

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 11, 2008

MINUTES OF MEETING

PRESENT: Board members Fred McGarry (arrived at 7:10), Gile Beye, Selectmen's Representative John Reagan. Alternate Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

John Reagan called the meeting to order at 7PM and appointed Peter Schibbelhute as a voting member in the absence of Kate Hartnett.

APPROVAL OF MINUTES

Gile Beye moved to approve the minutes of May 28, 2008 as printed. Peter Schibbelhute seconded. Voted in favor.

APPROVAL OF INVOICES

Gile Beye moved to approve the manifest in the amount of \$1086.96 and a time sheet for Jane Boucher. (\$1086.96 DeFranzo time sheet for 15 1/2 hours). Peter Schibbelhute seconded. Voted in favor.

REQUEST TO COMBINE LOTS

Gile Beye moved to approve the request to combine lots 78,79,80 on Map 208 for property owned by Wayne Pollock. Peter Schibbelhute seconded. Voted in favor.

7:10PM At this time Fred McGarry arrived and sat as chair.

Debra Wyman was present for the Public Hearing for the Stevens property on Perry Road and asked to make a statement. Ms. Wyman referred to the May 25 site visit and noted that she understood Mr. Steven's resentment towards she and her husband but wished to apologize to members of the Board and any abutters present. She said , for anyone who did not understand the statement by Mr. Stevens that they "tried to steal his land", she explained that there has been a debate between the Brown's, Stevens and Wymans regarding the boundary lines.

CTAP

Chair McGarry said that because Kate Hartnett and William Perron were not present, discussion on CTAP will be held on June 25.

7:15 CONTINUATION; PUBLIC HEARING; MAJOR SUBDIVISION; HARLEY AND BRENDA STEVENS; PERRY ROAD

Harley Stevens, Roscoe Blaisdell along with abutters Debra Wyman and Al Jaeger were present.

Gerald Coogan noted that Steven Keach had provided comments, which Board members had copies of, and Mr. Keach had expressed the opinion that any subdivision which would add incremental traffic to Perry Road could be viewed as scattered and premature without the same level of roadway improvements recommended for four new lots. He added that the condition of Perry Road is very poor and according to Road Agent Alex Cote nearly impassible at certain times of the year. It is too narrow for two vehicles to safely pass. Mr. Keach referred to Sections 27 and 28 of the Subdivision Regulations and added that, in his opinion, this application serves as an excellent illustrative example of why those sections were written. In his comments, Mr. Keach estimated cost of road improvements to be \$75,000.

Roscoe Blaisdell noted where the improvements would be required on the plan.

Mr. Blaisdell questioned what the Board would require if a lot was eliminated.

Gile Beye said that according to Steve Keach improvements would be necessary however many lots were created.

Mr. Blaisdell asked who would make the determination as to what share of road improvements would be the responsibility of Mr. Stevens.

Chair McGarry said that would be the decision of the Planning Board and Board of Selectmen. He commented that if Alex Cote had plans, within the next 6 years for improvements to Perry Road, it would be taken into consideration.

Both Peter Schibbelhute and Gile Beye felt it was not. Chair McGarry asked Gerald Coogan to request something in writing from Alex Cote regarding any planned improvements to Perry Road.

Mr. Schibbelhute suggested that Mr. Stevens contact contractors for firm estimates for improvements.

Roscoe Blaisdell asked about the possibility of coming in off of Nottingham Road, using an existing woods road as a common drive for three houses. He added that he would need to apply for a Dredge and Fill Permit.

Chair McGarry replied that would be considered a "Smith Ordinance" subdivision.

Gile Beye encouraged Mr. Stevens to consider an Open Space Subdivision.

Gile Beye moved and Peter Schibbelhute seconded to continue the Public Hearing for Harley and Brenda Stevens to July 23, 2008 at 7:15PM. Voted in favor.

7:45 JOHN GIANITSOPOULOS; LEGENDARY MANOR; MEETINGHOUSE HILL ROAD

John Gianitsopoulos was present.

Chair McGarry noted that conditional approval for Mr. Gianitsopoulos's project had lapsed on December 22, 2007. Mr. McGarry asked Mr. Gianitsopoulos if there has been any progress on his project.

Mr. Gianitsopoulos said that the property is for sale and, although there has been some interest, nothing is selling at this time. He asked the Board to extend the approval for one year.

John Reagan moved to extend the conditional approval for Legendary Manor for one year (June 11, 2009). Peter Schibbelhute seconded. Voted in favor.

JASON CURTIS; CURTIS ESTATES

Gerald Coogan commented that he had written to Jason Curtis and left several messages for him. He advised that Mr. Curtis has not responded.

Gile Beye moved and Peter Schibbelhute seconded to send Jason Curtis a notice of Decision that conditional approval for his project on Griffin Road, which expired on January 8, 2008, has been rescinded. Voted in favor.

HOME BUSINESS

Information from Joseph Dubiansky regarding Home Business was given to Board members for review.

The meeting was adjourned at 8:15PM.

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