

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JULY 25, 2007

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, John Reagan, William Perron. Alternate members Fran Menard and Peter Schibbelhute. Planning Consultant Gerald Coogan and secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7PM and appointed Fran Menard a voting member in the absence of Gile Beye.

APPROVAL OF INVOICES

John Reagan moved to approve the manifest for \$4302.76 and a time sheet for Jane Boucher (Keach Nordstrom \$645.30 Tukcor; Keach Nordstrom 3433.40 Tukcor; Upton and Hatfield \$64.00 and \$150.06 ; Jane Boucher 24 hours 6/28/07-7/11/07). William Perron seconded. Voted in favor.

APPROVAL OF MINUTES

John Reagan moved to approve the minutes of July 11, 2007. William Perron seconded.
The following revisions were made to the minutes of July 11
Page 1 Paragraph 5: correct to read"...basis but exactions..."
Page 1 Last Paragraph correct to read"...land use regulations provide..."
Page 2 Paragraph 1: Correct to read"Single family or duplexes..."
Page 2 Paragraph 5: Correct to read"Does the Planning Board..."
Page 6 Paragraph 10: correct to read"...Frank Mitchell, an abutter..."

Chair McGarry called for a vote on the motion. Motion carries to approve the minutes of July 11, 2007 as printed and amended.

7:05 DAVID O'NEAL

David O'Neal was present. Mr. O'Neal has applied to the Department of Safety to open an auto Inspection Station for property located at 34 Raymond Road.

Chair McGarry advised Mr. O'Neal that in order for it to qualify as a home business the owner must reside on the property. Mr. O'Neal commented that his daughter lived on the property and it had been the location of a family run business for many years.

Gerald Coogan suggested that perhaps it could be considered grandfathered. He will speak with Richard Pelletier asking for his opinion.

CORRESPONDENCE

A request was received from William Perron for an extension of the conditional approval granted for his project on Brown Road.

William Perron recused himself.

Fran Menard moved to extend the conditional approval for William Perron to May 1, 2008. John Reagan seconded. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; SITE PLAN REVIEW ;
GLENDA AND DAVID SORAK
Glenda and David Sorak were present as well as Harold Wood Jr., Wood Engineering. Also present Donald Williams, an abutter.

Chair McGarry read the Notice of Public Hearing by which David and Glenda Sorak have submitted an application for a Site Plan Review for property located at the corner of North Road (Route 107) and Old Centre Road (identified as Map 405 Lot 15) consisting of .52 +- acres and owned by the applicants. The intent of the application is to move the barn onto a new foundation and convert it to a CPA Firm and Antique Shop.

Gerald Coogan commented that the information presented is fine but more information is needed in order for the Planning Board to consider it complete. He added that Mr. Wood is prepared to give additional information. Mr. Coogan said that more information is needed on parking.

Mr. Wood provided plans and noted that abutters will be added to the plan. Mr. Wood commented that he had spoken with Alan Garland , DOT, and the State wants them to build a deceleration land along North Road 11 feet off the edge of pavement. Mr. Wood said that if a deceleration lane is built the existing stone wall will have to be removed.

Chair McGarry suggested having the entrance on Old Centre Road and the exit onto North Road. Mr. McGarry added that sight distance at that corner is not particularly good.

Mr. Wood commented that on his construction plans he did show pavement however the applicant was going to request a waiver for packed gravel.

Mr. Coogan said the applicant also seeks a waiver from third party engineering review.

Mr. Wood said there is some water coming off of the parcel and he has indicated a catch basin at the corner of the

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property and runoff will go into a detention pond.

Chair McGarry commented that snow storage needs to be shown on the plan and paving on the entrance and exit.

Mr. McGarry felt it would be premature to go through the criteria at this point because DOT has to approve the entrance and exit locations.

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

Glenda Sorak requested a waiver for third party engineering review.

Fran Menard moved to grant a request for waiver for a third party review. William Perron seconded.

During discussion Fran Menard said she understood the why the applicant requests the waiver however she would be more comfortable with KNA's review.

Chair McGarry called for a vote on the motion. Motion fails with three opposed and one in favor.

Chair McGarry said that the septic design needs to be shown on the plan as well as parking spaces and landscaping

William Perron moved to waive the requirement for paving with the exception of the entrance and exit. Fran Menard seconded. Voted in favor.

