

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
APRIL 9, 2008

MINUTES OF MEETING

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

HOME BUSINESS

Gile Beye commented that she felt the Board should look at Home Business's, particularly when there is additional traffic.

Kate Hartnett agreed, saying that the Board should look at some extra levels of evaluation.

It was agreed to invite Joseph Dubiansky and Rick Pelletier to attend a meeting to discuss this further.

APPROVAL OF MINUTES

Walter Hooker moved to approve the minutes of March 26, 2008. William Perron seconded.

The following corrections were made to the minutes of March 26, 2008:

Page 1 Add after first paragraph: "The Board welcomed Walter Hooker as Selectmen's representative and expressed thanks to John Reagan for his time served."

Page 2 Add to Paragraph 3: "Mr. Hooker said he felt if anyone requested an extension they should come before the Board to extend the project."

Page 2: Add sentence to Paragraph 5: "William Perron agreed."

Page 2: Insert as Paragraph 8: "Fred McGarry commented that these projects that the Board keeps granting extensions of approval to are voiding zoning amendments that are voted in by the voters . Mr. McGarry added that he felt this had to stop."

Page 4: Other Business: Change date to April 9, 2008.

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

APPROVAL OF INVOICES

Gile Beye moved to approve the manifest in the amount of \$652.72 and a time sheet for Jane Boucher for 20 1/4 hours. William Perron seconded. Voted in favor. (KNA \$652.72, time sheet Jane Boucher 20 1/4 hours (3/20-4/2/ 2008)).

MASTER PLAN

Chair McGarry advised that he had met with SNHPC regarding the Master Plan and they are \$2,200.00 over budget at this point in time and had 107 hours of work still remaining. Mr. McGarry

noted that David Preece agreed to complete the work for the amount agreed upon. According to Chair McGarry SNHPC did ask that the brochures they were suppose to do be dropped from the scope of work. The brochures were priced out at \$2000.00.

Gile Beye advised that SNHPC has completed three build outs and agreed to do two more as part of the Master Plan.

Kate Hartnett said she would like to see ten additional build outs at some point in time. She added that as technology comes available it is important to update the future land use map.

Gile Beye commented that she and Chair McGarry felt that the Board should discuss coming up with a build out analysis that SNHPC would run. She added that the Board should finalize Goals and Objectives and an Implementation Plan.

Ms. Beye suggested that perhaps we should put something on the web site rather than have a brochure.

Walter Hooker commented that it sounds as if SNHPC wants to drop something it has already agreed to. He added that if you add scope of work money is added, and when you remove scope you remove money. Mr. Hooker said it sounds like they want to remove scope and retain the money.

The secretary provided a copy of the contract with SNHPC which the Chair reviewed.

Gile Beye commented that she felt the Planning Board was not prepared when meeting with SNHPC.

Chair McGarry said the scope of work in the contract specifically says 100 copies of Master Plan Summary should be provided.

Walter Hooker said that it appears that SNHPC wants to take \$2000.00 out of the scope of work to cover the over run and he did not want to see that.

Gile Beye moved to have SNHPC proceed with the Master Plan to delete the 100 copies of a brochure and include an executive summary in the document and include one build out for the future land use map. William Perron seconded.

Walter Hooker said that by pulling out the copies some money should come with it. He felt that \$1000.00 should come out of the cost.

Gile Beye recalled that there were at least two instances when SNHPC did extra work requested by the Board.

Gile Beye amended her motion that in lieu of providing brochures SNHPC provide a PDF file to be used on the Town web site containing the information that would be used in the brochure . William Perron agreed as second. Voted to approve the motion as amended.

BUILD OUTS MASTER PLAN

Gile Beye advised that SNHPC has done three build outs and has agreed to do one more. She said that she had spoken with Linda and Amy from SNHPC and they spoke about transfer and development rights. She added that the Board has to determine what the future land use plan is for Deerfield.

Gile Beye provided two maps showing where large parcels are currently located as well as conservation land.

Fred McGarry said that the Board had previously discussed maintaining the three acre equivalency and if you want a higher density the developer would purchase land further out in Town and not develop it.

Gerald Coogan commented that the Build Out analysis is a tool to develop a future land use map.

Peter Schibbelhute questioned that if based on soils and quality of water in Town should we be drawing the radius for density around this area.

Gile Beye reiterated that she would like to have one more build out and explore transfer development rights.

Fred McGarry commented that if the Board does transfer development rights allowing for higher density, clearly the areas identified as higher density are going to sell for a lot more money. Also land on the outside area being purchased for development rights are going to be valued higher .

Kate Hartnett suggested that the Board live with the three build outs completed and continue discussion on build outs. Board members agreed. Ms. Beye will contact SNHPC.

HB 1472

Chair McGarry read a letter from SNHPC to Senate Public and Municipal Affairs Committee. A copy is attached to these minutes.

In the letter David Preece addresses SNHPC reservations regarding HB 1472 and outlined their concerns. Mr. Preece closed saying that ..."we see the urgent need for provisions of affordable housing for the working households in our

communities. However, HB 1472 is not the legislation to do so."

CTAP FUNDING

Gile Beye said that the Board has put off discussing what to do with the \$15,000 CTAP Discretionary Funds until they can review the Planning Assessment documents which have been completed. She added that , before the Board discusses it further, the Implementation Chapter should also be discussed.

Depending on when the Implementation Chapter is available, the Board will discuss at their May 14, or May 28, 2008 meeting.

OTHER BUSINESS

A recommendation was received from KNA to release the current maintenance bond for Wild Turkey Road since all required improvements have been completed. The remaining bond is \$20,958.78.

The secretary advised that there is currently \$133.21 in the escrow account and an invoice has been received from KNA for the final inspection in the amount of \$140.05. C.J.Bolton has agreed to submit a check in the amount of \$6.84 to cover the invoice.

Gile Beye moved to release the maintenance bond for Wild Turkey Road when a check has been received for \$6.84. William Perron seconded. Voted in favor.

Gile Beye moved and William Perron seconded to grant an extension for 60 days to Michael and Elizabeth Bugnacki for a Lot Line Adjustment. (Lapse on May 23, 2008).

A request for an extension for a subdivision was received from Cathleen Perron. In her letter Ms. Perron advised that she has been in contact with two parties who are interested in working out the details.

Gile Beye moved to grant an extension to Cathleen Perron for a subdivision on Middle Road for 90 days. (July 15, 2008). Walter Hooker seconded. Voted in favor with William Perron abstaining.

William Perron advised that work is nearly complete on his road and shoulders and guard rails are work remaining. His extension lapses on May 1, 2008.

Kate Hartnett moved to grant an extension to William Perron to May 14, 2008. Walter Hooker seconded.Voted in favor with William Perron abstaining.

Mr. Perron will submit a detail of work done at the May 14,

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2008 meeting.

The Board agreed not to meet on April 23, 2008. The next meeting will be May 14, 2008.

The meeting was adjourned at 9:30PM.

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