

**Chichester Planning Board
Minutes of Meeting
Thursday January 5, 2023**

Members Present: Thomas Jameson (Chair), Andrea Deachman (Vice-Chair), Richard Bouchard (Ex-Officio), Allen Mayville, John Healy, Sanford Way, Russell Blaney and Kristy Jobin (Planning Coordinator).

Others present: Mark Sargent, Jon Rokeh, George Smirnioudis, Tammy Jameson, Zachary Boyajian, Jonathan Halle, Robert Gelinas, Cindy Gelinas, Pam Smith. and other members of the public.

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

Approval of Minutes-

Mr. Blaney made a motion and Mr. Way seconded to approve the meeting minutes of December 1, 2022.

Public Hearing-Proposed Zoning Changes

Mr. Jameson read the proposed zoning changes.

1. To amend Section 2.04(a)(v), sections 1, 2, 3, and 7 by changing the minimum buildable square footage requirement from 27,780 square feet to 21,780 square feet.

Mr. Jameson explained that this is to correct a typo in the minimum buildable square footage requirement to all read the numerical number for ½ acre, to 21, 780 square feet.

2. To amend Section 2.04(a)(v), sections 13 by removing “Short Term Accommodation Rental” from the list of permitted uses.

Mr. Rokeh asked what the negative is of having short-term rentals in the village.

Ms. Deachman stated the village was meant to bring everything closer and pull in more business and the Board did not feel it was an appropriate place to have short-term rentals.

Mr. Bouchard stated that he is not in favor of restricting the use in the district.

Mr. Jameson stated that he thought the intention was to change the time limit and not remove it.

The consensus of the Board was to remove it to allow it by right.

Mrs. Jobin stated that it was her opinion that it should be left in the zoning as a permitted use.

Mrs. Jobin will check with Central NH Regional Planning Commission for guidance.

3. To amend Section 2.04(b) by adding a new section vi stating that “no new building shall be located nearer than fifteen (15) feet to an abutter’s property line and thirty (30) feet from the edge of the State or town maintained highway’s Right-of-Way.”

Mr. Jameson stated that these requirements were removed from a different section so they can be added to each individual section.

4. To amend Section 2.04(d)(9) by removing the requirement that buildings must be 90 feet from the centerline of state highways.

Mr. Jameson stated that the centerline varies and it's very difficult to find so the Board is replacing it with measuring it from the edge of the road.

5. To amend Section 2.04(d) by removing section 15 which states that "Home occupation permits in the CI/MF zone will meet the same criteria as any business venture in the CI/MF zone."

Mrs. Jobin stated that this is being removed because in the Commercial Zone any business requires a full site plan. When the home occupation was introduced in the commercial zone, the Town did not allow multiuse. Now that the zoning has changed, multiuse is allowed, so there is no need for a home occupation in the CI/MF.

6. To amend Section 3.04 regarding campgrounds by specifying standards for development; prohibiting campgrounds from serving as year-round residences; and, by allowing campgrounds by right in the Rural/Agricultural Zone and the CI/MF Zones.

Mr. Jameson stated that the intention is that there be no year-round camping.

Mrs. Jobin added that Chichester has no standards for any new incoming campgrounds and this addition would put that in place.

7. To amend Section 3.11 by redesignating the existing paragraph as "a;" and, by adding a new paragraph "b" that limits lots to one driveway on Town maintained roads and indicating that grandfathered lots may continue to use multiple driveways provided they are not abandoned for more than one year.

Mrs. Jobin stated that the road agent recommended this proposal.

Mr. Jameson stated that this is due to safety reasons and wear and tear on the road.

The Board would like to get more information from the road agent regarding. The public had concerns regarding additional language for exceptions to this rule.

8. To amend Article XI by adding a new definition for DEEDED ACCESS as follows: "An accessway providing a direct connection between a lot and a Class V road or a road maintained by the State of New Hampshire that is granted and protected by a deed, in perpetuity. Though a DEEDED ACCESS may be part of, and counted toward FRONTAGE as defined in this Ordinance, a DEEDED ACCESS in and of itself does not constitute FRONTAGE."

Mr. Jameson stated that this amendment is for clarification for backland.

9. To conduct formatting and citation revisions, as needed.

Mrs. Jobin stated that the Heritage Commission has submitted a change to the building permit process that they would like added to the warrant. The addition to the permit would add a process that would request the applicant to allow commission members to document historically significant structures before removal. This will be discussed at the February 2, 2023, public hearing.

Mr. Jameson appointed Mr. Healy a voting member to the meeting.

