

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JULY 10, 2019

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Robert Cote, Harriet Cady. Also present Cameron Prolman, SNHPC, and Jane Boucher, secretary.

7:15 Chair Peter Schibbelhute called the meeting to order.

7:15 KEVIN VERVILLE

Mr. Verville was present and voiced concern regarding the condition of the McCarron Subdivision Site. He noted that no work had been done restoring the site.

Mr. Verville was given a copy of the Restoration Plan Approval submitted by DES and dated May 20, 2019.

Chair Schibbelhute said that he will contact Scott Frankiewicz of Brown Engineering for an update.

7:20PM APPLICATION FOR PUBLIC HEARING: MINOR
SUBDIVISION/CASSIER FAMILY TRUST/ CANDIA ROAD
James Franklin was present.

Chair Schibbelhute read the Notice of Public Hearing that Cassier Family Trust, 94 South Road, Deerfield, NH will make application for a public hearing for approval of a minor subdivision on Candia Road (identified as Tax Map 419 Lot 88) consisting of 51 +/- acres and owned by the applicants. The intent of the application is to create one new lot consisting of 3.116 +/- acres. Lot 88 would then consist of 47.58 +/- acres.

Board members reviewed submitted plans and Peter Schibbelhute read a memo from Cameron Prolman, SNHPC. A copy is attached to these minutes.

Harriet Cady moved to accept the application. Robert Cote seconded. Voted in favor.

Mr. Franklin said that the property is owned by the Cassier Family trust and they are proposing creating one new lot consisting of 3.116 acres. He noted that the first sheet, one of two, is an overall boundary plan showing the location of the new proposed lot. Sheet two is the plan showing the proposed lot, soils, wetlands, and topography. He added that the wetlands are rather extensive. Mr. Franklin provided an enlargement depicting the wetlands. He said that the proposed lot shows about 14,800 square feet of wetland soils, the rest are considered uplands.

Mr. Franklin continued noting that the large sheets depicted the wetland crossing. He said they submitted the plan to the Deerfield Conservation Commission at their July 8, 2019 meeting at which time they reviewed the plan but did not sign the application because ,according to the DCC,the Town has proposed a zoning amendment that would prohibit this type of access for subdivision. Therefore they did not make a recommendation. He added that they have submitted the wetland application to the State today.(7/10/19). Mr. Franklin also advised that they have submitted an application for State Subdivision , which will not be approved until the wetland application is approved by the State.

Mr. Franklin said that the proposed driveway location is on sheet three . He is proposing a 36" diameter concrete pipe . He said the state will give him some feed back as to size of cover. He said that he expects the State will ask that the length of the culvert be extended and head walls installed. Mr. Franklin noted that he would like to wait for the state's recommendations and felt a continuation for this hearing would be appropriate.

Harriet Cady moved to continue the public hearing for Cassier Family Trust to August 28, 2019 at 7:15PM. Robert Cote seconded. Voted in favor.

7:45PM CONCEPTUAL MEETING; JASON LOPEZ, KNA, SUBDIVISION CURRIER ROAD, CANDIA, N.H.
Jason Lopez was present.

Chair Schibbelhute read a letter from Jason Lopez, KNA, noting that his office has prepared a five-lot subdivision for Candia Tax Map 402 Lots 51 and 57 on Currier road. The subject property is entirely within Candia but the frontage is the Candia /Deerfield town line. Therefore in accordance with RSA 674:53, we are applying to the Deerfield Planning Board for their review and input on the proposal.

Mr. Lopez advised that Armand and Susan Hebert, who now live in Tenn.,own two lots in Candia. They would like to consolidate the two lots and subdivide into five residential lots. All the land is in Candia however the frontage of these lots is the town line and primary access for four of the lots will be from Currier Road and RSA 674:53 applies to this application . He added that they have applied to the Candia Planning Board and a public hearing will be held in August and the Town of Deerfield will be notified as an abutter. Ultimately the plan will need Deerfield's signature approval before recording.

Board members reviewed plans provided by Mr. Lopez.

Mr. Lopez explained that four of the lots will have frontage on Currier Road in Deerfield. Both Candia and Deerfield require 200 feet of frontage.

Peter Schibbelhute questioned the width of the road. Mr. Lopez replied that it is variable, some areas are 24 feet of gravel and some are less.

Board members expressed concern regarding the maintenance of Currier Road.

Mr. Lopez also noted that four driveway permits will need approval by Deerfield.

Chair Schibbelhute felt that, before the Board can make any decision, they would like to hear what the Candia Board decides.

Mr. Lopez will meet again with the Planning Board on August 28, 2019 at 7:45PM.

APPROVAL OF MINUTES/MANIFEST

Harriet Cady moved to approve the minutes of June 26, 2019 and the manifest for a time sheet for Jane Boucher. (20 1/2 hours/ 6/13-6/26). Robert Cote seconded. Voted in favor.

RELEASE OF BONDS/PSNH DBA EVERSOURCE

Members reviewed an inspection report from Jeff Quirk, KNA, for structures 178 and 185.

Harriet Cady moved to authorize the release of Bonds #1067706970 and #106921166 for Public Service Co. of NH dba Eversource. Robert Cote seconded. Voted in favor.

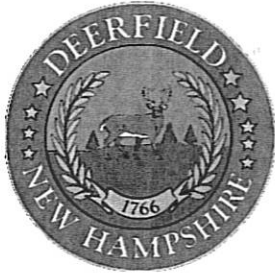
OTHER BUSINESS

Board members reviewed a letter from Scott Olson, FEMA regarding three scheduled Flood Risk Review Meetings for communities to review their work maps.

Harriet Cady asked that SNHPC submit a monthly report advising of action taken.

8:20PM Harriet Cady moved to adjourn . Robert Cote seconded. Voted in favor.

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



TOWN OF DEERFIELD, NEW HAMPSHIRE

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Memorandum

To: Deerfield Planning Board
From: Cam Prolman, Representing Deerfield Town Planner
Re: Planning Board Meeting for July 10, 2019
Date: July 10, 2019

1. **Minor Subdivision Plan Map/Lot 419-88.** Public hearing and application of Cassier Family Trust, 94 South Road, Deerfield for the minor subdivision, creating one additional lot, all with frontage along Candia Rd.

Planning Board Action To Be Considered:

- a. Open case, consider presentation
- b. Open to the public
- c. Review Town Planner comments.
- d. Consideration of Conditional Approval

Planners Comments: I have reviewed the plan and application set and note the following:

- The original parcel is 51.6 acres and the new proposed lot is ± 3.116 acres.
- Currently, there are no details on the proposed driveway. The driveway has the potential to lead runoff onto Candia Rd. Driveway details should be included on the plan to ensure there is no impact on Candia Rd.
- A culvert detail should be included on the plan.
- Details on the temporary erosion control measures such as the silt fence and haybales should also be included on the plan.

Recommendations

If the Board considers conditionally approving the plans, the following recommendations are provided for consideration:

1. All revisions as agreed upon (see Planner's Comments above) to be included on the plans.
2. Monumentation certificate to be provided for the new lot.
3. Appropriate fees to record the plan be provided.
4. All driveways to be approved by the Road Agent prior to building permit being issued.
5. The Applicant have _____ (period of time) to complete conditions in order to obtain final approval.