

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
MARCH 12, 2008

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Gile Beye, John Reagan (arrived at 7PM), William Perron (arrived at 7PM). Alternate members Fran Menard and Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 6:30.

Fran Menard was appointed a voting member in the absence of Kate Hartnett.

GOALS AND OBJECTIVES

Board members reviewed a draft of "Goals and Objectives" submitted by Linda Ajello, SNHPC.

A copy of the draft is attached to these minutes.

The following revisions were made:

Add "Related Strategies " to each goal.

Page 4: Goal 3 add to Strategies:

. Revise Zoning Ordinance to include workforce housing.

Page 4 Economic Development: Goal 1 Objectives

. collaborate with Deerfield Business Ventures (DBVC) and Deerfield Business Association....."

Page 4: Goal 1 Strategies

. Work with residents to identify the commercial use....

Page 4 Goal 1: Add :To create a sustainable local economic base

Page 5 Transportation Goal 1 Objective

. The Town should work with SNHPC on continued regional highway improvements and alternative modes of transportation.

Page 6 Transportation Strategies

. Collaborate with Northwood to maintain Gulf Road.....

Page 6 Community Facilities Goal 1 Objectives

. Continue use of impact fees to held offset the cost of Town Services and facilities impacted by development, such as roads, schools, recreation, etc.

Page 6 Community Facilities Strategies

. Study whether or not there is a need for a high school or a middle school...

Add. Review Impact Fees.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of February 27, 2008. Fran Menard seconded.

The following revisions were made to the minutes

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Page 1 Paragraph 9: Correct to read (;2/7-2/20)
Page 2 Paragraph 5: Correct to read"...and asked the data came from."
Page 2 Paragraph 8: Correct to read"...all were supposed to be exempted..."
Page 3 Paragraph 4: Correct to read "...the applicant had been granted a variance from the ZEA since lot 18 will become less non-conforming..."
Page 3 Paragraph 6: Correct to read"...where the septic system would be located."
Page 4 Last Paragraph Second sentence: Revise to read "Chair McGarry said a paved section is necessary coming in from Route 107 to the front of the building to where handicapped parking will be located."

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

APPROVAL OF INVOICES

John Reagan moved to approve the manifest in the amount of \$676.14 and a time sheet for Jane Boucher (Upon & Hatfield \$648.26; Upton & Hatfield \$37.88; Time Sheet Jane Boucher 20 3/4 hours). Fran Menard seconded. Motion carries.

REQUEST FOR LINE ADJUSTMENT

Fran Menard moved and John Reagan seconded to move \$573.53 from Planning Board Consultant to Planning Board Master Plan. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; JOE AND SUZANNE SEARS; BIRCH ROAD

Joe Sears, Amanda Sears and Bradford Sawler along with Craig Walsh, RSL, were present.

Chair McGarry read the notice of public hearing by which Joe and Suzanne Sears, 34 Birch Road, Deerfield, NH have applied for a public hearing to consider approval of a minor subdivision for property located on Birch road (identified as Map 420 Lot 65) consisting of 17.0463 acres and owned by the applicants. The intent of the application is to create one new lot consisting of 3.4265 acres.

Gerald Coogan said that Alex Cote requested a 15 inch culvert 30 feet long be installed in front of the driveway. Mr. Cote noted that sight distance is fine.

Mr. Coogan added that note be included "Any further subdivision needs to conform with Section 325 of the Deerfield Zoning Ordinance." An impact fee statement also needs to be added.

Fran Menard moved to accept the application. John Reagan seconded. Voted in favor.

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Mr. Walsh provided plans which included the culvert, note on further subdivision and impact fee statement. Mr. Walsh advised that Subdivision Approval has been applied for and a wetland scientist will stamp the plans.

Fran Menard moved to grant conditional approval to Joe and Suzanne Sears for a Minor Subdivision on Birch Road with the following conditions to expire in 60 days (May 12, 2008)

1. Wetland Scientist Stamp
2. Subdivision Approval number.

John Reagan seconded. Voted in favor.

7:30 CORNERSTONE PLACE; BOB SULLIVAN
Bob Sullivan was present.

Gerald Coogan commented that Mr. Sullivan was here because he was considering transferring some land to abutters and looking to increase the density of units from 14 to 16.

Mr. Sullivan provided copies of the property noting that copy # 1 shows the 198,000 sq. feet of land and copy #2 showed the building. He added that the building and the parking lot use up about 21,000 sq. feet. He said that there are 4 acres out back which are not being used. The copy also depicted the area of leash fields and wetlands.

