

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 26.2019

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute (arrived at 7:10PM), Fred McGarry, Selectmen's Representative, Robert Cote, Harriet Cady. Also present Cameron Prolman, SNHPC, and Jane Boucher, secretary.

7PM Vice Chair Fred McGarry called the meeting to order.

Harriet Cady moved to approve the manifest and minutes for June 12, 2019. Robert Cote seconded.

APPROVAL OF MANIFEST

Total amount \$1,086.14 (SNHPC Contract) Time sheet 16 1/2 hours (Jane Boucher 5/30-6/12 2019). Voted in favor.

APPROVAL OF MINUTES

The following correction was made to the minutes of June 12, 2019

.Page 3 Add to paragraph 3: "Fred McGarry advised that an application for an amended Site Plan needed to be submitted and a Public Hearing would be scheduled to consider approval."
Voted in favor.

UNFINISHED BUSINESS

Board members reviewed an Inspection Report submitted by Jeff Quirk, KNA, for Eversource (Line Maintenance). The Board noted that in the report dated 6/3/19, Mr. Quirk did not mention Structures 178 and 185 which were referred to in the bond. It was unclear whether the structures were inspected .

Fred McGarry will speak with Steve Keach regarding the inspection.

7:10PM Peter Schibbelhute arrived at this time.

7:15 PM APPLICATION FOR PUBLIC HEARING: LOT LINE ADJUSTMENT: CLARK FAMILY REVOCABLE TRUST AND CHARLES MCSHEFFREY JR. RIDGE ROAD, DEERFIELD, N.H.
Charles McSheffrey Jr., James Franklin, Jeanne Menard and two abutters were present.

Chair Peter Schibbelhute read the Notice of Public Hearing to consider an application for a Lot Line Adjustment for Clark Family Revocable Trust, 17 Ridge Road, Deerfield, NH (Map 414 Lot 97) consisting of 45 +- acres and Charles McSheffrey Jr., 35 Ridge Road, Deerfield, NH (Map 414 Lot 95) consisting of 78.91+- acres and owned by the applicants. The intent of the

He advised that the subdivision is entirely within Candia but the frontage (edge of right-of-way) is the Candia / Deerfield town line.

The secretary advised that Mr. Lopez has scheduled an appointment for a conceptual meeting with the Board on July 10, 2019. It was agreed to discuss further at that time.

Proposed Subdivision: Northwood; Gulf Road
A Notice of Public Hearing was received from the Town of Northwood advising of a proposed five lot subdivision on Gulf Road.

Cameron Prolman advised that he has spoken with the Town of Northwood Planning Board Administrator and she submitted comments from Town Planner James Burdin, which the Board reviewed. A copy is attached to these minutes. Mr. Prolman said that he will advise the town of Northwood of Deerfield's decision on how they wish to proceed and that he does have a call into Town Counsel James Raymond regarding the proposal.

Board members discussed the condition of Gulf Road and voiced concern regarding safety and condition of the section of Gulf Road, located in Deerfield, which is used by Northwood residents. Board members also agreed that they would like to meet with the applicants of the proposed subdivision. Cameron Prolman will advise the Town of Northwood Planning Board Administrator and discuss how to proceed with Town Town Counsel.

Fred McGarry moved that SNHPC send notification to Town of Northwood that they would like to meet with the applicants of the proposed subdivision. Robert Cote seconded. Voted in favor.

8:10PM Fred McGarry moved to adjourn the meeting. Robert Cote seconded. Voted in favor.

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

Case # 19-11

Richard and Ruth Norcross; Gulf Road; Map 117, Lot 1. Applicant proposes to subdivide a 17.7 acre parcel into five lots with frontage on Gulf Road.

Items to be Addressed:

1. **Access via Gulf Road.** Gulf Road serves as the sole point of access to all development between Pleasant Lake and Northwood Lake. Gulf Road also crosses into Deerfield before intersecting with any other street linking to the broader transportation system. This has the following implications:
 - a. RSA 674:53 paragraph VII stipulates that when a proposed development's only access to state highways is via a town road maintained by an adjoining municipality, the adjoining town will be treated as an abutter in terms of receiving notice of the application [A Hard Road to Travel, 2015]. Abutter notices were mailed to the Deerfield Board of Selectmen and the Deerfield Planning Department (contract services provided by Southern NH RPC) to satisfy this requirement.
 - b. RSA 674:53 paragraph IV states that "No plat or plan showing land whose sole street access or sole maintained street access is or is planned to be via a [road] located in an adjoining municipality shall be deemed approved for purposes of this title unless it has been approved by the planning board...of that adjoining municipality, provided however that the sole issue which may be addressed shall be the adequacy of such street access, and the impact of the proposal on it." Town staff is currently investigating whether this section applies to this application and has reached out to Deerfield's contract planner for their opinion. If review by the Deerfield Planning Board is determined to be necessary, staff recommends requiring their review as a condition of approval similar to other state and local permits.
 - c. Section 3.02(B)(6) of the Subdivision Regulations states that "no point along a road shall be more than 1,000' from a single point of access." This provision has typically been used to limit how far from a single access point subdivision and development occur. However, in this case Gulf Road already exists, and no new road is proposed. It is therefore staff's interpretation that this provision does not apply to this application, as it simply proposes subdivision along such a road already in existence.
 - d. The Town Planner is concerned by the dependence of so much existing development on a single point of access, and by the potential cumulative impacts of future development in this area, but it can be difficult to determine exactly how much responsibility for such an impact can be borne by an application of this scale.
2. **Structure Setbacks.** Portions of the 4,000 s.f. potential septic areas on lots 117-1-1, 117-1-3, and 117-1-4 overlap with front setbacks of the lots. No changes to the plans are necessary, but the applicant should be aware that septic systems are considered structures and would not be permitted within the setback without a variance from the ZBA.

3. **Driveways.** The applicant has filed applications for driveways from the Town of Northwood Road Agent. Issuance of these driveway permits can be a condition of approval.
4. **State Subdivision.** The applicant has provided a copy of an application for state subdivision approval from NHDES. A copy of this approval, once granted, should be provided to the Town and may be required as a condition of approval.

Recommended Conditions of Approval:

Prior to the signing of plans:

1. The applicant will acquire and provide copies of all necessary federal, state, and local permits to the town including, but not limited to a subdivision permit from NHDES and Town of Northwood Driveway Permits except as specifically denoted below. [and approval by the Deerfield Planning Board if deemed necessary]
2. Deliver one signed and stamped mylar and three signed and stamped paper copies of the plan for signature
3. Provide certification of monument installation as required by Section 3.06 of the subdivision regulations.

Prior to the issuance of a building permit:

4. Record the plat with the Rockingham County Registry of Deeds within 1 year of this decision.
5. Provide a state-approved septic design for each lot prior to issuance of a building permit for that lot.