

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JANUARY 27, 2010

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 Fran Menard seconded to approve the minutes of January 13, 2010.

The following corrections were made to the minutes:

Page 1: Paragraph 4: Correct to read: "...that the committee had recently met..."

Page 2: Paragraph 6: Correct to read "...that many years after PB approval, an attorney, a prospective purchaser or other interested party..."

Page 2: Paragraph 6: Correct to read "Tax Map and Lot number"

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

APPROVAL OF MANIFEST

Walter Hooker moved to approve the manifest in the amount of \$4698.64. (SNHPC \$112.64, Jack Mettee \$2200.00, Jack Mettee \$2750.00, Upton & Hatfield \$136.00, time sheet Jane Boucher 17 hours). Fran Menard seconded. Voted in favor.

D. LIVINGSTON/A. CONNOR SUBDIVISION; SOUTH ROAD

David Jordan, SFC, submitted revised plans for the subdivision which the Board conditionally approved on October 28, 2009. The twin 18 inch culverts, shown on the original plan, have been replaced with a single 36 inch culvert which is to be naturalized by filling the interior with native soils from the crossing area.

Board members reviewed the plans. Fran Menard moved that there is not a material change and the applicant will not require a rehearing. William Perron seconded. Voted in favor.

Kate Hartnett moved to extend the conditional approval for Livingston/Connor for 60 days. (March 28, 2010). Walter Hooker seconded. Voted in favor.

7:20 ROLLINS EXCAVATION SITE

Nellie Rollins and Steve Rollins were present.

Board members addressed a letter sent to Nellie Rollins from the Planning Board dated October 16, 2010. Mr. Rollins provided response to the Board's concerns:

1. The silt fence identified on the restoration plan prepared by Sanford Surveying has not been installed.

Mr. Rollins noted that there will be no excavation on the area in question. Silt fencing will be installed when necessary.

2. Tree screening along NH Route 107 and 43 has not been installed.

Mr. Rollins responded that trees were planted but did not live. They will plant trees in the Spring.

3. The driveway on Parade Road, shown to be closed on the approved plan, remains open.

Mr. Rollins voiced concern for safety reasons by closing the driveway. He asked for permission to keep the cable that is up and use a temporary lock for emergency access.

Chair McGarry noted that there is limited sight distance and agreed that the driveway can be used for emergency use only.

4. The processing and product storage area is not at finish grade. As a result, the area is not closed to further excavation. The total open area can not exceed the acreage for which there is a restoration bond. Currently, the bond covers the restoration of 2 acres. The restoration bond will have to be increased to cover the number of acres that are currently open at \$5000.00 per acre. The plan should be revised to change the finish grade. Grades would also have to be changed on the plan between the upper and lower areas to reflect the revised finish grade for the upper area. The downside to this alternative would be a reduction in volume of future material which could be excavated from the upper area.

Steve Rollins said that the area where there are stockpiles have not been excavated. He said that it is his understanding that the area is to be reclaimed with either crushed bank run or topsoil.

Mr. Rollins said he is not a flight risk and the only area that needs to be reclaimed, at this point, is the two acres in the lower area. The top area is reclaimed in crushed bank run although it is higher than grade. Mr. Rollins felt the existing bond does cover the open two acres.

Chair McGarry said that even though the upper area is crushed bank run, it is not final grade.

Kate Hartnett suggested a compromise ie. before Mr. Rollins begins working on the upper area he will have to contact the

Planning Board to do an inspection.

Board members agreed. Chair McGarry said that this will insure that only two acres are open and Mr. Rollins cannot excavate the stockpiles until authorization is granted.

Mr. Rollins agreed that he will notify the Board when his is ready to excavate the upper area.

5. The area lacks a fence where the slope is greater than 2:1. However, boulders have been placed at the edge of land by the existing drop-off. The present boulders appear to be of sufficient size to warn people of the drop-off. Please consider warning signs as they may be appropriate and necessary.

Mr. Rollins replied that there are warning signs on the boulders.

6. The stormwater retention basin and drainage swales have not been constructed, as called for on the plan. However, there was no evidence of stormwater runoff from the open area causing erosion problems at the time of inspection. The Board requests a schedule from you as to when you will construct these features. Additional areas could not be open up for excavation until the stormwater retention basin and drainage swales have been constructed.

Mr. Rollins replied that there is sufficient drainage for open area, when more excavation is done a retention pond will be done per the plans.

It was agreed by the Board to conduct an inspection the Saturday after Labor Day, 2010.

MASTER PLAN SUMMARY

Gerald Coogan provided copies of the Master Plan Summary prepared by SNHPC. Mr. Coogan noted that SNHPC will provide 100 copies of the summary and 10 copies of the Master Plan.

Board members reviewed the information. Kate Hartnett said that the Future Land Use Map does not reflect future village centers. Fran Menard commented that Old Centre Road S. be changed to Church St. and Old Centre Road N. be changed to Old Centre Road.

Some minor changes and corrections were made to the text. Board members agreed to go forward with the summary and hold discussion on the Future Land Use Map until after the Town Meeting.

TOWN REPORT

Gerald Coogan asked the Board to review the draft for 2009 Town Report.

Some of the suggestions Board members offered were:

Master Plan Update: Advise that a summary will be printed in 2010.

Proposed 2009 Zoning Amendments: Add that at the 2009 Town Meeting all proposed amendments were voted down.

Subdivision Regulations: Add that the subdivision regulations have not been updated since 1990.

NH DOT I-93 CTAP : Add mention of Audubon

SWOT ANALYSIS TEMPLATE

Mr. Coogan provided copies for review:

Under Weaknesses: Board members added
Lack of volunteers in Town
Lack of infrastructure
No Public transportation

Under Opportunities

Add: Flexible Commercial/Overlay District

OTHER BUSINESS

A letter was received from Attorney John Cronin regarding the Bognaski Subdivision. Attorney Cronin noted that he appreciated Mr. Coogan's letter dated December 31, 2009 but felt the Planning Board should sign off on his position. He referred to the Thomas v. Hooksett case holding a property owner could not rely on the opinion of a zoning official or planning board member.

Walter Hooker moved that the Planning Board concurs with information in a letter to Attorney John Cronin dated December 31, 2009. William Perron seconded. Voted in favor.

Gerald Coogan advised that Judy Marshall has indicated she will work on re-organizing the Planning Board files. He will speak with her to coordinate a time.

Gerald Coogan advised that RFQs have been sent to four engineering firms for a Transportation Plan funded through the NH DOT's Community Technical Assistance Program. RFQ's are due February 8, 2010.

The meeting was adjourned at 9:20PM.

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