

Chichester Planning Board

Minutes of Meeting

Thursday, October 01, 2015

Members Present: Vice-Chairman Tom Jameson, substitute Ex-Officio Richard DeBold, Stan Brehm, Thomas Houle, Allen Mayville, Richard Moore, Craig McIntosh, Ann Davis, and Matt Cole.

Vice Chairman Jameson called the meeting to order at approx. 6:35pm.

The minutes of September 3, 2015 were reviewed. A motion was made by Mr. Brehm and seconded by Mr. Mayville to approve the minutes as written. **Motion passes.**

Vice Chair Jameson appointed alternate Craig McIntosh to be an acting member for this meeting in Chairman Mara's absence.

1. Application & Public Hearing:

Map 4 Lot 167B; 9 Horse Corner Road – Jon Kalinoski – J & T Wood Grinding Equipment, LLC.

Engineer Bill Evans and applicant Jon Kalinoski provided copies of the plans for this proposal. The 26 item Site Plan Review Check list was reviewed and discussion items included:

1. Proposed Building height of approx. 40 ft.
 - a. Our Town Administrator, Jodi, had reviewed with the Chichester Building Inspector and determined that the max height of 40 ft was permissible per the Chichester Commercial Building Code. The residential code has a 35 ft maximum building height. Some sections of the Chichester Z.O. also refer to a 35 ft maximum height for residential buildings.
2. Parking Requirements per Chichester Z.O. Commercial Village (VI) General Requirements section 10.
 - a. The Planning Board chose to grant a waiver per section XIII of the Commercial Village Zoning (page 18) to allow the 4 regular and one ADA parking spaces as shown on the submitted plan for this proposed use.
3. The driveway and parking area will utilize reclaimed asphalt instead of new pavement due to the heavy equipment anticipated to use portions of the site.
4. The proposed sign shown on the elevation view of the proposed building is not to scale but will meet the requirements of Z.O. Section 3.07 (A) not to exceed 64 square feet total.
5. The proposed buildings architectural siding and roof will meet the requirements of the Commercial Village Z.O. section VII per the proposed building elevation view
6. The applicant has applied to the NH DOT for a driveway permit for this change of use.
7. The applicant has designed a new septic system but has not received approval from NH DES
8. The applicant has received approval for a holding tank for hydraulic fluids associated with the equipment repairs and maintenance.
9. Chichester Deputy Fire Chief Matt Cole discussed fire safety items including possible cisterns for the buildings fire protection. Those discussions will continue outside the Chichester Planning Board Land Use process.

A motion was made to accept the application by Mr. Brehm and seconded by Mr. McIntosh. The motion passed.

The Public Hearing was opened at approx. 7:20. Abutter Bob Shaw reviewed the plans and did not express any concerns.

A motion was made to approve the application subject to an approved NHDOT Driveway Permit and approved NHDES Septic Design by Mr. Jameson and seconded by Mr. DeBold. **Motion passes.**

1. Preliminary Discussion:

Map 2 Lot 74, Gary Anderson, Bear Auto, located at 376 Dover Road

The Purpose of this discussion is to discuss the change of use for the property to a car dealership.

Mr. Anderson provided some aerial photographs of the house area of the approx. 27 acre property. The property extends along Route 4 from Trapp Road to the I-393 on ramp area. A significant portion of the property appears to be wetlands and most of the property is in a "Current Use" property tax category. Mr. Anderson wants to retain the current use tax status and create an approx. 30 – 50 used vehicle dealership on the approx. 1.2 acres where the house and abandoned swimming pool are located at Trapp Road and Route 4. Discussion items included:

1. Wetlands delineation will be required – the fact that a portion of the property is in current use does not necessarily mean that area is not wetlands per current standards.
2. The applicant was encouraged to discuss this proposal with the NHDOT for driveway permit requirements
3. A site plan will be required per the Chichester Zoning Ordinance, an engineer or surveyor may be required in addition to the wetlands scientist requirement.
4. The applicant indicated that he may return to the Planning Board to continue the preliminary discussion for this proposal

Motion to Adjourn by Mr. Brehm Seconded by Houle at approx. 8:45PM.

Submitted by:

Approved by: