

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 8, 2012

MINUTES OF MEETING

PRESENT: Board members William Perron, Lisa Wolford, Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

William Perron sat as Acting Chair and called the meeting to order at 7PM.

APPROVAL OF MINUTES

Lisa Wolford moved to approve the minutes of July 11, 2012. Peter Schibbelhute seconded.

The following corrections were made to the minutes:
Page 1 APPROVAL OF MANIFEST: Add "It was noted that the amounts of \$500.00 and \$280.00 approved for payment to Gerald Coogan would be paid from escrow accounts for Cumings and Rhodes."
Page 2 Paragraph 2: Correct to read "Lisa Wolford commented that the intent of the work session was not to require compliance through regulations, but to insensitize energy conservation."

Because a quorum was not present to vote on acceptance, the minutes will be formally approved on August 22, 2012.

APPROVAL OF MANIFEST

Lisa Wolford moved and Peter Schibbelhute seconded to approve the manifest in the amount of \$2794.98 (\$2773.89 SNHPC, \$21.09 Mileage Jane Boucher, Time Sheets for Jane Boucher 15 hours and 12 1/2 hours) It was noted by the secretary that the Board had approved payment to SNHPC of \$2,910.00 on October 12, 2011 for July 1, 2012 to July 1, 2013. This invoice had not been paid. A subsequent invoice was received for \$2773.89. Acting Chair Perron called for a vote on the motion. Voted in favor.

7:15 APPLICATION FOR PUBLIC HEARING; PSNH REQUESTS PERMISSION TO CUT TREES ON SCENIC ROADS

Robert Berner was present representing PSNH.

The Notice of Public Hearing was read to consider an application by PSNH for approval to remove trees and brush adjacent to , and beneath some of its power lines on Whittier, Cate, Coffeetown, Bean Hill, Perry, Harvey, Meetinghouse Hill, Candia, Old Candia and Cole Roads, all designated as scenic roads by the Town.

Mr. Berner provided a list of trees slated for removal located within the Town Right of Way.

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The Board reviewed RSA 231:158 "Effect of Designation as Scenic Roads".

Mr. Berner asked if they find additional trees that require removal could they proceed to remove them. Board members had no objection.

Peter Schibbelhute moved to grant permission to PSNH to remove trees and brush from scenic roads. Voted in favor.

VOLUNTARY LOT MERGER

Peter Schibbelhute moved to approve a request for a voluntary lot merger for Daniel and Leah Anibal. Map 208 Lots 46, 47.1 and 47.2. Lisa Wolford seconded. Voted in favor.

ROLLINS EXCAVATION

Gerald Coogan read a letter he drafted to Nellie Rollins regarding the excavation site (Tax Map 209 Lot 35) Alternation of Terrain Permit WPS 7847. A copy of the letter is attached to these minutes.

The Board agreed that the letter should be sent after Chair Fred McGarry reviews and signs.

ENERGY CHAPTER

Gerald Coogan advised that Board member Kate Hartnett had suggested the Board meet with Shane Carter and DeRose/Abbey Run Construction to discuss the Energy Chapter.

Board members felt this was not necessary. A copy of the Energy Chapter with the Board of Selectmen's concerns has been sent to Jillian Harris. William Perron noted that the Board of Selectmen's concern was that it was mandatory.

SCHEDULE MEETING DATES FOR SEPTEMBER

The Board will meet on Wednesday, September 12, 2012. The meeting scheduled for September 26 has been cancelled.

**7:45 APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT
MATTHEW BOGNASKI AND SAMUEL PIERCE MOUNT DELIGHT ROAD; APPROVAL
FOR A VOLUNTARY REVOCATION OF AN APPROVED SUBDIVISION, MATTHEW
BOGNASKI, MOUNT DELIGHT ROAD**

Roscoe Blaisdell was present representing Matthew Bognaski.

The Notice of Public Hearing was read for consideration of approval for a Lot Line Adjustment for Matthew Bognaski and Samuel Pierce for property located on Mount Delight Road (identified as Map 411 Lots 9 and 10) The intent of the application is to adjust the lot line to provide 200 feet of road frontage on Mount Delight Road to Map 411 Lot 10.

