

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
MAY 28, 2008

MINUTES OF MEETING

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

Chair Fred McGarry called the meeting to order and appointed Peter Schibbelhute to sit as a voting member in the absence of Kate Hartnett.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of May 14, 2008. Gile Beye seconded.

The following corrections were made to the minutes:

Page 2: Last Paragraph: Correct to read "...in accordance with..."

Page 3: Paragraph 3 #1 Correct to read"..Town Poor Farm"

Page 3 Paragraph 3 #2 Correct to read"..as Map 413 Lot 62m"

Page 4 Paragraph 4 Correct to read"...a 27.6 acre parcel..."

Page 4 Paragraph 5 Correct to read "Mr. Coogan reviewed..."

Chair McGarry called for a vote on the motion. Motion carries to approve the minutes of May 14, 2008 as printed and amended.

APPROVAL OF INVOICES

Walter Hooker moved and William Perron seconded to approve the manifest in the amount of \$237.98 and a time sheet for Jane Boucher for 16 1/2 hours. (Upton & Hatfield \$237.98; Jane Boucher time sheet 16 1/2 hours 5/1-5/14 2008). Motion carries.

REQUEST FOR EXTENSION

A request for an extension for approval of a Lot Line Adjustment was received from Michael Bugnacki. William Perron moved to grant an extension for conditional approval for 90 days (August 23, 2008). Gile Beye seconded. Voted in favor.

EXTENSIONS OF SUBDIVISION APPROVALS

The secretary advised that she has been unable to collect money for engineering review for John Gianitsopoulos in the amount of \$630.58 and James Freda for \$2006.97.

Mr. Gianitsopoulos's conditional approval lapsed on December 22, 2007 and Mr. Freda's will lapse on October 10, 2008.

Chair McGarry asked Gerald Coogan to check with Attorney Raymond as to what options the Board has regarding payments.

Gile Beye moved and William Perron seconded to have Gerald Coogan write to both John Gianitsopoulos and Jason Curtis, whose approvals have both lapsed, advising them that they must meet with the Board to provide an up date on work done. The letter to Mr. Gianitsopoulos will also request payment be made. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT; SALVATORE AND CHRISTINE ALBANESE AND DAVID AND JILL HEATH; RESERVATION ROAD

Michael Greene and David and Jill Heath were present.

Chair McGarry read the notice of public hearing by which Salvatore and Christine Albanese, 68 Reservation Road and David and Jill Heath, 72 Reservation Road have applied for a Lot Line Adjustment for property identified as Map 418 Lot 48 consisting of 11.9374 acres and Map 418 Lot 49 consisting of 10.9757 acres. The intent is to add Parcel A and Parcel C to Lot 49 in exchange for Parcel B will will be added to Lot 48. The acreage of both lots remains the same after the Lot Line Adjustment.

Gerald Coogan advised that he had reviewed the proposed plan and recommended the Board accept it as complete.

Fred McGarry disclosed that he had designed a septic system for the Heaths several years earlier.

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

Michael Greene advised that he was representing Richard Ladd.

Board members reviewed the proposed plans.

Mr. Greene advised that he had been contracted by Mr. and Mrs. Albanese to design an addition to their home and found that the home was actually built on the property line. Jill Heath questioned how something like this could happen.

Chair McGarry replied that this would be the responsibility of the Building Inspector to require a plot plan.

William Perron moved and Peter Schibbelhute seconded to grant conditional approval for a Lot Line Adjustment to Salvatore and Christine Albanese and David and Jill Heath for property located on Reservation Road with the following conditions:

1. Iron pins to be set
  2. Locus map to show distance from Tandy Road
  3. Correct spelling on Locus Map "Perron"
- Conditional approval to lapse in 30 days (June 28, 2008)

Motion carries.

OTHER BUSINESS

SB 342 FN Workforce Housing

Copies of Bill SB 342 as amended by the House were provided for Board members. Mr. Coogan also provided copies of information on Program Grants for Inclusionary Zoning Implementation Program . The maximum grant available is \$9000.00.

Walter Hooker questioned the statement in SB 342; I. Affordable Housing "means housing with combined rental and utility costs or combined mortgage loan debt services". Mr. Hooker commented that utility costs should also be included as part of mortgage loan debt. Gerald Coogan said that they include utility cost for rental but not as part of the mortgage debt.

It was agreed that Mr. Coogan complete the NH Housing Grant Application and submit it on or before July 15, 2008.

CTAP DISCRETIONARY FUNDS

Gile Beye reported that Deerfield is one of two of the 26 Towns that have not yet applied for CTAP funds. She commented that Candia has used their grant to have Bruce Mayberry develop criteria for Impact Fees and Pelham has used theirs for economic assessment.

Ms. Beye referred to SNHPC Summary noting that Deerfield would greatly benefit from the following:

1. Develop and Economic Development Plan
2. Establish an Agricultural Commission; conduct an Agricultural Audit/Inventory; and develop farmland protection program /strategies.
3. Seek grant funds to conduct an affordable housing study, including consideration of Inclusionary Housing Ordinance and other affordable housing strategies and regulations.
4. Develop a Groundwater/Aquifer Protection ordinance.
5. Develop zoning which would support village areas.
5. Consider mixed use development on the same lot.

Gile Beye stressed that the \$15,000 does not have to be used on the same project.

Kate Hartnett submitted her suggestions for the funds:

1. Economic Assessment and Action Plan
2. Wildlife Habitat and Natural Resource Protection Audit
3. Outreach to add vegetated buffer requirement to zoning.

Chair McGarry asked members to review the material received and submit their top three recommendations for CTAP Funding. This will be discussed at the June 11, 2008 meeting of the Board.

PLANNING BOARD 5/28/08

The meeting was adjourned at 8:30PM.

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