

**Chichester Planning Board**  
**Minutes of Meeting**  
**Thursday April 11, 2024**

**Members Present:** Tom Jameson (Chairman), Andrea Deachman (Vice-Chairwoman), Richard Bouchard (Ex-Officio) Sanford Way, Frank Swirko, Russell Blaney, and Kristy Jobin (Planning Coordinator).

**Others present:** Ben Saturley, Maurice Cronin, Kelly Cronin, Carol Hendee, Philip Carpenter and other members of the public.

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

**Approval of Meeting Minutes-**

Mr. Bouchard made a motion and Mr. Way seconded to approve the meeting minutes of 3/7/24. **Motion passes.**

**Continued Public Hearing-** Subdivision

**Property-** Granny Howe Road, Map 5 Lot 8-2

**Property Owners-** Maurice & Kelly Cronin

**Engineer-** Kevin McClure of Meridian Land Services

Mr. McClure was not present due to illness. Mrs. Cronin presented the adjusted plan.

**Abutters-**

No abutters had any questions or comments for the Board.

Mrs. Deachman stated that she was under the impression that they would need to adjust the plan to remove the narrow row of land.

Mr. Jameson stated that the plan was adjusted and did not feel that the strip was an issue and would not make enough of a difference to move it more. The row is twenty-five' wide.

The Board reviewed the letter received from the Road Agent regarding viability of driveways.

The Board discussed the buildable acres on each lot and that a note needs to be added to the plan that there is a contiguous buildable acre on each lot.

**Waiver request-**

Mr. Bouchard made a motion and Mr. Swirko seconded to approve the waiver request for section IV, #9 for the subdivision regulations, lots shall be reasonably symmetrical. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. **Motion passes.**

Mrs. Deachman made a motion and Mr. Way seconded to grant conditional approval for the two-lot subdivision with a note added to the plan that there is one acre of contiguous buildable land on each parcel. Motion passes.

**Public Hearing-** Subdivision

**Property-** 143 Canterbury Road, Map 3 Lot 107

**Property Owners-** Daniel R. & Dorothea R. Gaudreau

**Engineer-** Joseph Wichert

The applicant submitted a request for the public hearing to be continued to the May 2, 2024, meeting, as they were unable to attend the meeting.

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

Mrs. Deachman made a motion and Mr. Blaney seconded to find no regional impact for the proposed subdivision. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. **Motion passes.**

Mr. Bouchard made a motion and Ms. Deachman seconded to continue the public hearing until May 2, 2024. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. **Motion passes.**

### **Conceptual Discussion**

**Property-** 245 Horse Corner Road, Map 2 Lot 29

**Property Owners-** Philip Carpenter, The Tree Guy

Mr. Carpenter came before the Board to discuss if a Conditional Use Permit was needed to park his business trucks on his property. He stated that he has a tree removal business with 2-3 employees. He stated that they do not work at home, and only parks trucks in the yard. He dumps wood chips at Dirt Doctors and saw logs to Goose Bay Lumber.

Ms. Hendee asked how big the trucks are.

Mr. Carpenter stated that he has some F550's, and a log truck.

Ms. Hendee asked if they would be driven up and down the road every day.

Mr. Carpenter stated they would be driven on the road every workday. He stated that sometimes they would sort wood at the house then bring it to final destinations.

Mr. Blaney stated that Horse Corner Road is not posted and it was just rebuilt so the road can handle it.

Mr. Carpenter stated that his house is set back 500ft off the road. They would pull out of his driveway and go down to the end of Horse Corner on the Concord end.

The Board had a discussion regarding meeting the criteria of a home occupation.

Mr. Jameson stated that because they do unload logs and sort them and the size of the trucks, it should be considered a business and obtain a home occupation permit.

The consensus of the Board was to apply for a Conditional Use Permit for home occupation.

**White Birches Fire Pond Road-**

The Board reviewed the minor change to the fire pond road which was approved by the Fire Chief.

The consensus of the Planning Board was that they were in favor of the minor change.

### **Dominos-**

Mrs. Jobin stated that Domino's Pizza applied for a building permit to put a location in the strip mall located at 114 Dover Road. The proposed plan has no changes to the exterior of the building and has no indoor seating, only a carryout

counter. Mrs. Jobin stated that the Board needed to determine if a site plan was needed. Discussion on if site plan is needed.

After some discussion, the consensus of the Board was that no site plan is required, and they need to obtain a business permit.

**Other-**

Mrs. Jobin updated the Board on the two plans that went to the Technical Review Committee and the memo's generated. Both plans will be making applications within a few months.

**Adjournment-** Having no further business, a motion was made by Ms. Deachman and seconded by Mr. Blaney to adjourn the meeting at 7:41pm. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye.

**Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Thomas Jameson

Not approved until signed.

DRAFT