

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
NOVEMBER 28, 2007

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, John Reagan, Gile Beye, William Perron. Alternate members Peter Schibbelhute, Fran Menard. Planning Consultant Gerald Coogan. Secretary Jane Boucher. Also present Cathleen Perron.

Chair Fred McGarry called the meeting to order at 7PM and appointed Peter Schibbelhute to sit as a voting member in the absence of Kate Hartnett.

APPROVAL OF INVOICES

William Perron moved to approve the manifest in the amount of \$2984.86 (Keach Nordstrom \$900.00 (Tukcor), Keach Nordstrom \$135.00 (Tukcor), Keach Nordstrom (\$1934.47 (Tukcor), Jane Boucher \$15.39 (mileage), Time Sheet for Jane Boucher 23 hours 11/1 - 11/14/07. John Reagan seconded. Voted in favor.

APPROVAL OF MINUTES

John Reagan moved to approve the minutes of October 24, 2007 as printed. William Perron seconded. Voted in favor.

John Reagan moved to approve the minutes of November 14, 2007 . William Perron seconded.

The minutes of November 14 were amended as follows:

Page 4 Paragraph 6: Correct to read:"Mr. Blaisdell presented preliminary plans...."

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

CORRESPONDENCE

A letter was received from Steve Chabot, KNA, recommending a bond release for Jambco Subdivision leaving a balance of \$2413.00.

Peter Schibbelhute suggested that Chair McGarry visit the site on Poor Farm and Mount Delight Road. The Board will vote on Steve Chabot's recommendation at their December 12, 2007 meeting.

Board members each completed a survey from UNH, Survey Center for the NH Estuaries Project.

Information from Plan NH was given to John Reagan to bring before the Board of Selectmen.

7:15 SNHPC JACK MUNN: SOURCE WATER POLLUTION PLAN
Jack Munn was present.

Mr. Munn presented copies of "Source Water Protection Plan" prepared by SNHPC for the Town of Deerfield.

Mr. Munn said that the Source Water Protection Plan is looking at both surface water and ground water and the plan is looking at potential contamination sources. The plan focuses on ground water areas and protection and is part of a regional initiative and they have been awarded grant money for other plans in the area. Mr. Munn added that this plan is nearing completion and they would like to involve the community and is asking for Planning Board review and input. He noted that they would like to schedule public hearings to get public input as well.

Mr. Munn advised that there are a total of 14 active public water supply (well Systems in Deerfield and the NH DES Assessment Report only identifies a total of 9 public water supply systems. These systems include 2 community wells, two non transient, non community wells and five transient non community wells.

In addition to the nine wells identified by DES, SNHPC identified an additional five active public water supply wells existing within Deerfield. There public water systems include 1. Town of Deerfield Fire Station, 2. Lazy Lion Cafe, 3. Blue Bowl Convenience Store, 4. Town of Deerfield Public Works Department and 5. Deerfield Community Church.

Mr. Munn said that DES has delineated wellhead protections areas for a total of six. These wells are classified as either community and/or non transient non community systems and include: 1. The Longview School, 2. The Inn At Deerfield, 3. Deerfield Community Senior Housing, 4. Sherburne Woods Elderly Housing, 5. the GB White Building and 6. Deerfield Community School.

Mr. Munn noted that contamination sources have been identified by DES and he did not see any major threat at this time. He said that the Village Center presented the greatest threat for contamination.

Mr. Munn asked the Board to consider ways to protect ground water. He said that periodic inspections are one way and the State has a model ground water protection ordinance.

Chair McGarry commented that he personally would like to see something in the ordinance and inspections can become a problem and often prohibits uses.

Mr. Munn said that it could also be incorporated in the Site Plan Review process and Best Management practices could be

required.

Mr. Munn asked the Board to review the information provided and schedule a follow up meeting and public hearing to get input from the community.

7:50PM CONTINUATION PUBLIC HEARING; ACCEPTANCE; MINOR SUBDIVISION; THOMAS AND JULIE KUKLA; PERRY ROAD
Thomas and Julie Kukla were present along with Richard Turner and Roger Roy P.E..

Gerald Coogan referred to his memo reviewing the plan. Mr. Coogan noted that information has been provided regarding the legal status of Perry Road (Class VI), Role of PSNH (applicant can perform in the ROW), Status of Wetlands (identified on the plan). Mr. Coogan recommended that proposed Perry Road improvements be reviewed by KNA. Mr. Coogan commented that the Board can accept the application as complete.

