

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
MARCH 26, 2008

MINUTES OF MEETING

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

7PM Chair Fred McGarry called the meeting to order.

APPROVAL OF MINUTES

William Perron moved and Gile Beye seconded to approve the minutes of March 12, 2008.

The following corrections were made to the minutes of March 12
Page 1 Paragraph 7: Correct to read "Continue use of impact fees to help..."

Page 3 Paragraph 5: Correct to read "...the area of leach fields..."

Page 4 Paragraph 6: Correct to read"...of adding two units."

Page 5 Paragraph 5: Correct to read"..he could bond the amount..."

Page 5 Paragraph 6: Correct to read"..the Board will sign and record..."

Chair McGarry called for a vote on the motion. Motion carries with Kate Hartnett abstaining.

APPROVAL OF INVOICES

Gile Beye moved to approve the manifest in the amount of \$77.83 and a time sheet for Jane Boucher.(Upton & Hatfield 62.44; Jane Boucher mileage 15.39 and a time sheet for Jane Boucher 19 3/4 hours). William Perron seconded. Voted in favor.

CONDITIONAL APPROVALS

Chair Fred McGarry read a letter from Attorney James Raymond re: Extensions and Approvals.(A copy is attached to these minutes). In his letter Attorney Raymond concluded that "The decision on whether or not to grant extensions, however, is a policy decision to be made by the board, and is not compelled by legal considerations."

Chair McGarry referred to the 7 applications that have received conditional approval , one of which was granted in 2004. The secretary will provide the dates that the initial approval was granted.

William Perron commented that none of the lots can be sold and felt that bonding was difficult for the applicants. He added

that if the applicant can show progress is being made , the extension should be upheld.

Peter Schibbelhute suggested that perhaps the board could request the applicants put money up front.

Gile Beye commented that some of these subdivisions would be better if they were open space subdivisions.

Walter Hooker commented that these subdivisions are not meeting the goals of our zoning.

Fred McGarry suggested that letters be sent to the applicants asking for information as to what they have accomplished to date.

Gile Beye said she felt the Board should try to work with the applicants.

Gerald Coogan cautioned that this could open the Town for legal challenges and added that the Board should give people the opportunity to show what they have accomplished.

Mr. Coogan said that perhaps information on extensions could be incorporated into the subdivision regulations.

REQUEST FOR EXTENSION

A request for a six month extension was received from Joseph Maynard for James Freda (Old Morrill Farm).

Gile Beye moved and William Perron seconded to grant a six month extension to James Freda for property on North Road. A letter to be sent to Mr. Freda advising that he will have to meet with the Board to request any future extensions. Voted in favor. (Approval to lapse on 10/10/08)

7:45 CONTINUATION MINOR SUBDIVISION THOMAS AND JULIE KUKLA PERRY ROAD

A letter was received from Julie Kukla asking for a continuation to May, 2008 due to snow conditions on Perry Road.

Gile Beye moved and William Perron seconded to continue the Public Hearing to May 14, 2008 at 7:15PM. Voted in favor.

RELEASE OF BOND FOREST GLEN SUBDIVISION

Jeff White was present.

Chair McGarry read a recommendation from Keach Nordstrom to release the amount of \$52,296.40 from a road construction bond, leaving a balance of \$44,624.52 to complete the remaining items for Phase I.

The secretary advised that there are currently no outstanding invoices from KNA for Forest Glen and there is \$1143.00 in the escrow account.

Walter Hooker moved to release the amount of \$52,296.40 , recommended by KNA, to Tukcor Real Estate and Development (Forest Glen). Kate Hartnett seconded. Voted in favor.

Mr. White commented that Citizens Bank is in the process of providing a new letter of credit. Attorney Zall, Mr. White's attorney, will speak with Gerald Coogan to clarify where the letter advising of the release should be sent.

SPM CONTINUATION; PUBLIC HEARING SITE PLAN REVIEW; ERIC AND SANDRA LAHR, NORTH ROAD
Eric Lahr and Roscoe Blaisdell were present.

A letter from Steve Keach offering comments and recommendations after reviewing the plan was received.

Roscoe Blaisdell said that they have done test pits and a septic design will be submitted.

Mr. Lahr provided pictures of the proposed garage.

Mr. Blaisdell noted that the landscape planting schedule was expanded and the lighting plan was also added to the plan.

Board members reviewed the plans and Chair McGarry noted that detail needs to be added for the fence as well as detail for the dumpster pad , lighting ,planting, and construction detail of the building.

Gerald Coogan commented that Keach Nordstrom will be doing a final inspection before a CO is issued and the applicant will have to post a performance bond.

Kate Hartnett commented on the energy performance attributes of the building which is part of the Commercial Industrial Overlay and questioned where the information was on energy performance.

Mr. Lahr said that he will contact Rick Pelletier and get his recommendations. Ms. Hartnett noted that would be to code and suggested that he contact Krist Nelson, who built Commerce Corner, for information on energy saving construction.

Gerald Coogan reviewed the criteria for which he calculated points earned. The application received a total of 61%.

Chair McGarry referred to a 3 1/2 foot drop shown on the plan

and said that the applicant should check with Mr. Moynihan to see what he can do to correct the issue.

Walter Hooker moved and Gile Beye seconded to endorse the criteria provided by Gerald Coogan.

During discussion Kate Hartnett urged the applicant to get information on Energy Star and Leed Certification and commended him for the site improvements done on the property.

Chair McGarry called for a vote on the motion. Motion carries.

Gerald Coogan will contact Steve Keach to determine what amount will be necessary for a performance bond. Mr. Lahr was also asked to submit \$2000.00 to establish an escrow account for engineering review and advised that an Impact Fee will also be assessed for roads in the amount of \$1,000.00. The impact fee will not be due until a CO is issued.

Gile Beye moved and William Perron seconded to grant conditional approval to Eric and Sandra Lahr for a Site Plan under the Commercial Overlay District on North Road with the following conditions.:

1. Detail on Fence added to plan
2. Detail for dumpster pad added to plan
3. Culvert/rip rap and slope
4. Specify lighting and detail
5. Planting detail
6. Robert Moynihan/ signature
7. Construction detail of building
8. Septic design
9. Performance bond in place

Conditional approval to lapse in 60 days. (May 26, 2008)

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

OTHER BUSINESS

Board members discussed the April 10, 2008 meeting and agreed to discuss:

1. Build Out/Master Plan
2. CTAP Assessment
3. CTAP Funding

The meeting was adjourned at 9:15PM.

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