

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
SEPTEMBER 10, 2008

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Gile Beye, William Perron.
Planning Consultant Gerald Coogan and secretary Jane Boucher.

7PM Chair Fred McGarry called the meeting to order.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of August 27, 2008.
Gile Beye seconded.

The following correction was made:

Page 1: Paragraph 9: Correct to read "Walter Hooker moved to
approve...."

Chair McGarry called for a vote on the motion. Voted in favor.

APPROVAL OF MANIFEST

Gile Beye moved to approve the manifest in the amount of \$27.00
and a time sheet for Jane Boucher . William Perron seconded.
(KNA \$37.00: Jane Boucher time sheet 17 1/4 hours
(8/21/08-9/3/08). Voted in favor.

OTHER BUSINESS

The secretary was directed to send a letter to Eric and Sandra
Lahr regarding past due invoices for KNA. Mr. and Mrs. Lahr
will be advised that in payment is not received within 30 days
the Planning Board will direct the Building Inspector to order
a Cease and Desist on any activity occurring on the site.

IZIP AWARD/CONSULTANT SELECTION

Board members received copies of a letter from NH Housing
advising that Deerfield has been awarded a \$9000.00 grant
through IZIP.

Gile Beye moved and William Perron seconded to authorize Fred
McGarry to sign the IZIP Grant Agreement. Motion carries.

It was agreed to contact three Private Consultants to provide
proposals. The three selected were Roger Hawk, Concord, NH.,
Jeffrey Taylor, Concord , NH, and Jack Mettee, Dover, NH.

7:15 CONTINUATION; PUBLIC HEARING; MAJOR SUBDIVISION; HARLEY
STEVENS; PERRY ROAD
Roscoe Blaisdell was present.

Mr. Blaisdell provided copies of a revised plan for four lots
showing a shared driveway of 650 feet serving Lots 47-1, 47-2

and 47-3 with a 14 foot traveled way.

Gerald Coogan provided comments and recommended that, of the Planning Board feels comfortable with the revisions, they can grant conditional approval with the following conditions;

1. The applicant shall have an engineering plan prepared showing the proposed improvements to Perry Road consistent with the KNA review letter.
2. Applicant to provide security in the amount of \$53,000 for off site improvements to Perry Road; as an option, the Planning Board could consider allowing Mr. Stevens to contract with a qualified road contractor to make the required improvements under the supervision of KNA.
3. The Planning Board with appropriate information from the applicant's agent shall conduct the scenic road public hearing and
4. Receipt of NH DES subsurface approval.

Board member agreed that they would like to see an engineered plan showing the proposed improvements to Perry Road before granting conditional approval.

Chair McGarry asked Mr. Blaisdell to provide a maintenance agreement for homeowners using the shared drive.

Gile Beye moved and William Perron seconded that it is the opinion of the Planning Board that the lot layout submitted is acceptable. Voted in favor.

William Perron moved and Gile Beye seconded to continue the Public Hearing for a Major Subdivision for Harley Stevens on Perry Road to December 17, 2008 at 7:15PM. Voted in favor.

THOMAS AND JULIE KUKLA

Chair McGarry advised of an e-mail from Thomas and Julie Kukla asking if it was necessary to continue to retain their escrow account and that Dave Allain, their wetland scientist, would like to wait for the Board's recommendations on culvert size. Chair McGarry replied that the Planning Board will need recommendations from the Kukla's agent regarding the size of the culvert and that it will be necessary to retain the escrow account as KNA will be doing future inspections.

ROLLINS/EXCAVATION SITE

The Board will meet at the Rollins Excavation Site on Saturday, September 13 at 8:30PM.

7:45PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;
DAVID AND PHILIP SIDMORE, DEBRA MATULAITIS, RICHARD PITMAN.
David Sidmore, James Franklin, Richard and Pat Pitman, Debra

Matulaitis and several abutters were present.

Chair McGarry read the Notice of Public Hearing by which Debra Matulaitis, 11 Sunset Lane, David and Philip Sidmore, 198 North Road and Richard Pitman 52 Old Centre Road are applying for a Lot Line Adjustment. The intent of the application is annexation of land from Lot 76 (Sidmore) to Lots 56 (Matulaitis) and Lot 70 (Pitman). Lot 56, prior to the adjustment is 0.438 acres and will be 1.515 acres after the adjustment. Lot 70 is 0.411 acres prior to the adjustment and will be 8.187 acres after the adjustment. Lot 76, prior to the adjustment is 58 acres and will be 49.1 acres after the adjustment.

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

Chair McGarry disclosed that he has done some work for Richard Pitman in the past.

James Franklin presented plans showing the proposed Lot Line Adjustment and noted that pins have not been set.

Chair McGarry said that he would like to see a note on the plan referencing the perpetual easement.

Chair McGarry asked if anyone would like to speak.

Howard Viens asked Mr. Pitman if he had any plans for the property.

Mr. Pitman replied no, not at this time.

Gile Beye moved to conditional approval for a Lot Line Adjustment with the following conditions; 1. pins to be set. 2. Note referencing the perpetual easement. Approval to lapse in 60 days (November 10, 2008). William Perron seconded. Voted in favor.

The meeting was adjourned at 8:05PM.

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