Mr. Sullivan said that currently there are 14 units in the building and he would like to add two units in the basement level. These would be handicapped accessible to accommodate elderly who cannot use stairs. Mr. Sullivan said he realized that he would need to apply for a variance to add the two additional units.

Mr. Sullivan also provided pictures of the exterior and interior of the building.

Chair McGarry questioned how many bedrooms are in the building. Mr. Sullivan replied 23 bedrooms.

Chair McGarry questioned if his engineer has looked at if the septic system was adequate for the additional bedrooms. Mr. Sullivan replied that he hasn't gone that far yet.

Mr. Sullivan said that the septic system was designed for the nursing home with 50 beds.

John Reagan questioned how many parking spaces are on the property. Mr. Sullivan replied there are 20 spaces. He said there are 3 or 4 spaces now that no one uses. Mr. Reagan noted

that we require 1 1/2 parking spaces per unit which would mean 24 parking spaces. Mr. Sullivan replied that they do have the room to add parking spaces.

Chair McGarry said with 25 bedrooms and 4 bedrooms per acre Mr. Sullivan is pretty much at the limit as far as the State is concerned.

Mr. McGarry noted that his issue was parking which would need to be added but beyond that, he saw no major items.

John Reagan said that he would prefer to see a unit in empty space and not leave it empty. He added that in his experience empty space does not stay empty and becomes a fire hazard.

Mr. Sullivan commented on possible easements with abutting properties such as additional parking for the Lion. He questioned how this would effect his property.

Chair McGarry recommended that Mr. Sullivan contact his engineer to look at the septic design to determine the adequacy by adding two bedrooms.

CONDITIONAL APPROVALS

Chair McGarry noted that currently there are six subdivisions that have been granted conditional approval and voiced concern regarding the length of time that has lapsed since conditional approval was granted.

Mr. McGarry commented that perhaps a letter should be drafted outlining the number of extensions and giving the applicants a specific date to meet the conditions of approval. Chair McGarry specifically mentioned the Curtis and Gianitsopoulos subdivisions.

William Perron commented that the applicants have spent a great deal of money thus far and in some cases property has been on the market and not sold.

Chair McGarry said that by granting conditional approval the applicant is grandfathered under the old regulations and right now some of these approvals have been extended for two or three years and not subject to any changes in the Zoning Ordinance.

According to Chair McGarry , once a project is approved by the Board it has 4 years to be completed.

Chair McGarry asked Gerald Coogan to contact Attorney Raymond regarding the Curtis and Gianitsopoulos approvals which have been granted numerous extensions and have been exempt from any zoning changes. Are the applicants exempt from any changes in

zoning?

8:15 REQUEST FOR WAIVER ; JOHN AND JANICE DEFRANZO
John DeFranzo and Yuri from Eric Mitchell Associates were present.

Eric Mitchell sent a letter requesting a meeting with the Planning Board to consider granting a waiver for road bonding. The letter stated that Mr. DeFranzo is requesting a waiver to the regulations to allow him to commence construction of the road without posting a bond. The proposed road is to be a private road and Mr. DeFranzo lives on the property. The estimated bond amount is \$337,000 and Mr. DeFranzo has received three quotes in the \$100,000 range.

Gerald Coogan provided a memo with the following recommendations"

- . Post a restoration bond in the amount of \$25,000 to cover restoration and any erosion and sedimentation issues.
- . Establish a tight construction time frame by requiring the road construction be completed within a six month period; no extensions will be allowed.
- . Provide sufficient funds in an escrow account for KNA inspection services.
- . Execute a Development Agreement which incorporates the conditions of approval.

Mr. Coogan added that one concern would be this could set a precedent.

Peter Schibbelhute commented that he did a test pit on the property at the largest cut in the road and hit ledge at 25 feet.

Chair McGarry told Mr. DeFranzo could bond the amount of \$25,000 or provide a check or CD in that amount. Mr. DeFranzo said he did not see a problem with that.

Chair McGarry advised that Mr. DeFranzo could think it over and these would be the conditions. No lots could be sold until the road was completed and approved, at that time the Board will sign off and record the plan. When the road is complete and approved the \$25,000 will be returned.

Gerald Coogan will ask KNA what amount will be needed in an escrow account for inspections.

Mr. Coogan advised that Mr. DeFranzo will have to have a Development Agreement drawn up by his attorney. Mr. DeFranzo said he did not have an attorney. Eric Mitchell & Associates, his engineers, will draft a Development Agreement.

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The meeting was adjourned at 8:45PM.

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