

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
DECEMBER 17, 2008

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Gile Beye, Walter Hooker, William Perron, Alternate member Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

5:30PM The meeting was called to order.

IZIP Proposed Zoning Amendments

Jack Mettee was present along with Peter Menard and Jeanne Menard.

Mr. Mettee provided copies of the revised "Accessory Dwelling Units" which was reviewed.

Corrections were made to "Multifamily Housing Conversions"
E. Should read"...combined needs of all the units....."
G. Add"New Hampshire RSA 485A:38"

Mr. Mettee reviewed the changes to "Workforce Housing". It was agreed to revise # 3 of G Density Initiative to read "The maximum workforce unit size shall not exceed 1500 square feet of finished heated living area."

Mr. Mettee commented that the Board needs to determine what percentages need to be in #4. He provided sample language "4. Twenty percent (20%) or more of the workforce units shall be sold at an initial sale price that can be affordable to a household with an income of not more that 80% of AMI." He also noted that the Board needs to determine what number of years be put in for # 2 Assurance of continued affordability.

A great deal of discussion followed regarding the percentages used. Jeanne Menard expressed concern that we will be handicapped by the language. She said that the group we are trying to target will not be affected if homes are up to \$250,000. Ms. Menard added that she felt we were missing the mark for the community.

6:30PM Mr. Mettee said that he had to leave and asked the Board to advise him as to what decisions were made.

Board members agreed that 30 years be used as the number contained in #2 Assurance of continued affordability.

Those present continued discussion on percentages to be used and after comments from everyone present it was agreed that # 4

read "Thirty percent (30%) of or more of the workforce units shall be sold at an initial sale price that can be affordable to a household with an income of not more than 80% of AMI and twenty percent (20%) or more of the workforce units shall be sold at an initial sale price that can be affordable to a household with an income of not more than 60% of AMI."

Chair McGarry noted that the Notice for Public Hearing has to be posted and published by December 26, 2008 and the last date to hold the first public hearing was January 6, 2009. He said that there was not adequate time to post notice for a second public hearing.

Gerald Coogan questioned if the notice could contain dates for two public hearings. Chair McGarry referred to RSA 675.7 which did not specifically answer the question. Mr. Coogan will check with Attorney Raymond to find out if a notice can contain two dates for public hearings.

7:25PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; LISA ANDRIKOWICH; SOUTH ROAD

Lisa Andrikowich and Christopher Hickey were present.

Chair McGarry read the notice of public hearing by which Lisa Andrikowich, 38 Hawthorne Drive, Bedford NH will make application for a Public Hearing to consider approval of a minor subdivision for property located on South Road, Deerfield, NH (identified as Map 419 Lot 8) consisting of 60 acres and owned by Richard Salter, 98 South Road, Deerfield, NH. The intent of the application is to create one new lot consisting of 5.14 acres. The Deerfield Board of Adjustment granted a variance to the applicant for minimum frontage requirements on August 26, 2008 (Case # 08-13).

Gerald Coogan provided comments noting that the proposed lot will have 95.47 feet of frontage and the existing lot will have 112.37 feet of frontage. He added that the applicant seeks a waiver from Article IV 21 B 4 for a full boundary survey of the remaining tract along with topography and wetlands delineation.

William Perron moved to accept the application. Gile Beye seconded. Voted in favor.

Mr. Hickey, Eric Mitchell & Associates, provided copies of the plan.

Gile Beye moved to grant a waiver from Section 30(A-9) Boundary Survey. William Perron seconded. Voted in favor.

William Perron moved to grant a waiver from Section 30 (A-12)

Topographic Map. Gile Beye seconded. Voted in favor.

William Perron moved to grant a waiver from Section 30 (A-14) Wetlands. Walter Hooker seconded.

During discussion Mr. Hickey said that they have mapped and located the wetlands within the area of their topographic survey to prove that there is sufficient area to build outside the 100 foot setback.

Chair McGarry called for a vote on the motion. Voted in favor.

Mr. Hickey noted that the proposed driveway is not shown on the plan.

Gile Beye moved to grant conditional approval to Lisa Andrikowich for a minor subdivision for property located on South Road (Map 419 Lot 8) with the following conditions.