Peter Schibbelhute moved and William Perron seconded to accept the application for Thomas and Julie Kukla. Voted in favor.

Roger Roy presented plans noting that they will have to cut some trees, they do have a wetland impact and will need a CUP. He provided a cross section of the roadway and noted that it has been reviewed by the Road Agent and Fire Chief who have given their support. Mr. Roy said they are proposing a 14 foot travel way and will bring in some fill.

Chair McGarry asked if they had approached the Board of Selectmen regarding cutting trees on a scenic road. He added, referring to RSA 231:157 and RSA 231:158, that the Planning Board will have to hold a Public Hearing.

Chair McGarry commented that, as a Class VI Road, the Town still owns the Right of Way and approval should also be given by the Board of Selectmen to cut trees.

Mr. Roy will provide a plan designating the trees to be cut.

Chair McGarry asked if they have made application to DES for a Wetlands Permit. Mr. Roy replied that they intend to do so after this meeting.

Mr. Roy addressed the issue of future development on Perry Road showing that there is no potential for further development on Perry Road.

Mr. Roy said they intend to bring in 16" of fill over the existing road bed. He said the existing road is 10 feet wide and 40 feet long.

Mr. Roy noted that he had spoken with Steve Keach who said he would hold them to the minimum standard guidelines for low volume road from ASHTO, which would make the requirement for 18 feet.

Chair McGarry questioned what the sight distance is from Cate Road. Mr. Roy replied approximately 200 feet.

Chair McGarry commented that KNA should look at the intersection for comments.

Peter Schibbelhute suggested that, in order to keep the cutting of trees at a minimum, a 14 foot roadway would be sufficient.

Fred McGarry agreed, saying that, he had a hard time justifying an 18 foot roadway for one home.

Al Jaeger, an abutter, commented that he had no issues with a one lot subdivision however he noted that the Town had indicated that they did not want to see development on Class VI Roads.

Chair McGarry referred to an e-mail from Kate Hartnett suggesting that the Planning Board consider stipulations on window type , and retaining vegetative buffer based on need to protect the major LCIP and locally funded Great Brook conservation corridor from continued encroachment.

Gile Beye said she would encourage adding a stipulation for a vegetative buffer.

Chair McGarry commented that the Planning Board does not have jurisdiction to add stipulations on window type, however, they could consider requiring a buffer when approving the CUP.

John Reagan moved and William Perron seconded to approved the proposed cross section shown for a 12 foot travel lane with 1 foot shoulder to minimize tree removal impact on Perry Road. Motion carries.

Richard Turner presented a request for a Waiver for section 30 A 12 Topographic survey of the entire site on behalf of the Kuklas.

Peter Schibbelhute moved and William Perron seconded to grant a request for a waiver from Section 30 A 12 of the Subdivision Regulations. Voted in favor.

Mr. Roy submitted information requesting a waiver for Article V asking that a performance guarantee not be required.

John Reagan said that the request should be deferred to Keach Nordstrom for an opinion.

Mr. and Mrs. Kukla were asked to provide \$1000.00 payable to the Town of Deerfield for engineering review.

Peter Schibbelhute moved and John Reagan seconded to continue the public hearing to January 23, 2008 at 7:15PM. A public hearing to cut trees on a scenic road will also be held on January 23. Voted in favor.

9PM David and Glenda Sorak: Site Plan Review
Glenda Sorak was present.

Ms. Sorak provided copies of a letter requesting an additional 60 day extension and waivers of 4.4 C and 4.4.2 (J).

Mr. Coogan referred to a letter dated 11/5 from Steve Keach in which Mr. Keach notes that a plan recorded 20 years previous indicates the southerly and westerly lines of the parcell does not provide for metes and bounds measurements of the northerly and easterly boundary lines of the subject tract; and is, therefore incapable of meeting the cited requirements of the Site Plan Review Regulations. In his letter Mr. Keach said it will be necessary to re open the Public Hearing to consider requests for waiver. Mr. Coogan noted that he did not feel a public hearing was necessary.

Ms. Sorak provided a copy of the recorded plan D 14292 . She was advised that the discrepancy should be not on the Site Plan .

John Reagan moved to grant an extension for David and Glenda Sorak to February 21, 2008. Peter Schibbelhute seconded. Voted in favor.

Gile Beye moved to grant a request for waiver of Section 4.4.1 (C) and 4.4.2 (J) to David and Glenda Sorak. William Perron seconded. Voted in favor.

The meeting was adjourned at 9:25PM

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