

# Chichester Planning Board

## Minutes of Meeting

Thursday, November 05, 2015

Members Present: Chairman Kevin Mara, Vice-Chairman Tom Jameson, Ex-Officio Jeff Jordan, Stan Brehm, Thomas Houle, Allen Mayville, Richard Moore, Ann Davis, and Matt Cole.

Other Attendees included: Linda Rauter, Michelle Plunkett, Dawn Marshall; Matt Monahan, Mike Tardiff, Richard Debold, Mike Paveglio; Lucille Noel, and Robert Shaw

Chairman Mara called the meeting to order at approx. 6:30 PM.

### 1. Business Meeting

- a. Review/Approve the Minutes of October 1, 2015

A motion was made by Mr. Brehm and seconded by Mr. Mayville to approve the October 1, 2015 minutes as written. **Motion passes**

### 2. Mike Tardiff – Central New Hampshire Planning Commission

Mr. Tardiff and Matt Monahan from CNHRPC reviewed four items:

1. Work Force Housing
2. The Chichester Village District Zone & the recent Charrette
3. Economic Development & coordination with Epsom for Route 4 municipal water
4. King Rd safety issues at Route 4 and the anticipated Route 4 repaving in 2016

The CNHRPC has worked with Hooksett, Dunbarton, and Allenstown recently on work force housing issues. They indicated that Chichester Zoning Ordinance does allow multifamily housing in the CI/MF zone and we do allow accessory units. The Chichester Planning Board will continue to review the need for a work force housing ordinance. Matt M will forward his rough preliminary estimates of Chichester work force housing fair share and growth. Pine Grove Community in Pembroke was mentioned as a model option for people that do not want to own & maintain a house and prefer a community living arrangement. Review would be required to see if this model is allowed by the Chichester Zoning Ordinance.

The reps from CNHRPC suggested continuous review of combining the recent charrette and the current Route 4 Village district to meet the desires of Chichester.

CNHRPC reps Mike & Matt met recently with Epsom. Epsom apparently has a municipal water tank near the Route 4 & Route 107 intersection with pipes to the Goboro Rd & Blackhall Rd areas. Epsom is considering extending that municipal water to the Epsom traffic circle and they would consider a possible joint effort to extend the water supply into Chichester if it proved feasible and if Chichester is interested. This item would need significant additional review by both towns.

CNHRPC rep Mike T referred to recent articles and letters in the Concord Monitor about the NHDOT plan to repave and change the traffic patterns on Route 4 next year. Mike said that during his recent visit with Epsom they were unhappy with the proposed new traffic patterns which convert significant portions of the East bound truck lane to a center turning lane. The feedback from several members of the Chichester Planning Board and the three Selectmen in attendance was mixed. Mike will forward info to Kevin Mara to clarify the current NHDOT plans and allow additional discussion by the Chichester Planning Board, Selectmen, and citizens.

### **3. Heritage Commission**

Master Plan Chapter Review. Lucille Noel provided a revised "Historic, Cultural & Scenic Resources Chapter" for review and possible inclusion into the Chichester Master Plan. The Planning Board response was much more positive than the response to an earlier draft a few months ago. This draft does not include demolition permits or other items that raised concerns previously. Lucille indicated that the Heritage Committee had reviewed similar chapters from Hooksett, Pembroke, Deerfield, Belmont, and Moultonborough and also referred to RSA 674:44 a – d while preparing this draft. The Chichester Planning Board members will review this draft and then vote determine whether to adopt to the Chichester Master Plan.

#### **Lighting the New Flag at Campers World**

There were no reps from Campers World to discuss their plans for lighting their new American flag. Planning Board member and Chichester Fire Dept Deputy Chief Matt Cole relayed his understanding of the situation. Matt said that Campers World initially wanted to install two new lights for their very large new American flag. One light would be on the Campers World Building and sign towards Route 4. The second light would be on the Route 4 side of the flag and would shine up towards the flag.

The Chichester Zoning Ordinance sections 3.18 (C) (II) 1, 2, & 3 effectively prohibits any lights shining up and light glare beyond a property line. The "Exceptions" in section 3.18 (D) (V) refers to residential uses and Campers World is not a residential application.

Additional clarification from Campers World is required to determine whether their proposal meets the Chichester Zoning Ordinance.

### **4. Other Business**

#### **a. December 3, 2015**

**b. Master Plan** – The Chichester Planning Board asked the reps from CNHRPC for a cost estimate to help update some or all of the Chichester Master Plan. Ann Davis also asked if the recent Agricultural portion of the Master Plan should be a stand-alone chapter or whether it should be included in another chapter. The preliminary consensus appeared to be that it should be a stand-alone chapter.

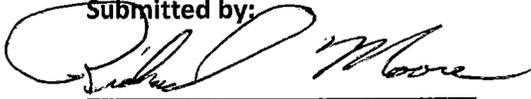
**c. Planning Office Items** – Apparently Kristy McIntosh will become the new Planning Board secretary effective Nov 9, 2015 replacing Jamie Pike.

**d. Board Member Items** – Chairman K Mara relayed two questions from others:

- i. If an owner of a conforming property purchases an adjacent non-conforming lot then changes the property line to make both lots conforming is that a lot line change. The consensus was that on the surface it sounds like a lot line change but the additional details of frontage, acreage, and other requirements would also need to be reviewed.
  - ii. How long a building permit is valid – some indicated that a building permit is valid for one year.
- e. **Audience Items** – Robert Shaw asked if his voluntary lot merger for Map 4 lots 35 & 36 on Horse Corner Road near Route 4 had been received and if there were any concerns. Chairman Mara said that he would review and process the application.

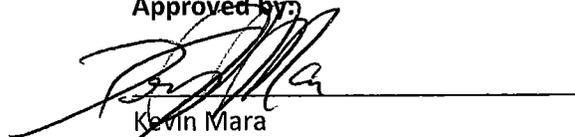
**Motion to Adjourn by Mr. Mayville Seconded by Mr. Jordan at approx. 8:10 PM.**

Submitted by:

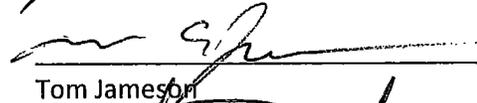


Richard Moore

Approved by:



Kevin Mara



Tom Jameson

Tom Jameson



Stan Brehm

Stan Brehm



Tom Houle

Tom Houle



Alan Mayville

Alan Mayville



Jeff Jordan

Jeff Jordan