

Chichester Planning Board
Minutes of Meeting
Thursday January 25, 2024

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

Others present: Tara Blaney, Caroline St. Germain, and other members of the public.

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

Public Hearing-Proposed Zoning Changes-

Mr. Jameson opened the public hearing for the proposed zoning amendments.

The Board went through the proposed zoning changes one by one to review them in entirety.

The Board discussed whether or not to have the term calendar year or use a twelve-month period in regard to camper/recreational vehicles. The consensus of the Board was for it to read as calendar year.

The Board discussed condensing and rearranging the recreational vehicle ordinance to be clearer.

The Board voted on whether or not they were in favor of each proposed ordinance.

Ms. Deachman made a motion and Mrs. St. Germain seconded to recommend the revision to Section 2.04 to permit commercial solar farms within the Rural Agricultural district. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Bouchard seconded to recommend the revision to section 2.04 to clarify that frontage on State Routes 4, 202 and 9 or State Route 28 or to an intersecting State or Town maintained road is required in the Commercial-Industrial Multi-Family. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Way seconded to recommend the revision to section 2.04 (d)(iii)(14) to prohibit new single family or duplex homes, and to clarify the grandfathering elements for single family and duplex homes in the Commercial-Industrial Multi-Family district. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Way seconded to recommend the revision to section 2.04 to specify that multi-family lots will require 2 contiguous buildable acres for the first 3 units in the Commercial-Industrial Multi-Family district. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mr. Way seconded to recommend specifying that Commercial Solar is permitted in the Commercial Zone on Route 28 by right as a principal use, while it is only permitted on Route 4 as an accessory use. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mrs. St. Germain seconded to recommend the revision to section 3.03 to specify that a property owner or lessee in the Residential, Rural Agricultural and Town Center Zones (excludes Commercial) may accommodate one recreational vehicle of a nonpaying guest for a period not in excess of 120 days in any one year. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mrs. St. Germain seconded to recommend the revision to section 3.03 to specify that in the Residential, Rural Agricultural and Town Center Zones (excludes Commercial), no more than 1 recreational vehicle may be used for not more than 120 days; that if it is to be used more than 10 days a building permit is required; and, that water and sewerage must be provided; and it shall not be rented for commercial gain. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mrs. St. Germain seconded to recommend the amendment to section 3.17 as necessary to comply with requirements of the National Flood Insurance Program. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mrs. St. Germain seconded to recommend the addition of section 3.22 for a Solar Ordinance. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Ms. Deachman made a motion and Mrs. St. Germain seconded to recommend conducting formatting and citation revisions, as needed. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Other Business-

The Board discussed whether to have the regular scheduled meeting on March 7, 2024. The consensus of the Board was to cancel the regular meeting as they were meeting the week prior and there was nothing on the agenda and no submissions for applications. The Board also agreed to hold the April meeting on April 11, 2024, instead of April 4, 2024, due to multiple members being unable to attend.

Adjournment- Having no further business, a motion was made by Ms. Deachman and seconded by Mr. Blaney to adjourn the meeting at 8:12pm. Roll call vote. Jameson, aye. Deachman, aye. Bouchard, aye. Way, aye. Swirko, aye. Blaney, aye. St. Germain, aye. **Motion passes.**

Respectfully submitted,

Kristy Jobin, Planning Coordinator

Chairman, Thomas Jameson

Not approved until signed.