

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
SEPTEMBER 17, 2008

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Walter Hooker, Gile Beye and William Perron. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

7PM Chair Fred McGarry called the meeting to order.

APPROVAL OF MINUTES

Gile Beye moved to approve the minutes of September 10, 2008. William Perron seconded.

The following corrections were made to the minutes:

Page 1: Paragraph 6: Correct to read"...KNA \$27.00)..

Page 1: Paragraph 7: Correct to read"...that if payment..."

Page 1 Paragraph 9: Correct to read"...IZIP agreement on behalf of the Board."

Page 2: Paragraph 1: correct to read"...and recommended that if..."

Page 3: Paragraph 5: Correct to read"...referencing the perpetual road easement."

Page 3: Paragraph 9: Correct to read"...moved to grant conditional..."

Page 3: Paragraph 9: Correct to read"...referencing the perpetual road easement."

Chair McGarry called for a vote on the motion. Voted in favor with Walter Hooker abstaining.

APPROVAL OF MANIFEST

William Perron moved and Gile Beye seconded to approve the manifest in the amount of \$750.00 and a time sheet for Jane Boucher for 18 1/2 hours. (Bruce Mayberry \$750.00; time sheet Jane Boucher 18 1/2 hours 9/4-9/17, 2008) Motion carries.

OTHER BUSINESS

Chair McGarry advised that he had met with the Board of Selectmen on September 15, 2008 and they accepted the IZIP Grant in the amount of \$9,000.00.

CORRESPONDENCE

A letter was received from Steve Chabot, KNA, recommending the release of a maintenance bond for David Pelletier for Country Road. In his letter Mr. Chabot advised that all work has been satisfactorily completed.

William Perron moved to release the maintenance bond being held for David Pelletier for his project on Country Road. Gile Beye seconded. Voted in favor.

A letter was received from Joseph Maynard, Benchmark Engineering, requesting a six month extension for James Freda, Old Morrill Farm, North Road, Deerfield, NH.

The secretary advised that the conditional approval for Mr. Freda lapses on October 10, 2008 and he currently owes KNA \$2006.97. (Past due from 12/07 and 2/08).

William Perron moved to extend the conditional approval to November 10, 2008 and advise Mr. Freda that he must pay, at least half of the balance owed KNA in order to receive any more extensions for his project. Walter Hooker seconded. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; JAMES AND SANDRA LOGAN; RAYMOND ROAD

James and Sandra Logan and Roscoe Blaisdell were present.

Chair McGarry read the Notice of Public Hearing by which James and Sandra Logan, 140 Raymond Road, Deerfield, NH will make application for a Public Hearing for approval of a Minor Subdivision for property identified as Tax Map 418 Lot 65, consisting of 52 acres and owned by the applicants.

The intent of the application is to create one new lot consisting of 6 acres.

Gerald Coogan provided a memo noting that the applicants had received conditional approval for a Major Subdivision on the parcel and it had never been recorded. He added that the purpose of the subdivision is to subdivide Tax Map 418 into two residential lots (6.0 acres with the house and 46 acres). Mr. Coogan also advised that the ZBA has granted the applicants a dimensional variance on May 27, 2008 for lack of the required 200 feet of frontage for the proposed new lot.

Roscoe Blaisdell provided plans.

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

Mr. Blaisdell noted that he needed to set one pin on the north easterly corner.

Chair McGarry commented that Note # 8 should reference the ZBA Case number and date the variance was granted. There should also be a note on the plan referencing Attorney Raymond's note

regarding the parent lot.

Chair McGarry asked if anyone present would like to speak in favor or in opposition. No one spoke.

William Perron moved and Walter Hooker seconded to grant conditional approval to James and Sandra Logan for a minor subdivision with the following conditions: 1. set pin on the north easterly corner. 2. Reference ZBA Case number and date granted on Note # 8 and 3: Add note referencing Attorney Raymond's memo regarding the parent lot. Conditional approval to lapse in 30 days (October 17, 2008). Voted in favor.

The secretary advised that Mr. and Mrs. Logan have an escrow account in the amount of \$2223.78 for engineering review by KNA.

William Perron moved and Walter Hooker seconded to release the amount of \$2223.78 to James and Sandra Logan. Voted in favor.

7:30 PRELIMINARY CONSULTATION; PETER BARRY; MOUNTAIN VIEW ROAD
Peter Barry and Richard and Patricia Pitman were present.

Mr. Barry advised that he had purchase property on 113 Mountain View Road with a barn and indoor arena. The barn currently has 13 stalls, which are being used by boarders. He would like to add six more stalls to the existing arena for his step daughters horses. He provided a map of the property consisting of 21 acres.

