

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
FEBRUARY 10, 2010

MINUTES OF MEETING

PRESENT: Board members Fred McGarry (arrived at 8:30PM), Kate Hartnett, Walter Hooker, Fran Menard, William Perron. Planning Consultant Gerald Coogan and secretary Jane Boucher.

7PM Vice Chair Kate Hartnett called the meeting to order.

APPROVAL OF MINUTES

Walter Hooker moved to approve the minutes of January 27, 2010.
Fran Menard seconded.

The minutes were corrected as follows:

Page 2 Paragraph 3: # 2. Add "in accordance with the plans to create a functional visual buffer."

Page 2 Paragraph 9: Correct to read "...where there are stockpiles has not..."

Page 3 Paragraph 1: Correct to read "...the stockpile area...."

Page 3 Paragraph 7: Correct to read "...to conduct an inspection..."

Vice Chair Hartnett called for a vote on the motion. Motion carries.

APPROVAL OF INVOICES

Fran Menard moved to approve the manifest in the amount of \$550.00. Walter Hooker seconded. (Jack Mettee \$550.00, time sheet for Jane Boucher 16 hours (1/21-2/3, 2010.)). Voted in favor

The secretary was instructed to send a letter of thanks to Jack Mettee.

OTHER BUSINESS

Vice Chair Hartnett commented that, under Unfinished Business, she would like to add 1. Rollins Letter of Agreement 2. CTAP RFQ's 3. Annual Report 4. Master Plan Summary and 4. DCS Paving and under New Business add CTAP Agricultural Commission.

7:15PM: STEVE KEACH; SUBDIVISION REGULATION

Steve Keach was present and provided copies of an updated draft of Subdivision Regulations. He said that at the December 17, 2009 meeting the Board reviewed Sections I, II, III and IV and was followed by comments submitted by Chair Fred McGarry.

Mr. Keach said that the changes have been incorporated into the regulation. He noted that he made several design changes to the design standards with the help of Steve Chabot.

Mr. Keach commented that Article V, the final article, deals with bonding procedures and construction requirements. He noted that he and Steve Chabot reviewed that article and made changes.

Mr. Keach said that Chair McGarry had questioned if the date of March 7, 1990 stated in Section I-2 was correct. Gerald Coogan will check.

During review of the regulations:

- . Under definitions, comments were taken into consideration
- . In Article III; a lot of redundancy and inconsistencies were made clear.
- . Section III-7 Notice of deed needs to be incorporated in plat or recorded separately.
- . Article IV, Design and Construction Standards has been re-written
- . Page 28 D. Monumentation is new section
- . Page 28 Change Section IV 3 to Deerfield Building Inspector
- . Page 28: General Requirement 1 and 2 taken from existing regulations
- . Reviewed Typical Roadway Cross Section
- . Page 30 4: Several new statements (4 through 9)
- . Page 31 # 8: Board member Kate Hartnett suggested "full cut off street lamps be required. Steve Keach will add something to make it comply with public lighting.
- . Page 32: Driveway Design and Construction Standards were reviewed.
- . Page 33: Retention of Existing Stone walls has been added.
- . Page 33: 5: Kate Hartnett suggested the slope not exceed 10%. Mr. Keach will check with Alex Cote for his opinion.
- . Page 33: D. Streetscape Design Standards has been added.
- . Page 34: Section IV-5 has been expanded
- . Page 36: Special Flood Hazard Areas has been re-done.
- . Section IV-8 Fire Protection Requirements: Steve Keach will include plans for a standard cistern with the approval of the Fire Chief.
- . Page 39: Table IV-1 Reviewed
- . Article V was reviewed and minor changes made.

Mr. Keach was given a copy of the recent Audubon Audit which he will review before presenting a final draft of the regulations.

Mr. Keach noted that the check list should mirror the regulations.

Mr. Keach left the meeting at 10PM.

UNFINISHED BUSINESS

Chair McGarry signed the letter of agreement for Rollins

Excavation Site.

Mr. Coogan advised that he received three responses for Planning, Transportation, and Design services. This will be discussed at the February 24, 2010 meeting.

The Master Plan Summary will be further discussed after the Town Meeting.

Mr. Coogan advised that he has not heard from the Kuklas regarding their proposed subdivision.

Kate Hartnett reported that DES will look at the Community School Parking lot.

The meeting was adjourned at 10:21PM.

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