

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
SEPTEMBER 12, 2007

MINUTES OF MEETING

PRESENT: Board members Gile Beye, John Reagan (arrived at 6:45), William Perron. Also present Alternate member Fran Menard, Planning Consultant Gerald Coogan and secretary Jane Boucher.

Acting Chair Gile Beye called the meeting to order at 6PM and appointed Fran Menard a voting member.

SOUTHERN NH PLANNING COMMISSION/MASTER PLAN
Linda Ajello, representing SNHPC, was present.

Ms. Ajello presented copies of a draft of the Transportation Study. Board members were asked to review the information for discussion in October.

Ms. Ajello also submitted copies of the Vision Statement which members reviewed.

Linda Ajello noted that the survey results were used and incorporated into the statement.

Gerald Coogan suggested having a community meeting in late fall or next March in order to received public input.

Linda Ajello commented that Build Out Information and Future Land Use Information should be available in October.

SNHPC will meet with the Board on October 10 at 6PM. Discussion will be held on Transportation Study, Future Land Use, Build Out Study, Existing Land Use Study and Implementation Plan/Strategies.

APPROVAL OF MINUTES

John Reagan moved to approve the minutes of August 22, 2007 .
William Perron seconded.

The following corrections were made to the minutes of 8/22/07
Page 1: Paragraph 7: References to "Country Road" corrected to read "County Road"

Page 2: Paragraph 6: Correct to read: "...to remove or deliver furniture."

Page 3 Paragraph 1: Correct to read:"...motion to requiring planting..."

Acting Chair Beye asked for a vote on the motion. Voted in

favor.

APPROVAL OF INVOICES

John Reagan moved to approve the manifest in the amount of \$2122.52 and two time sheets for Jane Boucher. (\$119.14 Upton & Hatfield; \$1822.24 SNHPC; \$91.14 KNA Pelletier; \$90.00 KNA McCarron Phase II; time sheets for Jane Boucher 20 1/2 hours and 16 hours). William Perron seconded. Voted in favor.

BOND RELEASE; FOREST GLEN SUBDIVISION

A recommendation for a bond release in the amount of \$284,908.10, leaving a balance of \$96,820.62, for Forest Glen subdivision was received from Steve Chabot, KNA. John Reagan moved to approve the release of \$284,908.10 for Forest Glen Subdivision. Fran Menard seconded. Voted in favor.

OTHER BUSINESS

Gile Beye advised that Doug Kilgore has agreed adjust the timer for lighting at Commerce Corner .

Ms. Beye also advised of a CTAP Conference at the Raddison Hotel in Manchester on September 29.

Ms. Beye noted that a grant is available from NH Housing for \$10,000 for affordable housing.

7:15PM APPLICATION FOR PUBLIC HEARING; MAJOR SUBDIVISION; JAMES FREDA, NORTH ROAD

James Freda, Jack A. Szemplinski, P.E., Benchmark Engineering, and several abutters were present.

Acting Chair Gile Beye read the Notice of Public Hearing by which James Freda, 145 North Road, Deerfield, NH will make application for a Public Hearing for a Major Subdivision for property located on North Road (identified as Tax Map 405 Lot 97) and owned by the applicant. The intent of the application is to create an Open Space Subdivision consisting of 8 new lots with 1 +- acres.

Gerald Coogan advised that he as met with Mr. Freda and Mr. Maynard on several occasions to review and discuss the plans. Mr. Coogan noted that the review by Steve Keach, KNA, was received today and Mr. Maynard could not be present this evening but requests the application be accepted as complete and continued to Wednesday October 10. This will allow time to address all of the issues identified in KNA's review of September 11, 2007.

Mr. Coogan also noted that the applicant will request three waivers:

. Modification of roadway length from 24 feet to 20 feet

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- . Waive the maximum roadway length of 1,200 feet by allowing 1,550 feet
- . Allow one roadway cross culvert with less than three feet of soil cover.

Fran Menard moved to accept the application. John Reagan seconded. Voted in favor.

Mr. Szemplinski presented plans noting that Pages 1-3 have been revised addressing Mr. Keach's comments.

Mr. Szemplinski commented that there is an existing house with a barn on the property and there will be 9 lots creating 8 new lots. There will be on site wells and septic. Drainage pipes will be installed with catch basins and easements for public trails will be provided. He added that they will require two Conditional Use Permits for wetlands crossing. All permits have been applied for and all are pending.

Melissa Buckner questioned where the road would be located.

David Gattuso questioned how much frontage is on North Road. Mr. Szemplinski replied approximately 100 feet.

Richard Moore commented that Mr. Freda has been very cooperative in answering questions for abutters. Mr. Moore questioned who will own the Open Space. Mr. Szemplinski replied that one area of open space will be owned by the Home Owners Association pointed to one area of open space will be managed by Mr. Freda .

Mr. Moore also noted that one of the wetlands is the water supply for his well and he expressed concern that when road construction begins who will be responsible for overseeing the project.

Mr. Szemplinski explained that a contact will be awarded to a road building who will be responsible for installing erosion controls during construction.

Mr. Coogan added that Keach Nordstrom will also do periodic inspections on the site to be certain that protective measures are taken.

Janet Menzies questioned if the house and barn are going to be sold. Mr. Freda said "yes". She asked Mr. Freda if he intended to live there or was he "just going to line his pockets with money and leave town". She said her mother, who owns the property, pays good money for taxes and doesn't get much for it.

She added that farm land in Deerfield was going to be

"wrecked".

Acting Chair Beye said that deed restrictions will be placed on the open space and that land will not be further developed.

Ms. Menzies said that this town is going "down the tubes" and what was next ; were the Campelia's going to sell out as well which would develop land behind her.

Pam Gattuso said that she had noticed , while walking on her property, a white cross was placed on the property. Mr. Szemplinski said the he did not know, sometimes crosses were place while doing aerial surveys, although they did not do any aerial survey.

Melissa Buckner questioned the water table and would this development affect individual wells.

Daniel Buckner said there concern was that by putting a number of houses in a small area would draw from the water supply.

Mr. Szemplinski that most wells will go down to aquifers and there should be no difference.

Emily Moore questioned what people can do with open space, were there any rules.

Gile Beye said that the Homeowners Association develops rules which usually affect no clear cutting of trees. She added that the applicants submits these rules which are reviewed by the Board and Town Counsel.

David Gattuso asked if this was going to be a Town road and who would be responsible for maintenance. Mr. Gattuso was told that it was being constructed to Town standards and until the Town accepts the road the Homeowners Association would be responsible for maintenance.

Janet Menzies asked when were one acre lots approved by the Town.

Acting Chair Beye replied that the Town adopted Open Space Subdivision and she explained the concept to Ms. Menzies. Ms. Beye said that the applicant must show a build out plan depicting how many lots could be created with a conventional 3 acre subdivision.

Emily Moore questioned the Phasing of the development. Mr. Szemplinski explained that Phase I would subdivide the existing house, Phase II would construct the road and three of the lots and Phase III, the remaining lots.

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Fran Menard moved and William Perron seconded to continue the Public Hearing for a Major Subdivision for James Freda to October 10, 2007 at 7:15PM. Voted in favor.

John Reagan moved to adjourn the meeting at 7:55PM. Fran Menard seconded. Voted in favor.

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