

**Chichester Planning Board  
Minutes of Meeting  
Thursday November 4, 2021**

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

**Others present:** Keith Babb, Jon Rokeh, Michael Frisbee, Adam Towne, Zach Boyijian, Bob Mann, Gail and Charles Kogijian, and other members of the public.

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

Mr. Brehm appointed alternate member John Healy as a voting member for the meeting.

**Approval of Minutes-**

Mr. Mayville made a motion and Mr. Houle seconded to approve the minutes of October 7, 2021. **Motion passes.**

**Continued Public Hearing: K&B Crushing-Updated Site Plan**

**Property Owner:** Keith Babb

**Location:** 200 Suncook Valley Highway, Map 8 Lot 50

Mr. Babb came before the Board to present his updated site plan. The Board reviewed the plan and discussed the updates that have been made. The Board will require that the wetland buffer be shown on the plan at 100ft and obtain any Engineer authorization for the structure.

Mr. Williams made a motion and Mr. Houle seconded to approve the updated the site plan with the following conditions: the 100ft wetland buffer added to the plan and any Town Engineer authorization be completed for the structure. **Motion passes.**

Mr. Babb stated that he will get the structure moved from its current location to the approved location as soon as possible and it will not be used until he has done so. Mr. Babb indicated he needed additional help for the project.

**Public Hearing: Updated Site Plan**

**Property Owner:** CMAF Enterprise, LLC- Michael Frisbee

**Location:** 178 Dover Road, Map 3 Lot 12

**Surveyor:** Jon Rokeh

Mr. Rokeh presented the updated site plan for CMAF to continue the use of car sales on the property. The Board reviewed the plan.

Mr. Williams made a motion and Mr. Houle seconded to accept the application as complete. Motion passes.

Mr. Williams made a motion and Mr. Bouchard seconded to find no regional impact. **Motion passes.**

The Board stated that a sign needed to be located on the plan in the correct location.

Mr. Rokeh stated that there will be no additional lighting, only what is on the building which is down lit. The Board stated that any additional lighting would require updated plan and meet zoning guidelines.

Mr. Williams made a motion and Mr. Bouchard seconded to conditional approval for the updated site plan for CMAF Enterprises with the following conditions: location of sign on property and disclaimer about lighting. **Motion passes.**

#### **Noticed Conceptual-DBU**

**Property Owner: Adam Towne**

**Location: Dover Road, Map 4 Lot 151-B**

**Engineer: Jon Rokeh**

Mr. Rokeh presented a plan which has had two TRC (technical review committee) meetings completed, and they are awaiting feedback from the Town Engineer and CNHRPC. An alteration of Terrain permit has been submitted to DES and he is now putting together a wetland crossing application.

Elevations will need to be presented. Mr. Rokeh stated that the design is being finished up now.

Mr. Rokeh reviewed the plans showing a commercial building on Rt. 4 with an access road to the rear of the property leading to a steel hanger that fits 2 helicopters and a helipad. He stated that the plans would be for the helicopter to fly over the DBU site and fly down over Rt. 4 avoiding the residential area.

The Board had questions regarding the fuel supply. Mr. Rokeh stated that it would be held in an above ground storage containment system.

The Board discussed what times the helicopter would be taking off and landing. Mr. Towne stated that he would expect it to be between the hours of 7am-7pm with and occasional late landing.

Mr. Mann presented a letter from the Conservation Commission. The letter will be attached to the official approved minutes.

The Conservation Commission had concerns regarding the access road and the wetland crossing and questioned whether a helicopter was a permissible use to cross the wetlands. They stated they were uncomfortable with the use and want to continue to protect this high value wetland area which has already been greatly impacted. Mr. Mann stated that the zoning was written around residential and not commercial and that this kind of plan was not anticipated and stating that it was beyond the spirit of the ordinance.

Another Route and a possible shared access and driveway for the two abutting properties were discussed. Mr. Rokeh and Mr. Towne will take the concerns under advisement along with the possible rearrangement of the plan.

**Proposed Node Discussion-**

Mr. Williams stated that he would prefer to have a bigger node at the Main St/Rt. 28 intersection and abandon the library node. The consensus of the Board was to focus on the Rt. 28 node. The next zoning update workshop will be on November 17, 2021.

**Site Plan Revocation-**

The Board discussed revoking the approved Site Plan for CM Truck & Trailer, LLC. located at 46 Dover Road at the recommendation of the Board of Selectmen. The business has been in violation for a length of time and has not corrected the infractions.

Mr. Williams made a motion and Mr. Jameson seconded to start the process for Site Plan Revocation for CM Truck & Trailer Sales, LLC. located at 46 Dover Road, Map 4 Lot 157. **Motion passes.**

**Adjournment-** Having no further business, a motion was made by Mr. Jameson and seconded by Mr. Bouchard to adjourn the meeting at 8:41pm. Roll call vote. Brehm, aye. Houle, aye. Jameson, aye. Mayville, aye. Bouchard, aye. Jameson, aye. Mara, aye. **Motion passes.**

Respectfully submitted,  
Kristy Jobin, Secretary

Not approved until signed.

Chairman, Stanley Brehm