1. Easement for driveway to be shown on plan
2. Note regarding Open Space Development
3. Correct typos.

Conditional approval to lapse in 30 days (January 17, 2009). Voted in favor.

REQUEST FOR EXTENSION

Gile Beye moved and William Perron seconded to grant the request for extension of conditional approval to John DeFranzo for property on Ridge Road for 60 days. (February 17, 2009)

7:50 CONTINUATION; PUBLIC HEARING; MINOR SUBDIVISION; PEARL STEVENS; MEETINGHOUSE HILL ROAD

James Franklin was present. He provided plans noting that Wetlands and Non Site Specific approval was received from DES and Approval for Subdivision was also received.

Kate Hartnett noted that the scheduled time for the continuation was 8:15PM and said that one of the applicants had arrived earlier and indicated he would be back.

MCARRON PHASE III MAJOR SUBDIVISION; MIDDLE ROAD

William Perron stepped down as a voting member. Chair McGarry appointed Peter Schibbelhute to sit as a voting member.

Board members reviewed the plans and a letter from Mark McLeod, The H. L. Turner Group, requesting modifications to the plans which were conditionally approved in April, 2006. A copy of the letter is attached to these minutes.

Gile Beye moved to grant the request to modify the concrete box culvert and install a 104 linear foot 5'x3.8' corrugated metal

arch pipe with open bottom. Peter Schibbelhute seconded. Voted in favor.

Peter Schibbelhute moved to grant the request to reduce the road width on the remaining roadway from 24 feet to 18 feet. Gile Beye seconded.

During discussion Gile Beye questioned if a public hearing was necessary to grant this request.

Gerald Coogan said that any design change requires a public hearing.

Peter Schibbelhute commented that this was a field change and he would not withdraw his motion.

Chair McGarry called for a vote on the motion. Motion fails with one in favor and four opposed.

A public hearing will be held on January 28, 2009 at 7:15PM.

Gile Beye moved to grant the request to allow NHDOT type G guardrail end sections. Walter Hooker seconded. Voted in favor.

Peter Schibbelhute stepped down as a voting member and William Perron returned to the table.

8:25PM CONTINUATION; MINOR SUBDIVISION; PEARL STEVENS; MEETINGHOUSE HILL ROAD.

Pearl Stevens granddaughter and her fiance were present.

Mr. Franklin advising that he had added the distance from the intersection and corners will be set.

Gile Beye questioned if the abutters listed were correct.

Mr. Franklin will check the abutter list.

William Perron moved to grant conditional approval to Pearl Stevens for a minor subdivision on Meetinghouse Hill Road with the following conditions:

1. Wetlands Scientist Stamp
2. Corners set.
3. Change name of inspector to Building Inspector
4. Check names of abutters.

Conditional approve to lapse in 30 days.

Gile Beye seconded. Voted in favor.

MAJOR SUBDIVISION; WILLIAM PERRON BROWN ROAD

James Franklin questioned if as builts were required for the

final plans. He noted it is a private road.

Chair McGarry said that as built's are required in the Subdivision Regulations and the Board could waive the requirement. He added that a letter should come from KNA.

Kate Hartnett commented that any road built to Town standards should require as built's.

APPROVAL OF MINUTES

Gile Beye moved to approve the minutes of December 10, 2008 as printed. William Perron seconded. Voted in favor with Walter Hooker abstaining.

OTHER BUSINESS

Gile Beye commented that she would like to see the CTAP funds in the amount of \$6500.00 be used to contract with Jack Mettee to do further work on the IZIP ordinance. Gerald Coogan will speak with Mr. Mettee.

Gile Beye moved and William Perron seconded that the following be included in the posting for proposed amendments for 2009:

1. Amend Section 310 by replacing Multifamily Dwellings with a new definition
2. Add new subsection 325.8 Workforce Housing Option
3. Create new section 331 Accessory Dwelling Units
4. Amend Section 320 Home Business
5. Add riparian buffer amendment.

Voted in favor.

The meeting was adjourned at 9PM.

Recorded and transcribed by Jane Boucher
Pending Approval by the Planning Board