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Mr. Bognaski is also requesting the approval for a Voluntary Revocation of a previously recorded subdivision plan in April, 2006 for 15 lots on Mount Delight Road.

Gerald Coogan reviewed his memo regarding this hearing. He commented that the first purpose of the plan is to revoke the approved plan of April, 2006 and to merge the 14 lots owned by Matthew Bognaski. The revocation will be effective 30 days after the notice of revocation is mailed to abutters and if no abutter objects. The second purpose is to adjust the lot lines between Lots 9 and 10.

Lisa Wolford moved to accept the application. Peter Schibbelhute seconded. Voted in favor.

Roscoe Blaisdell provided plans depicting the Lot Line Adjustment noting that pins need to be set and mylars provided.

Peter Schibbelhute moved to approve the request for revocation of the April, 2006 approved subdivision 30 days after Notice of Revocation has been sent to abutters. Lisa Wolford seconded. Voted in favor.

Peter Schibbelhute moved and Lisa Wolford seconded to approve the Lot Line Adjustment for Matthew Bognaski and Samuel Pierce (Map 411 Lots 9 and 10) on Mount Delight Road. Voted in favor.

8:15PM INFORMAL CONSULTATION; LOT LINE ADJUSTMENT DAVID DORAN; SOUTH ROAD

David Doran did not appear for the appointment.

Gerald Coogan provided copies of the Tax Map depicting the property which is located on Island Road, a discontinued road. He explained that Mr. Doran is requesting to do a lot line adjustment between Lots 9 and 10. Mr. Coogan questioned the fact that Lot 10 would only have frontage on Island Road.

Board members questioned if he should first go to the Board of Selectmen. They agreed that Mr. Doran should bear the burden of proof .

The meeting was adjourned at 8:25PM.

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

**Town of Deerfield Planning Board
P.O. Box 159
Deerfield, NH 03037-0159
(603) 463-8811**

1st DRAFT August 9, 2012

Ms. Nellie A. Rollins
30 Raymond Road
Deerfield, NH 03037

**RE: Rollins Excavation Area, Tax Map 209, Lot 35
Alteration of Terrain Permit WPS-7847**

Dear Ms. Rollins:

For the last two years, on several occasions, the Deerfield Planning Board has expressed its concerns relative to the lack of adequate landscaping, the area of the pit currently opened for excavation, the lack of any part of the pit to be at finish grade, placement of the berm at the height of land, continued parking of a large tractor trailer in the front of the site, excavation beyond the area noted on the plan among other items

At the April 25, 2012 Deerfield Planning Board, you and Mr. Steve Rollins agreed to post \$5,000 bond for one additional acre of activity, plant trees in June 2012 and prepare a revised site plan showing the existing conditions including the new excavation area, parking of the large tractor trailer truck, among other items.

On May 16, 2012, Mr. Coogan and I conducted a site visit with you, Mr. Sanford and Mr. Price from the NH Department of Environmental Services. At that site visit, we reiterated the same concerns and issues noted above and you agreed to respond. To date, the Deerfield has received no new information regarding the outstanding site plan issues. Consequently, as the regulator of excavation areas under NH RSA 155-E, the Deerfield Planning Board determines that you are in violation of your approved site plan. You have 45 days to make all necessary improvements to the site including but not limited to providing an \$5,000 in security, planting the trees as shown on the approved plan, stabilizing the front of the site and providing an existing conditions plan signed and certified by a registered Professional Engineer.

Failure to take the action requested will invoke **NH RSA 155-E:10 Enforcement**, including but limited to fines, penalties, remedies and attorney's fees. Please let me know if you have any questions regarding the above.

Sincerely,

Frederick J. McGarry, P.E. Chair
Deerfield Planning Board

Cc: Ridge Mauck, P.E., NH DES
Deerfield Planning Board
Earl Sanford, P.E., Sanford Surveying and Engineering