a large open house for residents some time in December time frame.

The Board discussed the Charrette vision and how that would impact the new zoning.

CNHRPC introduced some maps showing growth trends since the 1980's as well as GIS maps.

The Board discussed the opportunity to introduce high density mixed use zoning similar to Allenstown and Pembroke in specific areas to allow for more of a village feel.

The Board also discussed at length being conservative and doing separate warrant articles for different changes to the zoning so that everything doesn't get voted down at Town meeting if something in particular isn't popular with residents.

CNHRPC discussed the constraints of the zoning which include the steep slopes, wetlands, and protecting high quality agriculture lands.

Recommendations from CNHRPC so far is to use a 2 and 5 acre base as Chichester does now, relax setbacks and allow mixed use by conditional use permit or special exception in the three nodes circled on the GIS maps, as well to tweak commercial zone.

Mr. Williams had concerns about being able to relax any setbacks on the State roads. More research will have to be done to see if this would be allowed.

The Board and CNHPC wanted to set up two separate meetings, one with the Conservation Commission and one with the Charrette team to discuss their thoughts.

Both Mr. Mann as well as Mr. Brehm had major concerns about the maps looking too empty with the data collected on them only from the 1980's.

Mr. Brehm would like all homes and development to be shown on the maps and Mr. Mann requested that wetlands and conservation lands be shown to have an accurate representation of available open space for development.

The next meeting will be held on September 27, 2018 at 6:30pm at the FD. Members of the Conservation Commission will be in attendance.

CNHRP asked the Board to mark up the maps in front of them with areas of importance including historic farms.

Adjournment- Having no further business, a motion was made by Mr. Williams made a motion and seconded by Mr. Houle to adjourn the meeting at 8:15pm.

