

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 25, 2008

MINUTES OF MEETING

PRESENT: Board members Fred McGarry (arrived at 7:05), Kate Hartnett (arrived at 7:10), Walter Hooker, Gile Beye, William Perron. Alternate members Fran Menard, Peter Schibbelhute. Planning Consultant Gerald Coogan, secretary Jane Boucher.

Selectmen's Representative Walter Hooker called the meeting to order at 7PM.

Fran Menard was appointed a voting member.

APPROVAL OF INVOICES

Gile Beye moved and William Perron seconded to approve the manifest in the amount of \$1107.26 and a time sheet for Jane Boucher for 19 1/2 hours. (Keach Nordstrom \$982.26 (DeFranzo) Upton & Hatfield \$125.00, Time Sheet Jane Boucher 19 1/2 hours 5/29-6/11,2008). Voted in favor.

APPROVAL OF MINUTES

Gile Beye moved and Fran Menard seconded to approve the minutes of June 11, 2008.

The following correction was made to the minutes.

Page 2 Paragraph 7: Correct to read "Both Peter Schibbelhute and Gile Beye felt that Alex Cote had no plans for improvements to Perry Road."

Acting Chair Hooker called for a vote on the motion. Motion carries.

7:05PM Fred McGarry arrived and sat as chair.

HIGH MEADOWS SUBDIVISION

Gerald Coogan advised the Board of communication with John Krebs, Porter Holdings. Porter Holdings is preparing to top coat the road this fall with the expectation the the Town will then accept the road. Both Alex Cote and Steve Chabot, KNA, will not recommend acceptance until all trees, posts and other obstructions situated within the ditch line or between the ditch line/shoulder surface have been relocated given that these same objects would frustrate the Highway Departments ability to maintain the road. Mr. Coogan said that Alex Cote and Steve Chabot feel that the subdivision should be 75% build out before the Town accepts the road.

7:10 Kate Hartnett arrived. Fran Menard stepped down as a voting member and Kate Hartnett sat at the table.

Chair McGarry noted that the road has gone through 2 winters

and from the standpoint of the developer, once the final coat has been put on they want the Town to accept the road and maintain it. Mr. McGarry added that the Planning Board can release part of the bond when the final coat is put down and when a letter recommending the release comes from KNA. According to Chair McGarry the decision to accept the road is made by the Board of Selectmen.

TIERRA DEVELOPMENT

A letter was received from Vincent Iacozzi, Thibeault Properties, supporting work force housing in Deerfield. In his letter Mr. Iacozzi noted that the market demand for 62 and over housing is completely non-existent and they are seeking an alternative to develop Deerfield Place which was previously approved by the Planning Board.

7:15PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION;
DONALD AND CATHERINE HELIE; CURRIER ROAD
Catherine Helie, her sister and Arthur Siciliano Jr. Surveyor were present along with abutters William Stergios and James Kennedy.

Chair McGarry read the Notice of Public Hearing by which Donald and Catherine Helie 291 Currier Road, Candia, NH. will make application for a Public Hearing to consider approval of a Minor Subdivision for property located on Currier Road, Deerfield, NH (identified as Tax Map 422 Lot 7) consisting of 13.17 acres and owned by the applicants. The intent of the application is to create one new lot consisting of 3.01 acres.

Gerald Coogan provided comments.

1. Driveway: Alex Cote should review and offer comments on the proposed driveway entrances and size of culvert.
2. Well radius: The proposed well radius area is located at approximately 57 and the 4K area is located at approximately 560.
3. Beau Acres Road: Beau Acres Road, a private road, is owned by Donald and Catherine Helie. Does an easement provide access to the rear lots or is the road a separate lot of record?
4. Impact Fee Statement: The impact fee statement needs to be included on the plan.
5. Test Pit Data Sheet: The four test pits are dated 8/24/08. Needs to be corrected.

Mr. Coogan recommended the Board act on a waiver request. Topography and wetlands delineation on the back portion of Tax Map 422, Lot 7.

William Perron moved and Walter Hooker seconded to accept the application.

