

**Chichester Planning Board
Minutes of Meeting
Thursday February 2, 2023**

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

Others present: Jon Rokeh, Jonathan Halle, Anthony Sanborn, Melissa Sanborn. and other members of the public.

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

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 project. He stated that he added the underground conduit to the plan. He also stated that they are still waiting for the alteration of terrain permit, wetland permit and D.O.T. permit final approval. He stated that the easement plan is completed and being reviewed the applicant's attorney. The lighting plan is completed.

The Board discussed the outstanding items and what should be listed as a condition of approval.

Mrs. Jobin asked that a note be added to the plan that the property owner is responsible for business permits for all tenants.

The Board also listed all professional stamps and signatures to be on the final plan, a note be added for uses of the buildings for permitted uses which excludes restaurants and finish the traffic study and traffic counts to obtain a D.O.T. permit.

Mr. Bouchard made a motion and Mr. Way seconded to grant conditional approval for the proposed site plan amendment for Mal-Mar, LLC. with the following conditions: Updated D.O.T permit, AOT permit, Wetland permit, easement recorded at the MCRD, and notes added to the plan for permitted uses excluding restaurants and that the property owner is responsible for obtaining business permits. Roll call vote. Deachman, aye. Jameson, aye. Way, aye. Bouchard, aye. Mayville, 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 with updated plans. He stated that he had minor revisions from the town engineer that he updated on the plan set.

Mr. Halle stated that he had a discussion with the Building Inspector and the Fire Chief regarding fire suppression. He stated that the building inspector agreed that with a letter from a fire engineer, he

would agree to not require a sprinkler system. Mr. Halle did supply a letter from a professional engineer indicating that fire suppression was not necessary due to the lack of square footage of the building and the use. The letter also read that should a use that does require sprinklers be added to the building, it would be required. Mr. Halle stated that he was not renting to uses that met the sprinkler requirement.

Mr. Halle provided a driveway permit that was reissued by NHDOT.

Mr. Bouchard made a motion and Mr. Way seconded to accept the waiver as presented from Article II, Section 2.04(F); District CV: Commercial Village; Sub-section (VIII) Paragraph 6, and Sub-section (VI) Paragraph 12, of the Chichester Zoning Ordinance to permit: The construction of a Commercial Building structure within the CV district, with a footprint of 8,100 square feet where a 5000 square foot building footprint is required. Roll call vote. Deachman, aye. Jameson, aye. Way, aye. Bouchard, aye. Mayville, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Way seconded to approve the plan as presented for Map 4 Lot 161. Roll call vote. Deachman, aye. Jameson, aye. Way, aye. Bouchard, aye. Mayville, aye. **Motion passes.**

Conceptual Discussion-Map 4 Lot 151

Mr. and Mrs. Sanborn as well as Mr. Rokeh came before the Board to discuss leasing a building from DBU for a doggy daycare center. They stated that they would like to do daycare during the week as well as grooming. This would not be a kennel, and a Daycare only. Business hours would be Monday through Friday and a half day on Saturday.

The Board did acknowledge that there could be some potential issues regarding barking but had no other major concerns for the project.

Conceptual Discussion-Map 4 Lot 162

Mr. Tescher came before the Board on behalf of Taz's Talo, LLC. to discuss the potential of adding a new building to the property for separation for incoming dogs. They would not be adding additional dogs, just creating more space for the animals they already house. He stated that the septic system is currently maxed out, however they are not changing the number of employees or dogs.

The Board stated that they would need additional parking added to the plan. They could potentially install them at a later date, as they are not needed currently.

The Board recommended discussing the septic issue with the building inspector for requirements.

Approval of Minutes-

Ms. Deachman made a motion and Mr. Way seconded to approve the meeting minutes of January 5, 2023 with minor changes. Roll call vote. Deachman, aye. Jameson, aye. Way, aye. Bouchard, aye. Mayville, aye. **Motion passes.**

Public Hearing-Proposed Zoning Changes

Mr. Jameson opened the public hearing and 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.
2. To amend Section 2.04(a)(v), sections 13 by removing "Short Term Accommodation Rental" from the list of permitted uses.
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."
4. To amend Section 2.04(d)(9) by removing the requirement that buildings must be 90 feet from the centerline of state highways.
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."
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.
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.
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."
9. To conduct formatting and citation revisions, as needed.

Mr. Jameson closed the public hearing.

Mr. Bouchard made a motion and Mr. Way seconded to move the proposed zoning ordinances, #1-#9 as presented to Town Meeting for consideration by the voters. Roll call vote. Deachman, aye. Jameson, aye. Way, aye. Bouchard, aye. Mayville, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Bouchard seconded to move the proposed zoning ordinances, #1-#9 as presented to Town Meeting for consideration by the voters. Roll call vote. Deachman, aye. Jameson, aye. Way, aye. Bouchard, aye. Mayville, 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 8:14pm. Roll call vote. Deachman, aye. Jameson, aye. Way, aye. Bouchard, aye. Mayville, aye. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Tom Jameson

Not approved until signed.