**Chichester Planning Board**

**Minutes of Meeting**

**Thursday December 2, 2021**

**Members Present:** Stanley Brehm (Chair), Richard Bouchard (ex-offico), Tom Houle, Tom Jameson, Allen Mayville, Dan Humphrey, and Kristy Jobin, Secretary.

**Others present:** Jon Rokeh, Zach Boyijian, Bob Mann, Gail and Charles Kogijian, Thomas Osborne, Gabriel Rogers, David Kinkley, Robert McCullen, Ron Salvatore, John Rahill, Wendy O’Rourke, Frank Harrison, Keith Carter, Dragana Sarajlic, Ajdin Sarajlic, 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.

**Conservation Commission-**

Mr. Boyjian presented the Board with the newly updated Natural Resource Inventory Maps. He went over each map and what the different colors mean. He stated that there will be a set located at Town Hall for people to view.

**Zoning Concerns-**

Some residents including Ms. O’Rourke and Mr. Salvatore came before the Board to discuss their displeasure with the proposed zoning. After some discussion, the Board advised the residents to return for the public hearings on the proposed zoning so all concerns could be addressed. The zoning was not on the agenda, and public hearings were already scheduled.

**Public Hearing– Reformation Bible Church,**

**Property Owner: Reformation Bible Church**

**Location: 190 Dover Road, Map 3 Lot 18**

**Engineer: Jon Rokeh**

Mr. Rokeh presented for Reformation Bible Church. He had the recorded plan from 2001 that he added updated information on for the church.

Mr. Bouchard made a motion and Mr. Houle seconded to accept the presented site plan as complete for 190 Dover Road, Map 3 Lot 18 for Reformation Bible Church. **Motion passes.**

Mr. Houle made a motion and Mr. Bouchard seconded to find no regional impact. Mr. Brehm and Mr. Humphrey abstain. **Motion passes.**

Mr. Rokeh reported that he will be doing an updated D.O.T. permit for the church.

Mr. Healy asked if the septic could handle the amount of people proposed for the church.

Mr. Rokeh stated that there is an upcoming septic inspection to be sure it meets standards.

Mr. Rokeh stated that this plan is for up to 150 members, and they will only be utilizing half of the building. The other half of the building will be for dry storage. He stated that he would come back to update the site plan if they go over the maximum 150 allotted people or increase the space used.

The Church has met with the Fire Department for an inspection, and they are requiring that the exterior door be fixed and to add an additional means of egress.

Mr. Houle made a motion and Mr. Healy seconded to grant conditional approval for 190 Dover Road, Map 3 Lot 18 site plan with the following conditions: D.O.T. updated driveway permit, Septic inspection approval, and anything else required by the Fire Department and Building Inspector. Mr. Brehm and Mr. Humphrey abstain. **Motion passes.**

**Public Hearing-DBU**

**Property Owner: Adam Towne**

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

**Engineer: Jon Rokeh**

Mr. Rokeh presented a plan on behalf of DBU for site plan application.

Mr. Bouchard made a motion and Mr. Mayville seconded to accept the application for site review as complete. **Motion passes.**

Mr. Jameson stated that this project may have regional impact.

Mr. Houle stated that he disagreed and did not think it was regional impact.

Mr. Jameson made a motion and Mr. Bouchard seconded to find regional impact for the site plan review for DBU, Map 4 Lot 151-B.

Discussion:

Mr. Brehm stated that the Board could notify as a courtesy.

Roll call vote. Jameson, aye. Bouchard, nay. Houle, nay. Healy, nay. Mayville, nay. Humphrey, nay. **Motion fails.**

Mr. Harrison submitted a letter to the Board requesting the Board to look at this closely as it is dangerous to make assumptions of environmental impacts.

Mr. Brehm stated that CNHPC did investigate helipad regulations and there are no real requirements and Chichester zoning does not prohibit it.

Mr. Stolnis asked how many flights per week they expect to take.

Mr. Towne stated 1-3 flights per week.

Mr. Mann did discuss his letter previously submitted to the Board. He stated that natural resources are very valuable and worth protecting. He does not feel that they are justified in the wetlands impact which was outlined in his letter.

Mr. Houle stated that the area has already been clear cut which changed everything, with this project it could be enhanced.

Mr. Boyijian stated that trees grow back, and they should let nature take its course. He stated that this could be setting a precedent by allowing commercial use in the residential area. He stated that the open field in the residential area will be used primarily and is be constructed to support a commercial helipad.

Mr. Brehm asked if the Conservation commission has sent concerns to AOT or DES.

Mr. Mann stated that the conservation commission will be filing for intervenor status.

Mr. Boyjian stated that he thinks they are currently violating the site plan they have by using areas as storage yard.

Mr. Houle made a motion and Mr. Bouchard seconded to continue the public hearing until January 6, 2022. Mr. Brehm and Mr. Humphrey abstain. **Motion passes.**

**119 Dover Road-**

Mr. and Mrs. Sarajlic came before the Board to discuss the requirement to do a site plan. They stated that they have a letter that the Board issued to the previous owner allowing them to utilize the home occupation and believed they would be grandfathered.

Mr. Brehm explained that Home Occupations go to the landowner and not the property. Additionally, that is not an allowed use for the Commercial Village, but they can request a waiver.

The consensus of the Board was a full site plan needs to be completed.

**Adjournment-** Having no further business, a motion was made by Mr. Jameson and seconded by Mr. Bouchard to adjourn the meeting at 9:09pm. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Secretary

Not approved until signed.

Chairman, Stanley Brehm