

## Planning Board Minutes 10/17/2018

Chichester Planning Board

Minutes of Meeting

Thursday October 17, 2018

**Members Present:** Chairman Stan Brehm, Michael Williams, Richard Moore, Tom Houle, Ann Davis, Richard Bouchard, Ed Millette-ex-officio, Kristy Barnouski Secretary.

**Others present:** Zach Boyjijan, Bob Mann, Mike Tardiff, Matt Monahan and other members of the public.

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

### Central NH Regional Planning Commission-Zoning

Mr. Tardiff and Mr. Monahan came with an update on the maps and re-zoning ideas they have been working on. The first topic of discussion was the “nodes” that CNHRPC mapped out after looking at the Charrette plan. The Board discussed that there should be separate warrant articles and a distinction between the Charrette nodes and the soil zoning change. These nodes offer slightly greater density and some mixed use.

Mr. Mann of the Conservation Commission did point out that one of the nodes has been recognized by the NRI as an area to protect with open space and view shed. There is always the option of doing open space developments or clustering.

Mr. Brehm stated that the disconnect in the nodes bothered him and he thought that the Town should possibly start with the node including the Town Hall area and then increase the nodes later.

The nodes would allow for small businesses and accessory uses not over 1000sq ft. as well as decreased setbacks. Mr. Millette stated that he has safety concerns developing on a busy dangerous road. Mr. Moore was also uncomfortable with the decreased setbacks for the same safety concerns and also snow removal. Mr. Moore stated that he would like to see a much larger buffer for pedestrians.

Mr. Williams asked about the road width and stated that it seemed like some areas are only 2 rod and other places are 4 rod. This will have to be re-measured.

Mr. Williams didn't feel comfortable with the Library node and wanted to remove it to preserve those rural parcels. He would prefer that the density be pushed down Pound Rd as opposed to Main St.

The Board discussed that currently in order to build on a lot it has to be 90% buildable. Mr. Monahan stated that whether or not a lot is deemed buildable should be driven by Septic and Well placement. Lot sizes will be revisited at another meeting.

After a review of the appearance specifications for the nodes the Board agreed that they would like to add metal roofs for acceptable roofs.

Next meeting: Discussion on ways to protect agricultural land.

**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 8:34pm.

Respectfully submitted,