

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 13, 2008

MINUTES OF MEETING

PRESENT: Board members Kate Hartnett(arrived at 7:03), Walter Hooker, Gile Beye, William Perron. Planning Consultant Gerald Coogan and secretary Jane Boucher.

Walter Hooker called the meeting to order at 7PM.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of July 23, 2008 as printed. Gile Beye seconded. Voted in favor with Walter Hooker abstaining.

APPROVAL OF INVOICES

Gile Beye moved to approve the manifest in the amount of \$3363.80 and two time sheets for Jane Boucher. William Perron seconded. (Bruce Mayberry \$2,000; KNA \$428.40 Tuck, \$203.40 Tukcor, \$623.00 DeFranzo, \$130.00 Tuck. Jane Boucher 20 hours (7/10-7/23) 18 hours (7/24-8/6) Voted in favor.

2009 BUDGET

Gerald Coogan provided copies of a proposed budget for 2009.

Walter Hooker noted that it should be shown as the "Current Budget" not the "Previous Annual Budget". Mr. Hooker commented that if the proposed budget for 2009 does not pass it will revert back to the current budget.

7:15 JOHN KREBS; TUCK REALTY

John Krebs was present.

Mr. Krebs said he was here to discuss Planning Board approval of High Meadows Lane. He provided a punch list for KNA consisting of 18 items. Mr. Krebs said he hoped to have the work done this fall and when it is completed will the Planning Board approve the road.

William Perron said that once the road is complete and KNA sends a letter advising of such, the PLanning Board can approve the road and recommend it's acceptance to the Board of Selectmen.

Gerald Coogan referred to the minutes of 7/23 at which time Mr. Krebs letter regarding acceptance of the road was discussed ie "Gile Beye questioned procedure in doing this. Chair McGarry said the Planning Board has no option, once all the items have been addressed , but to approve the road."

Gerald Coogan said that our regulations do not address build out requirements.

Mr. Krebs said that out of 23 lots, 4 lots with frontage on South Road, and 19 internal lots. He added that 9 of the internal lots have been sold and by November he expects that 8 of the 9 will be built.

John Krebs asked the Board if all the items on the punch list are completed and KNA approves it will the Planning Board voted to approve and recommend that the Board of Selectmen accept the road. He added that he did not want to spend the \$50,000 to finish the road if the Town will not accept the road.

Walter Hooker replied that most likely the Planning Board will approve, however, he cannot speak for the Board of Selectmen. Mr. Hooker said the Planning Board can approve the road with some options for the Board of Selectmen to consider. He noted that bonding may be one of the options.

Mr. Krebs felt that bonding requirements should be required for all building permits. He said he did not have an issue with a maintenance bond but felt it was unfair to penalize their development when others are building on Town roads and no bonding is required.

Kate Hartnett asked the secretary to put the issue of requiring bonding on the agenda . She felt there should be some conversation with Alex Cote and Rick Pelletier asking if there is any coordination between them on Certificates of Occupancy and the road.

2009 BUDGET

Board members continued reviewing the budget.

Walter Hooker commented that if any line item is increased by 50% an explanation should be included.

Mr. Coogan explained the proposed budget going over each line item explaining suggested increases. He will look at the figures again and the Budget will be discussed on August 27.

MASTER PLAN

Gerald Coogan said that Jack Munn , SNHPC, will be attending the August 27 meeting to get comments from the Board. He said that he had hoped we would have had one public information meeting before that.

Kate Hartnett felt there was no chance to be able to follow this schedule.

Gerald Coogan felt that the Master Plan should be on the web site before a public meeting.

Gile Beye said there were 59 pages that were critical for the Board to read.

Kate Hartnett suggested that the Board begin this evening but keep it on the agenda until everyone is comfortable and schedule a public information meeting.

Walter Hooker suggested that the Board focus on small sections for each meeting. He suggested that the Board review Pages 1-59, focusing on Land Use.

Kate Hartnett felt that the Board should incorporate some of the findings of CTAP assessment into the Master Plan. She asked the Board to review the e-mail she recently sent.

Kate Hartnett commented that she felt it was premature to meet with Jack Munn on August 27 and the Board should review Pages 1-59 and discuss it among themselves and come to a consensus before meeting with Mr. Munn.

It was agreed to schedule a meeting with Jack Munn on October 8, 2008.

OTHER BUSINESS

Kate Hartnett asked if the Board should send a donation in memory of Brenda Stevens. It was agreed that donations or sympathy cards be send personally.

William Perron moved and Gile Beye seconded to adjourn the meeting at 9PM.

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