

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
JULY 14, 2010

MINUTES OF MEETING

PRESENT: Board members Kate Hartnett, Fran Menard, William Perron. Planning Consultant Gerald Coogan and secretary Jane Boucher.

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

MEYERS /SORAK

Board members received copies of letters from Wayne and Grace Meyer and David and Glenda Sorak regarding property on Old Center Road. It was agreed to put this on the agenda for the August 11 meeting and schedule a site visit at that time.

APPROVAL OF MINUTES

Fran Menard moved to approve the minutes of June 23, 2010 as printed. William Perron seconded. Voted in favor with Kate Hartnett abstaining.

APPROVAL OF MANIFEST

Fran Menard moved to approve the manifest in the amount of \$146.00 and two time sheets for Jane Boucher. ( KNA \$146.00 High Meadows; Jane Boucher Time Sheets 14 hours 6/1/ - 6/23 12 hours 6/24-7/7). Voted in favor.

SUBDIVISION REGULATIONS

A memo dated 6/14/10 addressing comments sent to him by Kate Hartnett was received from Steve Keach.

Gerald Coogan noted that the Board had scheduled a Public Hearing on August 25 and he would like to get approval to put the Subdivision Regulations along with the Guidance Memo, Application Forms, Applications Checklists and standard form for a Letter of Credit in final form in order to post them on the web-site and provide a copy for the Town Clerk's Office by the end of the month.

Kate Hartnett commented , along with other members, that she had not had a opportunity to review Mr. Keach's comments. It was agreed that the Board review the information and get comments to Mr. Coogan by July 25. They also agreed that the draft in place be put on the web site and the Public Hearing noticed. Changes to the draft can be made at the Public Hearing. Mr. Coogan also noted that, if the Board wished, the hearing could be continued.

OTHER BUSINESS

Gerald Coogan advised that he has been informed by Sharon Meeker with the Lamprey River Advisory Committee (LRAC) that they have approved the Planning Board's application for a grant in the amount of \$6,100 to complete the Trail Plan project. Neatline Associates from Deerfield is our partner in the application.

Mr. Coogan commented that the Deerfield Open Space Committee will meet with the Board on August 11. This meeting provides an excellent opportunity to discuss the Trail Plan project.

Mr. Coogan noted that Judy Marshall prepared a very complete spread sheet that includes approved plans by the following categories; name, date of approval and tax map and lot number. Board members expressed thanks to Ms. Marshall for her work.

Mr. Coogan advised of a visit to 22 Danielle Way on July 6 with Code Enforcement Officer Richard Pelletier. He commented that the lot is neat and orderly with a large two story single family home and an approximate 20 x 30 foot greenhouse. Situated nearby is a large garden with assorted vegetables. Mr. Pelletier advised that a private greenhouse does not need a building permit as the State Building Code exempts them. No signs advertising the agricultural operations were in sight. The NH Legislature affords agriculture special privileges in the areas of land use, planning and zoning. The owner of 22 Danielle Way may have violated item 4 of the private Declaration of Property Rights Restrictions, which state that only a single family dwelling and garage, storage structure or barn may be permitted on the lot. An owner of a lot on Danielle Way or Frances Drive can enforce the declaration. Mr. Coogan added that unless there is additional information on the nature or intensity of the agricultural operations at 22 Danielle Way, the town's planning and zoning authority, especially related to the site plan review authority, does not appear to be applicable in the situation. Atty James Raymond concurs with this.

The next meeting of the Planning Board will be on August 11, 2010.

The meeting was adjourned at 7:45PM.

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