Mr. Wood will revise the plan and submit it to KNA for review. Mr. and Mrs. Sorak were asked to submit a check payable to the Town of Deerfield in the amount of \$1000.00 to be held in escrow for engineering review.

Donald Williams voiced concern regarding a deceleration land and said he would prefer changing the entrance to Old Centre Road.

Mr. Williams commented that he has a drain going out of his basement under Route 107 to a utility pole. Mr. Wood said there should be no problem draining it into the catch basin.

John Reagan moved to continue the public hearing to August 22, 2007 at 7:15PM. William Perron seconded. Voted in favor.

8:10PM CONTINUATION; PUBLIC HEARING; MAJOR SUBDIVISION; JOHN AND JANICE DEFRANZO; RIDGE ROAD
John DeFranzo and Henry Phillips, ECM Associates, were present.

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Board members received copies of a review by KNA dated 7/18/07 and Mr. Williams response dated 7/20/07.

Chair McGarry questioned if a note was included stating that there will be no further subdivision. Mr. Phillips replied a note had been added containing language recommended by Steve Keach.

Mr. Coogan said that language could be included as a condition of approval. According to Mr. Coogan Attorney James Raymond who approved of the idea of a covenant being added.

Fran Menard moved to grant conditional approval for a subdivision for John and Janice DeFranzo with the following conditions:

1. Receipt of State permits
2. Installation or bonding of all boundary monuments.
3. Provision of adequate security
4. Arrangement for the maintenance of the private way per Sec 207.1b (4)
5. Since this proposal is eligible for exemption to Section 325 OSD:(a) each platted lot, including residual Lot 46(22.93 acres) should be restricted by covenant to the accommodation of not more than one primary residential dwelling unit; and (b) each platted lot, including residual Lot 46 be restricted by covenant from further subdivision. The covenants should be noted on the plan and filed with the Rockingham County Registry of Deeds and subject to review by the Town's Legal Counsel.
6. Add note to Sheet 11 indicating what the bituminous application rate would end up being.

John Reagan seconded. Voted in favor. Conditional approval to lapse in 90 days. (10/25/07)

8:25 CONTINUATION; PUBLIC HEARING; MAJOR SUBDIVISION; JOHN GIANITSOPOULOS MEETINGHOUSE HILL ROAD
Richard Ladd, RSL Layout and Design, was present.

Richard Ladd advised that he received Steve Keach's review on July 24, 2007 and provided copies of his response to the Board.

Gerald Coogan noted that, because of the time, Mr. Ladd did not have time to revise the plans. Mr. Coogan suggested that the Board continue the hearing to August 22.

Kate Hartnett questioned if cistern or sprinklers were addressed. Mr. Ladd replied it had not been addressed and he will speak with the Fire Chief .

Richard Ladd spoke, on behalf of his client, noting that they

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had been asked to give the Town \$2000.00 for cost of engineering review and they had submitted plans to KNA at the beginning of July. Steve Keach's response was dated July 23, 2007.

Fran Menard moved to continue the public hearing to August 22, 2007 at 8:15PM. John Reagan seconded. Voted in favor.

RELEASE OF ROAD BOND

A recommendation from Steve Chabot, KNA, to release the amount of \$755,036.64 from a road bond being held for Tin Pot Realty (High Meadows) was received.

John Reagan moved and William Perron seconded to release the amount of \$755,036.64 to Tin Pot Realty (High Meadows). Voted in favor.

OTHER BUSINESS

Gerald Coogan asked the Board to provide comments for the Master Plan by July 31. He also advised that he had received a letter from Mr. Gadd (Browns Mill) asking for more specific information. Attorney Raymond will provide a letter with his opinion regarding the exemption provision of Section 325 OSD. Mr. Coogan advised that he had met with Mr. Rudd who intends to acquire land owned by Norman Maryea. The site needs to be reclaimed and Mr. Rudd will contact KNA to schedule an inspection.

Mr. Coogan advised that the Board of Selectmen will meet with SNHPC on August 27 and hopefully Planning Board members can attend. A joint meeting with the Board of Selectmen will be held on September 17 and among issues to be discussed in planning for pedestrian improvements to Deerfield Center.

Chair McGarry commented that Alex Cote had voiced concern regarding additional mowing necessary on Town owned land. Mr. McGarry suggested that this cost be included in Impact Fees for roads.

Kate Hartnett voiced concern after reading inspection reports submitted by KNA for Tukcor. She felt that the contractor in questioned appeared to be uncooperative.

The meeting was adjourned at 9:05PM.

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