Mr. Jameson made a motion and Ms. Deachman seconded to continue the public hearing until February 2, 2023. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Mr. Jameson recused himself for the public hearing for Gelinas.

Ms. Deachman appointed Mr. Healy as a voting member.

Public Hearing-Subdivision

Applicant: Robert & Cindy Gelinas

Location: Short Falls Road, Map 1 Lot 35

Surveyor: Mark Sargent

Mr. Sargent presented his application to the Board for a subdivision to create one additional lot.

Mr. Bouchard made a motion and Mr. Blaney seconded to find the application for a subdivision complete. Roll call vote. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Mr. Bouchard made a motion and Mr. Blaney seconded to find no regional impact for this subdivision. Roll call vote. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Way, aye. **Motion passes.**

Mr. Bouchard made a motion and Mr. Way seconded to accept the waiver request. Roll call vote. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Way, aye. **Motion passes.**

Mr. Healy made a motion and Mr. Way seconded to approve the subdivision for Map 1 Lot 25 to create one additional lot. Roll call vote. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Way, aye. **Motion passes.**

Public Hearing-Site Plan

Applicants: Mal-Mar, LLC. - Bobcat

Location: 9 Dover Road, Map 4 Lot 150C & 150E

Engineer: Jon Rokeh

Mr. Rokeh presented the plan to amend the current site plan to include additional outdoor and indoor storage with the addition of a building.

Ms. Deachman made a motion and Mr. Blaney seconded to find the application complete. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Way seconded to find no regional impact for this project. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Way seconded to grant the waiver request. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

The Board discussed a list of items to be completed before approval including:

- Add conduit to the plan.
- Add all permit numbers to the plan.
- An easement filed with the MCRD.
- The lighting plan adjusted to remove the light with light trespass.
- A note on the plan that property owner is responsible for all tenants to make an application for business permit.
- First floor elevation.
- All stamps and signatures are to be added to the plan.
- Add a note for uses of building.
- Updated D.O.T. permit.

Ms. Deachman made a motion and Mr. Way seconded to continue the public hearing until February 2, 2023. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Smirnioudis-Extension request for Map 2 Lot 46-D & 46-E-

Mr. Rokeh came before the Board to discuss an extension request for the conditional approval they received in October of 2022 for a subdivision.

Mrs. Jobin stated that one of the conditions of approval is a site walk by the Planning Board. Since the approval there has been snow and both the Town Engineer and Road Agent have inspected the property.

Ms. Deachman made a motion and Mr. Bouchard seconded to remove the site walk as a condition of approval. Motion passes.

Ms. Deachman made a motion and Mr. Blaney seconded to grant the extension for conditional approval an additional 60 days to obtain the remaining items on the condition list Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Public Hearing-Site Plan

Applicants: Chichester Commons, LLC. - Jonathan Halle

Location: 114 Dover Road, Map 4 Lot 161

Engineer: Bedford

Mr. Halle came before the Board to propose an 8000 sq ft. commercial building. Mr. Halle explained that his two lots have been merged into one, but it remains as two land units. He stated that the project did go to the Technical Review Committee (TRC). A Traffic study has been completed and a turning lane will not be required. He discussed with the Board that an easement is not required at this time because he owns the lot and when he does sell a condominium unit that an association would take over.

Mr. Halle stated that there would be no retail at this location and commercial only.

Mr. Halle stated that he would be addressing the concerns of Mike Vignale and putting notes on the plan.

The Board stated that a waiver request is needed for a building over 5,000 square feet.

Mr. Bouchard made a motion and Mr. Mayville seconded to find the application complete. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Mr. Bouchard made a motion and Mr. Healy seconded to find no regional impact for this project. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

The Board discussed with Mr. Halle that a written waiver from D.O.T. would be required.

The Board would like legal clarification of when condominium documents need to be filed.

Mrs. Jobin stated that she did receive an email from the Fire Chief and the Building Inspector stating that the life safety code would require a stamped fire engineer plan as well as a fire suppression system.

Mr. Halle did not agree and stated that it would not be mercantile so that is not a requirement.

Mrs. Jobin advised Mr. Halle to discuss this matter further the Chief Quimby and Mr. Hodge.

Mr. Bouchard made a motion and Ms. Deachman seconded to continue the public hearing until February 2, 2023. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**

Adjournment- Having no further business, a motion was made by Ms. Deachman and seconded by Mr. Bouchard to adjourn the meeting at 8:52pm. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Mayville, aye. Healy, aye. Blaney, aye. Way, aye. **Motion passes.**
Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Tom Jameson

Not approved until signed.