

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 28, 2009

MINUTES OF MEETING

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

Chair Fred McGarry called the meeting to order at 7PM.

APPROVAL OF MINUTES

Walter Hooker moved and William Perron seconded to approve the minutes of October 14, 2009.

The following corrections were made to the minutes.

Page 2: Paragraph 2: Correct to read "...driveways coming off the property."

Page 3: Last Paragraph: Correct to read "Mr. Mettee noted that the Area Median Income (AMI) for Deerfield is \$90,000."

Page 4: Paragraph 3: Correct to read ".75% of workforce housing shall be sold at a maximum of 80% of the AMI."

Chair McGarry called for a vote on the motion. Voted in favor with Fran Menard and Kate Hartnett abstaining.

APPROVAL OF MANIFEST

Walter Hooker moved to approve the manifest in the amount of \$778.57 and a time sheet for Jane Boucher. (Upton & Hatfield \$181.00, Bruce Mayberry \$540.00, Jane Boucher mileage \$57.57, Jane Boucher Time Sheet 11 1/2 hours). Fran Menard seconded the motion. Voted in favor.

SNHPC

Fred McGarry noted that Jim Deely had attended a meeting with SNHPC. Mr. McGarry advised that Mr. Deely expressed an interest in serving as an alternate member to the Planning Board.

Walter Hooker moved to appoint Jim Deely as an alternate member on the Planning Board. Fran Menard seconded. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION;
DANIEL LIVINGSTON AND ALLISON CONNOR; SOUTH ROAD
Daniel Livingston and David Jordan were present.

Chair McGarry read the Notice of Public Hearing by which Daniel Livingston and Allison Connor, 6 Forest Hill Drive, Hooksett, NH make application for a Public Hearing to consider approval of a minor subdivision for property located on South Road, Deerfield, NH (identified as Map 209 Lot 17) consisting of 59.89 acres and owned by the applicants. The intent of the

application is to create one new lot consisting of 5.09 acres.

Gerald Coogan provided a memo recommending that the Planning Board can act on the waiver requests, Act on the Conditional Use Permit (CUP).

Fran Menard moved to accept the application. Walter Hooker seconded. Voted in favor.

David Jordan presented a waiver request from Article VI Section 30 12 A topographical map of the entire site.

Mr. Jordan noted that the plans submitted for subdivision approval show a complete topographic for the newly created 5.09 acre lot and for a portion of the remainder 49 acre parent lot from South Road and extending southerly approximately 1500 feet toward the back. Of the total 49 acres , the plan show topography on approximately 16 acres demonstrating sufficient buildable area for construction of a home and septic system. No development is proposed on any portion of the property where topographic information is not shown. Walter Hooker moved to grant the request for waiver. William Perron seconded. Voted in favor.

Mr. Livingston advised that he and his wife intend to build a home on the 5.09 acres to sell and then build a home for their family on the 49 acre lot.

Mr. Jordan reviewed the CUP Permit. A copy is attached to these minutes.

Walter Hooker moved to approve the CUP Permit for Daniel Livingston and Allison Connor.

During discussion Kate Hartnett questioned the split of land shown on the plan and asked the applicant if he had considered the existing land use boundaries.

Mr. Livingston replied that they plan to build a barn and will use land for horses.

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

Fran Menard moved to grant conditional approval to Daniel Livingston and Allison Connor for a minor subdivision on South Road with the following condition.
. Wetlands Permit from DES.
Conditional approval to lapse in 90 days. (January 28, 2010).
Motion carries.

WORKFORCE HOUSING

Fred McGarry said that he had met with the Workforce Housing Committee on Tuesday, and they had discussed permitting multi family housing within one half mile from the center of Town. The Committee will meet again on Tuesday, November 3 and meet with the Planning Board on Thursday, November 5.

PROPOSED ZONING 2010

Gerald Coogan provided information on Stone Walls referring to RSA 472:6, 11(a) "removal of a roadside stone wall requires "mutual agreement" between the abutting owner and the town."

It was agreed to discuss proposed amendments at the November 5 meeting.

CANDIA ROAD

Gerald Coogan will schedule a site meeting with Alex Cote on Wednesday, November 4 at 4PM.

IMPACT FEES

Bruce Mayberry had submitted information on Road Impact Fees. This will be discussed at the November 5 meeting.

DEERFIELD CENTER TRAFFIC CALMING

Walter Hooker suggested that painting be held off until spring 2010 and suggested that \$2000.00 be put in the Highway Budget for this purpose. Fred McGarry will meet with the Selectmen and Highway Agent on November 9.

MASTER PLAN

SNHPC submitted a Master Plan Summary which was provided for members to review. Board members felt it was not really a "summary" and more work should be put into it.

Board members also reviewed the "Adoption Signatures". Gerald Coogan will contact SNHPC with corrections to the certification.

The Master Plan summary will be discussed further on November 5.

OFFICE EQUIPMENT

Gerald Coogan provided an estimate for files etc from Surplus Office Equipment Inc. in Manchester.

It was noted that there are empty file cabinets in the file room and Gerald Coogan and Jane Boucher will check with Cindy Heon to determine if they are available for use by the Planning Board.

The meeting was adjourned at 8:35PM.

PLANNING BOARD 10/28/09

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

Town of Deerfield Planning Board

Conditional Use Permit (CUP)

Per Section 210.6 of the Deerfield Zoning Ordinance (DZO)

The Deerfield Planning Board may grant a Conditional Use Permit (CUP) for the construction of roads and other access ways and for utility pipelines, power lines and other transmission lines provided the Planning Board finds that the following standards are met. In order for the Planning Board to make this finding, the applicant or his agent shall provide sufficient information to the Board relative to the following items. The Planning Board may request its consulting engineer to review this CUP request at the expense of the applicant.

1. The proposed construction is essential to the productive use of land not within the Wetlands Conservation District. See Section 210 of the DZO.

The 49 acre "parent" lot has significant upland buildable areas all of which however are located to the south of the large wetland that transects the property off South Road.

2. The applicant will use design and construction methods to minimize detrimental impact upon the wetland and will include restoration of the site as nearly as possible to its original grade and condition. The applicant shall provide detailed information relative to design and construction techniques.

The applicant is proposing a driveway of minimum safe and practical width with sideslopes design to minimize the extent of the wetland fill. Detailed information relative to the crossing is shown on the plan submitted in conjunction with the NH DES wetlands permit application. A copy of that plan is attached for reference.

3. An alternative route which does not cross a wetland or which has a less detrimental impact on the wetland is not available to the applicant or is not feasible.

The applicant is proposing to cross the wetland at the narrowest point while complying with all applicable portions on the DES wetlands regulations relative to subdivisions. There are no alternative routes available to the applicant that do not impact wetlands or result in less impact.

4. **Daniel Livingston & Allison Connor** The proposed construction alternative shall not solely be based on the least costly route for the applicant.

The location of the driveway was dictated by state regulations, not cost.

APPROVED BY:

Chair, Deerfield Planning Board

THIS NOTICE SHALL BE POSTED AT THE CONSTRUCTION SITE.