

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 22, 2007

MINUTES OF MEETING

PRESENT: Board members Fred McGarry (arrived at 7:15), John Reagan, Gile Beye, William Perron. Alternate members Fran Menard and Peter Schibbelhute. Also present Steve Keach, KNA, and secretary Jane Boucher.

Selectmen's Representative John Reagan called the meeting to order at 7PM and appointed Fran Menard a voting member in the absence of Kate Hartnett.

APPROVAL OF MINUTES

Gile Beye moved to approve the minutes of August 8, 2007. Fran Menard seconded.

The following revision was made to the minutes of August 8. Page 3: Add to Economic Development Study.". DVBC questioned the fact that the Code Enforcement Officer considers Auto Repair Shops home business's as they provide a service."

Mr. Reagan called for a vote on the motion that the minutes of August 8, 2007 be approved as printed and amended. Voted in favor.

APPROVAL OF INVOICES

Fran Menard moved to approve the manifest for \$2303.29 and a time sheet for Jane Boucher for 22 1/2 hours. (307.31 KNA High Meadows; 1885.00 KNA Legendary Estates; 15.39 Mileage Jane Boucher). William Perron seconded. Voted in favor.

PARTIAL RELEASE OF BOND COUNTRY ROAD

A letter was received from Steven Chabot, Keach Nordstrom, recommending the release of \$15,176.81 from a bond held for Country Road. This would leave a balance of \$17,080.63 to be held for the Maintenance Guaranty.

William Perron moved to release the amount of \$15,176.81 from a bond held for Country Road. Fran Menard seconded. Voted in favor.

COTTONWOOD ESTATES

Chair McGarry advised that Building Inspector Richard Pelletier had voiced concern regarding a resident piling dirt in the buffer zone of Cottonwood Estates and putting in a driveway to access his property.

Board members felt that Mr. Pelletier has the authority to require the dirt be removed and an application for a Driveway

Permit be submitted.

7:15PM CONTINUATION; PUBLIC HEARING SITE PLAN REVIEW; DAVID AND GLENDA SORAK; NORTH ROAD AND OLD CENTRE ROAD
Glenda Sorak, Harold Woods Jr., Woods Engineering, and abutter Kay Williams were present.

Members were given copies of review and comments from Steve Keach and a memo from Town Planner Gerald Coogan.

Mr. Woods said that most of Mr. Keach's comments have been addressed on revised plans. He noted that one item not addressed was the driveway on Old Centre Road. Mr. Woods commented that Mr. Keach would like to see the driveway moved 10 feet to the west and if they did that they would have to remove some of the stone wall.

Steve Keach commented that this recommendation is being made from a safety standpoint. He added that he would have this concern if this were a residence.

Mr. Keach referred to his review noting that the applicant provide the Board with a limited performance guarantee.

Under Zoning Matters, Mr. Keach said that the applicant did receive a variance in 2005. Mr. Keach noted that a loading area should be designated for off street loading. Mrs. Sorak said there will be no off street loading on the site. Mr. Woods said that there are two large doors on the barn that can be used to remove or deliver furniture.

Mr. Keach commented that the handicapped parking space has to be paved in compliance with ADA. That detail needs to be added to the plan. Mr. Keach also recommended that the proposed timber barrier be replaced with guard rail.

Mr. Keach noted that there is a requirement for a 25 foot buffer in Section 5.2 (B). He added that the Planning Board can waive this requirement if they wish.

Mrs. Sorak said there will be no outside storage for trash. A note will be added to the plan saying "No exterior storage of trash".

Mrs. Sorak provided drawing of proposed signs. Chair McGarry said that detail for signs needs to be added to the plan.

Gile Beye questioned if the stone wall necessary to remove can be extended. Mrs. Sorak replied that they will extend the wall.

Gile Beye moved to waive the 25 foot buffer requirement.

William Perron seconded. Ms. Beye amended her motion to require planing 4 six foot evergreens with alternate lilac bushes and this detail be shown on the plan. William Perron seconded. Voted in favor.

Chair McGarry commented that lighting detail needs to be shown on the plan and a signature block added.

Fran Menard moved to grant conditional approval to David and Glenda Sorak with the following conditions:

- . Driveway on Old Centre Road to be moved 10 feet to the west
- . Driveway permit to be applied for
- . Stone wall to be extended after removal
- . Sign detail added to plan
- . Planting detail added to plan
- . Lighting detail added to plan
- . \$5000.00 Performance Guarantee
- . Signature block added
- . Note on plan saying no exterior storage of trash
- . Final review and approval by KNA prior to approval
- . Criteria For Commercial/Industrial Overlay to be reviewed by Gerald Coogan.

Conditional approval to lapse in 60 days. (October 22, 2007)

William Perron seconded the motion. Motion carries.

8:15PM CONTINUATION; PUBLIC HEARING; MAJOR SUBDIVISION; JOHN GIANITSOPOULOS; MEETINGHOUSE HILL ROAD
John Gianitsopoulos and Richard Ladd were present.

Mr. Ladd provided copies of revised plans and his comments addressing KNA's review of August 14.

Mr. Ladd requested a waiver from Appendix A for a Table of Geometric and other Standards for Streets; which requires a centerline of a horizontal curve to have a minimum radius of 200 feet. The most northerly horizontal curve forming Captain Dearborn Road has a design radius of 175.39 feet.

John Reagan moved to grant the request for a waiver. Fran Menard seconded. Voted in favor.

Gerald Coogan submitted comments regarding the application recommending that conditional approval be granted.

Mr. Ladd commented that an amended Dredge and Fill Permit has been filed as well as a new Site Specific Permit.

John Reagan moved to grant conditional approval to John Gianitsopoulos for a Major Subdivision on Meetinghouse Hill

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Road with the following conditions

- . Approval of the lot consolidation plan with the OSD
- . Receipt of all State permits
- . Receipt of an acceptable performance guarantee for the proposed road and the agreed upon off site improvements to Meetinghouse Hill Road.
- . Review and concurrence by Town Legal Counsel of required documents such as the Homeowners Association.
- . Cistern to be added to plan with approval of Fire Chief.

William Perron seconded. Voted in favor with approval to lapse in 160 days.

John Reagan moved that upon final approval of the Lot Consolidation and OSD, previous approval of the Elderly Housing Development will be rescinded. William Perron seconded. Voted in favor.

EASEMENT

The Board will look into a walking easement from the Meetinghouse Hill site to Old Centre Road.

John Reagan moved to adjourn the meeting at 8:35PM. William Perron seconded. Voted in favor.

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