

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 12, 2019

MINUTES OF MEETING

PRESENT: Board members Robert Cote, Harriet Cady, Selectmen's Representative Fred McGarry. Also present Cameron Prolman, SNHPC, and secretary Jane Boucher.

7PM Vice Chair Fred McGarry called the meeting to order

APPROVAL OF MINUTES

Robert Cote moved and Harriet Cady seconded to approve the minutes of May 22, 2019. The following correction was made to the minutes:

Page 1 Paragraph 2: Correct to read "Robert Cote seconded."
Voted in favor.

DEERFIELD COMMUNITY/SCHOOL BOARD

James Deely, Chairman of the School Board, was present.

Mr. Deely said that a couple of years ago there was a warrant article for funding the paving trust fund for the third phase of paving at the Deerfield Community School in the amount of \$75,000.00. This was focused on the teacher's parking lot. During deliberative session there were amendments made to the warrant article saying that the Planning Board and the Conservation Commission should be worked with to try to make the minimal environmental impact because of location on the Lamprey River. The School Board is just starting conversation at this point and their initial thought, at this time, is to divide the lot into two sections. According to Mr. Deely the upper section would be paved and graded away from the Lamprey and the lower section would remain unpaved and graded away from the Lamprey.

Harriet Cady noted that when she was on the Lamprey River Board they did look at the school and water was washing sand into Freese's pond.; She suggested that he might want to call someone on the Lamprey River Board to discuss it further.

Robert Cote said that one thing they might consider is a detention pond or swale so that anything that runs off of the area could be captured by a pond or swale.

Fred McGarry said that they should have an engineering plan showing the areas and possible swales of detention pond.

Mr. Deely said that the School Board will be discussing this at their next meeting and they will also meet with the Conservation Commission.

APPROVAL OF MANIFEST

Harriet Cady moved to approve the manifest. Robert Cote seconded. Voted in favor. (Time sheet for Jane Boucher/16 hours).

RELEASE OF BOND/THIBEAULT CONSTRUCTION/MAJOR JOHN SIMPSON WAY
Board members reviewed a letter and inspection report from Jeff Quirk, KNA, noting that he, Fred McGarry and Aaron Firman conducted the final inspection on the project and found that all improvements have been completed.

Harriet Cady moved to authorize the release of the surety amount held by the Town in the amount of \$10,096.55 to Thibeault Corporation. Robert Cote seconded. Voted in favor.

RELEASE OF BONDS/PSNH DBA EVERSOURCE

Board members reviewed and inspection report from Jeff Quirk, KNA, for final inspection reports for Line Maintenance by Eversource. The Town is currently holding two bonds for the project.

Board members noted that Mr. Quirk does not mention Structures 178 and 185 in his report. The structures are listed on one of the bonds.

The secretary was instructed to contact Jeff Quirk.

7:20PM CONCEPTUAL MEETING/SUBDIVISION/DAVID PARK/PARK FIELD LANE

David Park and James Franklin were present.

The Board reviewed and conceptual sketch showing existing Lot 65-1 and creating two new lots (Lots 65-1-1 consisting of 8.8 +-acres and Lot 65-1-2 consisting of 19 +- acres) Lot 65-1 would then consist of 18 +- acres.

Fred McGarry noted that 200 feet of frontage would be on Lot 65-1-2. He added that the major portion of the lot is wet with 295 soil.

Mr. McGarry also said that they may have to think about how to handle the run off coming down the hill towards Brown Road. Mr. Franklin said he has spoken with Tobin Farwell who will be doing the engineering for Mr. Park and that will be addressed on the final plan.

7:30 PM CONCEPTUAL MEETING/LAZY LION/COURTNEY TORRE
Courtney Torre and Jaymie Giampietro were present.

Fred McGarry noted that they had met with the Board of

Selectmen regarding opening an art studio on the second floor and the Board of Selectmen suggested they first meet with the Planning Board. Mr. McGarry said that one of the concerns he had was with regard to parking.

Ms. Giampietro said that her daughters plan to open a "painting studio" basically for painting classes. She added that when these events are held, parking will be on Church St. Ms. Giampietro said these events will be held when the restaurant is not busy, such as 2-4 in the afternoon on Mondays thru Thursday or on Saturday afternoons. She added that if the parking lot is full, they can put up a sign, saying "Park on Church St." They plan to hold these classes a few times a month.

Robert Cote questioned parking on Church St. and asked if they have specific areas to use. Ms. Giampietro replied that people use the parking area across from the GB White Building as well as Church Street and walk to the Lazy Lion. Fred McGarry felt that this would be a modification to the original Site Plan and would require a public hearing. The application would indicate hours of operation for the art studio.

Ms. Giampietro said they are currently having conversations with contractors to expand the parking area.

Harriet Cady noted that she would prefer to allow parking at the Town Hall, not on Church St. because if there is a fire, firemen do park on Church St. across from the Fire Station.

Fred McGarry voiced concern regarding people walking on the roads.

Ms. Torre and Ms. Giampietro will amend the existing approved Site Plan to indicate hours of operation and apply for an amended Site Plan when a Public Hearing will be held.

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

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