

**Chichester Planning Board**  
**Minutes of Meeting**  
**Thursday August 5, 2021**

**Members Present:** Michael Williams, Richard Bouchard (ex-officio) Tom Houle, Tom Jameson, Allen Mayville, John Healy and Kristy Jobin, Secretary.

**Others present:** Troy Burke, Amy Day, Jeff Day, Mark Sargent, Michael Frisbee, Eric Mitchell, Steve Crampton, and other members of the public.

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

Mr. Williams appointed Mr. Healy a voting member for this meeting.

**Approval of Minutes-**

Mr. Bouchard made a motion and Mr. Houle seconded to approve the minutes of July 1, 2021. **Motion passes.**

**Public Hearing:** Determination of Building Lot

**Property Owner:** Troy Burke

**Location:** Horse Corner Road, Map 2 Lot 33C

**Engineer:** Eric Mitchell

Mr. Mitchell prepared a plan for Mr. Burke for his lot on Horse Corner Road, Map 2 Lot 33-C. This lot was previously approved on plan number 9283 filed at the MCRD, but with a note that this lot is not suitable for residential use or livestock due to zoning requirements. Mr. Mitchell prepared a plan showing that the lot now meets current zoning standards, and the current owner would like to sell it as an approved building lot.

Mr. Mitchell stated that he located all the boundaries, completed partial wetland delineation, did test pits and the lot meets state and Town regulations. He did ask for two waivers to not require topography and wetlands to be shown on the entire lot where the plans show there is sufficient buildable area to meet the zoning requirements.

Mr. Williams stated that this lot previously didn't meet zoning requirements for soils, however it now meets Chichester's current standards.

Mr. Houle made a motion and Mr. Bouchard seconded to approve the waivers to not require topography and wetlands to be shown on the entire lot where the plans show there is sufficient buildable area to meet the zoning requirements. **Motion passes.**

Mr. Bouchard made a motion and Mr. Houle seconded to find the application for Map 2 Lot 33C complete but would like them to check off number 16 was provided on the checklist for accuracy. **Motion passes.**

Mr. Bouchard made a motion and Mr. Jameson seconded that there is no regional impact for this determination of the lot.

**Motion passes.**

Mr. Houle made a motion and Mr. Healy seconded to approve the application to determine that Map 2 Lot 33C IS a buildable lot and meets Chichester's current zoning standards. **Motion passes.**

**Conceptual Discussion:**

**Property Owner:** Jeff and Amy Day

**Location:** 67 & 71 Kelly Corner Road

**Surveyor:** Mark Sargent

Mr. and Mrs. Day came before the Board with their surveyor, Mark Sargent, to discuss a potential lot line adjustment and change of use of the property.

Mr. Sargent stated that these two lots share a driveway and were previously owned by the same owner. After doing some surveying it was found that the house was built over the lot line. The Day's stated that they would like to do a lot line adjustment so that they can sell the single-family home at 67 Kelly Corner Road and keep the mixed-use property located at 71 Kelly Corner Road. Currently they have 2 apartments and one commercial space that used to be a daycare located at #67. They would like to remove the commercial space and make that a third rental property.

The Board discussed that there a few issues with the properties, including that there is not enough road frontage for a single-family home and a mixed-use property. The single-family needs 200ft of road frontage while the mixed-use property needs 250ft.

The Board agreed that this is an unusual situation and recommended making one lot conforming and apply to the ZBA for a variance for the other lot.

**Conceptual Discussion:**

**Property Owner:** Michael Frisbee -CMAF

**Location:** 172 Dover Road

Mr. Frisbee came before the Board to discuss whether a site plan is required for the car sales business he would like to run out of 172 Dover Road. It was formerly a garage that also sold some cars. Mr. Frisbee stated that he would like to do mainly online car sales and would put up a fence in the back of the property to keep the cars.

After some discussion the consensus of the Board was that Mr. Frisbee needed to do a full updated site plan to include parking areas, number of cars for sale at one time on the lot and location of cars, wetlands delineated with wetland and property setbacks located.

**Conceptual Discussion:**

**Property Owner:** Malinda Weir

**Location:** Hilliard Road

Mr. Rokeh came before the Board to discuss a conceptual subdivision for a lot on Hilliard Road that proposes extending the Road. He stated that this project went to Technical Review Committee (TRC), but he needed the opinion of the Board on how to proceed.

After some research, Mr. Williams found in the existing regulations that dead end roads can only be extended 3000ft which is over what Mr. Rokeh is proposing.

Mr. Rokeh provided an approved plan from 1971 with the proposed lots for reference.

The Board asked if the existing road had been officially accepted by the Town and if there were records. Mr. Rokeh was unsure.

The consensus of the Board was that more research needed to be completed to determine how far the road has already been accepted.

The Board would like to get attorney opinion regarding the road, and this proposed subdivision.

**Adjournment-** Having no further business, a motion was made by Mr. Bouchard and seconded by Mr. Houle to adjourn the meeting at 8:08pm. Roll call vote. Williams, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Healy, aye. **Motion passes.**

Respectfully submitted,  
Kristy Jobin, Secretary

Not approved until signed.

Chairman, Michael Williams