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Arthur Siciliano presented plan noting that State Subdivision had been approved . He noted that access will be from Currier Road. Septic Design has also been approved.

Mr. Siciliano noted that Mrs. Helie's sister will be building a home on the lot.

Board members reviewed approved subdivision plans for Paul and Judith Asselin in 1994 and a Lot Line Adjustment approved in 1997.

Chair McGarry said he did not like the shape of the proposed lot and noted that he would prefer to see a more rectangular lot.

Chair McGarry commented that there are currently four lots with access to Beau Acres Road and the ordinance only allows for four accesses for a private road.

Mrs. Helie explained that the north side of the lot is pasture and the front is heavily wooded. Her sister said that she is retiring here from California and is delighted with the proposed lot and view. She commented that she plans to cut as few trees as possible to build the house.

William Perron noted that all the requirements are met for the proposal.

Gile Beye moved to grant a waiver for topography and wetlands delineation on the back portion of Map 422 Lot 7. William Perron seconded. Voted in favor.

Kate Hartnett asked Mrs. Helie if the 13.17 acres was in current use. Mrs. Helie replied she was not certain. Ms. Hartnett advised that a current use penalty will be assessed for the 3.1 acres based on 10% of market value.

Both Mr. Stergios and Mr. Kennedy, abutters, expressed support of the application.

William Perron moved to grant conditional approval to Donald and Catherine Helie for a Minor Subdivision on Currier Road with the following conditions:

1. Shed (12 x 48) to be moved off property line.
2. Impact Fee to be added to plan.

Conditional Approval to lapse in 60 days (August 25, 2008). Gile Beye seconded. Voted in favor.

INCLUSIONARY ZONING IMPLEMENTATION PROGRAM

Board members received copies of information on NH Housing Inclusionary Implementation Program (IZIP) and copies of the

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grant application completed by Gerald Coogan.

Mr. Coogan explained that the application has be be submitted by July 15, 2008 and Benjamin Frost, NH Housing, has advised that letters of support should be included. Mr. Coogan noted that he has requested letter from several residents and he felt that a letter from the Board of Selectmen should also be included.

Walter Hooker suggested that Chair McGarry come before the Board of Selectmen and request a letter of support.

The secretary will check with Cindy Heon and schedule an appointment.

Walter Hooker moved and William Perron seconded that Chair McGarry sign the Grant Application. Voted in favor.

MASTER PLAN

Board members received copies of Volume I and II of the Master Plan from SNHPC.

Chair McGarry commented that the document does not adequately address Transportation. The secretary will provide a copy of the contract with SNHPC for Mr. McGarry to review.

OTHER BUSINESS

Walter Hooker advised that Bound To Finish is not renewing their rental lease with the Town and the Board of Selectmen are discussing what the space will be used for. He added that they are considering using it for storage of files.

CTAP DISCRETIONARY FUNDS

Chair McGarry commented that his first choice for funds would be for Work Force Housing , which the Planning Board was applying for a grant.

Gile Beye noted that she would like to see a Conservation Planner .

Walter Hooker said he felt the Town would have a problem if a grant were applied for something the Town has voted down. Chair McGarry agreed.

Kate Hartnett said she would like to see Deerfield Center traffic calming design.

Chair McGarry said that he did some research on Wildlife Habitat and Natural Resource Protection Audit and liked it. He noted that everything was contingent on the Work Force Housing Grant.

Board members will prioritize the CTAP list and this will be discussed further at the July 9, 2008 meeting.

Walter Hooker referred to the CIP, noting that it needs to be updated and added that he did not know how well the Town is following it.

Mr. Hooker said if the Town continues to vote things down perhaps the CIP should be modified.

Kate Hartnett said that she felt it would be better to have Gerald Coogan work with the CIP and Department Heads. She did not feel that CTAP funds should be used for CIP.

Fran Menard noted that Department Heads did participate when the current CIP was drafted.

BROWNFIELDS

Gile Beye advised that SNHPC along with DES have scheduled workshops and anyone in Town can nominate a property that might have petroleum. She said that posters will be put up in the GB White Building and Library with more information.

The meeting was adjourned at 9:05PM

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