

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
OCTOBER 13, 2010

MINUTES OF MEETING

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

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

PUBLIC HEARING; ADOPTION OF DEERFIELD OPEN SPACE PLAN

Present: Amy Kizak and Jillian Harris, SNHPC, Erick Berglund, Thomas Foulkes, Ann Deely, Harriet Cady.

Vice Chair Hartnett read the Notice of Public Hearing to consider adoption of the Deerfield Open Space Plan. It was noted that the Plan could be viewed on the Town's web-site as well as the Town Clerk's Office during regular business hours.

Amy Kizak and Jillian Harris presented an overview of the plan identifying;

- . The process
- . Base Map Information
- . Delphi Process and Co Occurrence Mapping
- . Defining Green Infrastructure
- . Implementation Plan
- . Recommendations

Amy Kizak noted that currently there are 6,085 acres in conservation land including State Parks and town forests. This amounts to 18% of the Town with approximately 10% on State land.

Harriet Cady commented that Selectmen Alan O'Neal had provided a map showing 28% of conservation land including State and Town owned land. She added that there are currently 2, 341 acres of tax exempt parcels in the Town. Ms. Cady questioned the figure of 6, 085 acres.

Chair McGarry questioned what map provided this information. Ms. Cady replied that she thought he got the maps from SNHPC web-site.

Amy Kizak referred to the map showing 28 % of conservation land. She noted that they first showed 10% of state land separately but were told they needed to show the combined state and town lands total.

Harriet Cady questioned the legality of DOSC meetings noting that they were never posted. She also commented that the

PLANNING BOARD 10/13/10

Notice of Public Hearing noted that information would be available in the Town Clerk's Office for review. She added that there were no maps attached to the information.

Jillian Harris said that maps were available on the web-site for review. Ms. Cady commented that she would not go on the web-site and preferred to view information in the office.

Harriet Cady questioned how one would identify how much of the land in Deerfield is actually buildable.

Chair McGarry replied that the "Build Out" plan is included in the Master Plan.

Ms. Cady questioned what the Town is doing to keep the cost of land affordable in order that out children and grandchildren can live in Deerfield.

Chair McGarry replied that we can keep the town more attractive by keeping more open space land.

Harriet Cady commented that Deerfield is less developable than the Planning Board describes to people. She added that she did not want to see the Open Space Plan adopted.

No one else present had any comments.

7:45PM Chair McGarry closed the public hearing.

During discussion Board members agreed that the full copy of the Open Space Plan including maps should be available for view in the Town Clerk's Office.

Fran Menard moved and William Perron seconded to schedule a second Public Hearing to consider adoption of the Deerfield Open Space Plan on November 17, 2010 at 7:45PM. Voted in favor.

8PM CONTINUATION ; PUBLIC HEARING; MINOR SUBDIVISION ALBERT AND JOYCE WITHAM, BROWN ROAD.

James Franklin, Surveyor was present.

Mr. Franklin provided plans showing the dedication of 10 feet to the Town of Deerfield for road widening.

Peter Schibbelhute recommended that a 10 foot easement be granted west of the cemetery for drainage. He noted that the ditch fills up with water during heavy rains and gravel in the ditch washes away.

Mr. Franklin said that Mr. Witham would have no objection to

that provision.

William Perron moved to grant conditional approval to Albert and Joyce Witham for a minor subdivision on Brown Road with the following conditions:

- . Plan to show a 10 foot easement west of the cemetery
- . State Subdivision Approval

Conditional approval to lapse in 90 days. January 13, 2011.

Chair McGarry called for a vote on the motion. Motion carries with Kate Hartnett abstaining.

8:20PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; SHEIBA TRUST, THURSTON POND ROAD (FRONTAGE ON MT. DELIGHT ROAD) Edward Cross, Sheiba Trust, was present along with abutters Jo Anne Bradbury, Pamela Hayes, William Simoneau and Stephen Nogueira.

Chair McGarry read the Notice of Public Hearing by which Sheiba Trust, 4 Thurston Pond Road, has applied for a Minor Subdivision for property located on Thurston Pond Road, with frontage on Mount Delight Road, (identified as Tax Map 414 Lot 142) consisting of 46.61 acres and owned by the applicants. The intent is to create one new lot consisting of 30.46 acres. The original lot would then consist of 16.15 acres.

Gerald Coogan provided a memo regarding the proposed subdivision noting recommendations for conditional approval. He added that the proposed subdivision dedicates 272 feet of road frontage for Lot 142 on Mount Delight Road. There is 227 feet of usable frontage on Mount Delight Road for 142-3.