Chair McGarry advised Mr. Barry that he needs to come before the Board for Site Plan Review. An engineered plan will be required showing all buildings, location of septic, wells, wetlands, concrete bunker, lighting and any signage
Kate Hartnett suggested that Mr. Barry speak with Gerald Coogan about DES Best Management Practices.

MASTER PLAN

The following revisions were made to the Master Plan Draft:

Page 9: Economic Development

Strategies:

ED-1.1 Review the current criteria and standards for the Commercial/Industrial Flexible Overlay District in an effort to streamline the process.

ED-1.3 Work with residents to identify the commercial uses that would be most beneficial in Deerfield.

ED-1.4 Replace with Create an economic development plan.

ED-1.5 Encourage creation of an economic page on the Town website describing Town assets.

Page 10 Community Facilities

Strategies:

CF-1.2 Recommend improvements to the Town Departments whose services were ranked as "fair" or "poor" by residents on the Community Survey.

CF-1.3 Hold for further discussion

CF-1.4 Recommend the inventory of existing community facilities to meet current American's with Disability Act (ADA) standards.

CF-1-5 Recommend the School Board study whether or not there is need for a high school or a middle school in Deerfield or the feasibility of developing a regional high school with a neighboring Town(s).

CF-1-6 Review and update the Town's Impact Fees on an annual basis.

Goal CF-3:

Encourage that the Town's public safety facilities and equipment adequately support the Community's needs.

Strategies

CF-3-1 Add (Reverse 911)

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Transportation

Objectives

Bullet 2: The Town should cooperate with adjoining communities and the NH DOT Rideshare Program to study the feasibility of a Park and Drive facility at Exit 3 on NH Route 101.

Bullet 4: Encourage the installation of bike lanes especially where designated on State Wide Bicycle Route map.

Bullet 5: The Town should cooperate with Southern New Hampshire Planning Commission on continued regional highway improvements and alternative modes of transportation.

Bullet 6: Replace: Ensure that subdivision and site plan review regulations include traffic calming practices and road design and width that reduce the negative impact on scenic resources and vehicle speed and pedestrian/bike safety..

Strategies

T-1.5

Add Require a copy of "A Hard Road To Travel" be referenced.

Add T.1.7 Continue work on traffic calming in Deerfield Center using the CLD Report dated November 10, 2003.

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Goal NR-1

Recognize that the Town's natural resources and cultural and historic amenities form the basis of the overall character and well-being of the Town.

8:45 APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; SOUTH

ROAD; SANDRA YACOPUCCI

Sandra Yacopucci was present along with Dennis Pollock, Joanne Wasson, Douglas Kilgore and other abutters.

Chair McGarry read the Notice of Public Hearing by which Sandra Yacopucci, 173 South Road, Deerfield, NH is making application for approval of a Minor Subdivision for property located on South Road (identified as Tax Map 420 Lot 17) consisting of 60 acres and owned by the applicant. The intent of the application is to create one new lot consisting of 5.1 acres.

Gerald Coogan provided comments noting that Attorney Raymond recommends that a note be placed on the plan regarding the parent lot status. He also noted that the applicant seeks a waiver from article VI 29 Sections A8, A9; significant features, including steep slopes, wetlands, rock outcropping, wooded area and a topo survey from the parent lot.

Dennis Pollock provided copies of the plan noting that he had added the note referencing the parent lot.

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

Mr. Pollock commented that the intent is to create one 5.1 acre lot. He added that sight distance is adequate.

Gile Beye moved to grant a waiver from Article VI 29, Sections A8, and A9 for the parent lot. William Perron seconded. Voted in favor.

Joanne Wasson asked if someone could explain the waiver request.

Chair McGarry said that a waiver request is to waive that part of the Subdivision Regulations which require topography to show steep slopes, wetlands, and ledge for the entire parcel.

Chair McGarry advised that calculations for upland soil for the frontage of Lot 17.2 will need to be shown.

Mr. Pollock advised that he has not set pins on the southwesterly corner of the lot.

Mr. Pollock noted the site of the proposed driveway and questioned if could be moved.

Chair McGarry replied that the Road Agent issues Driveway Permits .

Chair McGarry asked if anyone would like to speak. No one

commented.

Gile Beye moved to grant conditional approval to Sandra Yacopucci for a Minor Subdivision on South Road with the following conditions:

1. Pins to be set
2. Calculations for upland soil for the frontage of Lot 17.2 to be shown.

Conditional approval to lapse in 30 days (October 17, 2008).

William Perron seconded the motion.

During discussion Kate Hartnett questioned if a note should be added to the plan stating that the proposed driveway location cannot be moved without approval.

Board members felt a note was not necessary and a memo should be sent to the Road Agent and Building Inspector.

Chair McGarry called for a vote on the motion. Motion carries.

The meeting was adjourned at 9:30PM.

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