Kate Hartnett noted that although she is not a direct abutter, she does reside and helps maintain Thurston Pond Road. Board members did not feel that it was necessary for Ms. Hartnett to recuse herself.

Abutters present reviewed the proposed plan.

Mr. Simoneau asked Mr. Cross what he intended to do with the new lot. Mr. Cross replied that they have seven children and at this point in time he had no plans to sell or build on the lot.

Ms. Hayes questioned how many homes could be constructed on the lot. Chair McGarry explained that, at this point, only one home could be constructed. If Mr. Cross wished to further subdivide he would have to come back to the Planning Board for approval.

Fran Menard moved to grant conditional approval to Sheiba Trust for a Minor Subdivision with the following conditions:

- . Proposed Lot 142-3: The plan should show the 4K area, 75 foot

well radius, proposed building envelope and proposed driveway location, note the existing stone wall on Mt. Delight Road.  
. Town Impact Fee Statement> The complete statement on the plan is "Any structure constructed on the proposed lot shall be subject to an impact fee from the Town of Deerfield. Said fee shall be calculated at the time of Building Permit Application and due at the issuance of a Certificate of Occupancy."  
. Applicability of Section 325 OSD: Sine both proposed lots are in excess of ten (10) acres they are exempt from Open Space Development in accordance with Section 325.3C.2.  
. Surveyors stamp: Surveyor Nichols stamped the plan but did not sign it.  
. Monumentation of survey pins

Conditional Approval to lapse in 90 days. ( January 13, 2011)

Chair McGarry called for a vote. Voted in favor.

#### APPROVAL OF MINUTES

Fran Menard moved and William Perron seconded to approve the minutes of September 8, 2010 as printed. Voted in favor with Kate Hartnett abstaining .

#### APPROVAL OF MANIFEST

Fran Menard moved and William Perron seconded to approve the manifest in the amount of \$3486.58 and three time sheets for Jane Boucher. (SNHPC \$2750.58, Upton & Hatfield \$340.00 and \$396.00, time sheets 8/18-9/1; 9/2-9/15; 9/16-9/29). Voted in favor.

#### CHRISTINA REALTY

A letter was received from Gary Austin, Bank of New England, advising that the Bank is prepared to consider renewal of the LOC subject to Town agreeing to further incremental reductions as work is completed. The secretary advised that Alex Cote, Highway Agent, asked that she contact the bank to determine the status of the LOC. According to Mr. Cote , both KNA and he, feel that the LOC should not be reduced. Peter Schibbelhute described what work was remaining to complete the road.

Gerald Coogan will consult with Steve Chabot, KNA, and speak with Mr. Austin.

#### ROLLINS EXCAVATION SITES

Gerald Coogan provided a memo and pictures of a site off Mountain Road which Nellie Rollins confirmed was an old excavation area which had not been commercially active for some time. According to Ms. Rollins , based on conversations with Ms. Pinkham of NHDRA, Steve Rollins will slope and cover the pit area and reclaim the site by August 30, 2011.

PLANNING BOARD 10/13/10

Gerald Coogan will send a letter to MS. Rollins advising that the provisions outlined in RSA 155E 5 are required to be followed when reclaiming the site. The Board will conduct a site visit after August 30, 2011.

Copies of a letter to Steve Rollins from David Price, DES, dated October 13, 2010 noting deficiencies were determined on Tax Map 209 Lot 35:

. The proposed upper level detention/siltation pond has not been constructed in accordance with approved plans.

. Some of the proposed berm within the upper level was not constructed in accordance with the approved plans.

Mr. Rollins was advised that by November 13, 2010, he provided photographic documentation to DES and The Deerfield Planning Board that the items listed above are completed.

Board members agreed that a site visit be done after November 13, 2010.

SCHEDULE MEETING DATES NOVEMBER AND DECEMBER

Planning Board will meet on November 17 and December 8, 2010.

REQUEST FOR WAIVER OF IMPACT FEE

A request for waiver of an impact for James and Sally Cannon was reviewed by the Board.

In their letter Mr. and Mrs. Cannon noted that they have lived in Town and paid property taxes for over 30 years. They feel that they, at this time, will have no impact on the school and therefore no additional impact to the Town services.

Board members felt that the impact to the Town is based on the home, not the residents.

Fran Menard moved and Peter Shibellhute seconded to deny the request of James and Sally Cannon to waive the impact fee assessment of \$3877.00 for their home on South Road. Voted in favor.

DEERFIELD CENTER

Gerald Coogan advised that Steve Keach, Leslie Boswak, Alex Cote and he walked Church St. Deerfield Center. Steve will prepare a striping plan. This part of the CTAP funded Transportation Plan.

The meeting was adjourned at 9:25PM.

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