

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 14, 2019

MINUTES OF MEETING

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

Chairman Peter Schibbelhute called the meeting to order at 7PM and appointed William Perron a voting member.

APPROVAL OF MINUTES

Harriet Cady moved and Robert Cote seconded to approve the minutes of July 10, 2019, Voted in favor with Fred McGarry and William Perron abstaining.

APPROVAL OF MANIFEST

Harriet Cady moved to approve the manifest in the amount of \$3,906.35 and three time sheets for Jane Boucher. Robert Cote seconded. Voted in favor.

7:15 PM APPLICATION FOR PUBLIC HEARING; RICHARD AND RUTH NORCROSS; APPROVAL FOR ACCESS TO SUBDIVISION IN NORTHWOOD, NH FROM GULF ROAD

Charlie Zilch, S.E.C., representing Richard and Ruth Norcross and David Skoge were present.

Chair Schibbelhute read the Notice of Public Hearing by which Richard and Ruth Norcross are making application for a Public Hearing for the Deerfield Planning Board to approve a condition of approval for a subdivision for property on Gulf Road, Northwood, NH (identified as Tax Map 117 Lot 1). At a public hearing on June 27, 2019 the Northwood Planning Board approved an application for a subdivision for five new lots to be created on Gulf Road, Northwood, NH consisting of 17.7 acres and owned by Richard and Ruth Norcross. One of the conditions was to provide approval by the Deerfield Planning Board relating to access from Gulf Road.

Chair Schibbelhute read a memo from Cameron Prolman, SNHPC. A copy is attached to these minutes. In his memo Mr. Prolman noted the following RSA 674:53 IV states " no plat or plan showing land whose sole street access or sole maintained street access is...located in an adjoining municipality shall be deemed approved for purposes of this title unless it has been approved by the planning board, if any, of that adjoining municipality, provided however that the sole issue which may be addressed or regulated by the adjoining municipality shall be the adequacy of such street access, and the impact of the

proposal upon it."

Board members reviewed the submitted plans. Fred McGarry moved to accept the application. William Perron seconded. Voted in favor.

Charlie Zilch from S.E.C. Associates noted that the parcel has 1300 feet of road frontage on Gulf Road. They are here to obtain Planning Board approval to access Gulf Road to the property.

Peter Schibbelhute noted that the Deerfield section of Gulf Road is extremely narrow .

Fred McGarry said he had measured the road . Currently the section of Deerfield is 17 or 18 feet wide and the narrowest measurement he got was 13 feet wide. He noted that the minimum pavement width for Deerfield is 18 feet wide for 200 trips per day. He said that there are at least 70 or 80 houses in Northwood with access from Gulf Road, Deerfield. He added that he did not see how the Planning Board could approve access based on the current condition of the road.

Peter Schibbelhute said that he measured the road at a section at 13 feet and noted there is no shoulder.

Robert Cote asked Mr. Zilch if the Northwood Planning Board had discussed the condition of Gulf Road at the public hearing. Mr. Zilch replied "briefly, however they did not think it was a real issue."

Chair Schibbelhute also expressed concern regarding emergency vehicles accessing road especially in the winter.

Charlie Zilch asked if any Impact Fees would be applicable.

Fred McGarry replied there was but there was no way it would come close to the amount of money needed to upgrade the road.

Harriet Cady said that , in order to upgrade the road, at least three houses would have to be moved.

Charlie Zilch said he would like to ask for a continuance as he was not aware of the position of the Board and would like to have an opportunity to do more research.

David Skoge asked if the Board would consider some type of impact fee.

Chair Schibbelhute felt that the Board should discuss that with Town Counsel.

Fred McGarry said that Deerfield has a six year period to expend money from impact fees and if there is not enough money, existing money must be given back.

Fred McGarry moved to continue the public hearing for Richard and Ruth Norcross to grant access from Gulf Road, Deerfield to Northwood, NH. to September 11, 2019 at 7:15PM. William Perron seconded. Voted in favor.

7:45PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT; ROSCOE AND KATHLEEN BLAISDELL AND 68 OAKDALE AVENUE REALTY TRUST; CHURCH STREET AND LANG ROAD
Roscoe Blaisdell was present along with Ed and Sandra Cross, Louise Holdsworth and Robert Longhenry.

Chair Peter Schibbelhute read the Notice of Public hearing by which 68 Oakdale Avenue Realty Trust , 4 Thurston Pond Road, Deerfield, NH (Tax map 414 Lot 105 consisting of 28 +- acres) and Roscoe and Kathleen Blaisdell, 22 Scribner Road, Raymond, NH (Map 414 Lot 106-10 consisting of 21.2+-acres) and owned by the applicants. The intent of the application is to adjust the lot line between Map 414 Lot 105 and Map 414 Lot 106.10. 25.7987 acres will be added to Lot 106.10 . Lot 414 Lot 10 would then consist of 47.0826 acres and Lot 105 would then consist of 3.013 acres.

Chair Schibbelhute read a memo from Cameron Prolman. A copy is attached to these minutes.

Board members reviewed the submitted plans. Fred McGarry moved to accept the application. Robert Cote seconded. Voted in favor.

Roscoe Blaisdell presented the plans showing the proposed Lot Line Adjustment noting that Oakdale Ave. Realty Trust has agreed to sell 25.7987 acres to add to Lot 106.10. This will leave Lot 105 with 3.013 acres, which does have an approved septic.

Mr. Longhenry, an abutter, asked to see the plan.

Mr. McGarry noted that the 3.13 acre lot would require State Subdivision Approval.

Mr. Cross said that the land he is selling to Mr. Blaisdell is wetlands with power lines on it. Nothing new will be created.

Louise Holdsworth, an abutter, said she has documentation that her lot is 5.01 acres. She found two pins on her property line. She noted she had concerns.

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Chair Schibbelhute pointed to her lot on the plan and the rock wall. She said she would like the option of having her lot surveyed to determine if the pins are in the right place. She also expressed concern regarding an abutter who is replacing a septic system.

Mr. Schibbelhute said that has nothing to do with what is being presented to the Board this evening. He explained to Mrs. Holdsworth what is being presented to the Board and the only issue the Board can discuss. Mrs. Holdsworth said she understood and thanked the Board.

Fred McGarry moved to grant conditional approval for a Lot line Adjustment for 58 Oakdale Ave. Realty Trust and Roscoe and Kathleen Blaisdell with the following conditions:

- . obtaining a State Subdivision Approval for the three acre Lot.

- . Show bearing and distance for back lot line.

Conditional Approval to lapse in 60 days (October 14, 2019).

William Perron seconded. Voted in favor.

GULF ROAD ACCESS

Board members agreed to contact Town Counsel, James Raymond for his opinion regarding access.

Harriet Cady felt that we should contact Northwood. She said that we should have advised the Town of Northwood that Deerfield would not accept any further subdivisions requiring access.

Cameron Prolman said that they have previously spoken with Attorney Raymond and will contact him for his opinion.

OTHER BUSINESS

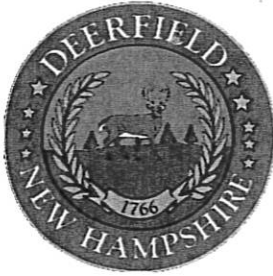
Peter Schibbelhute advised that Gregory Mitchell will be moving out of Town and has submitted his resignation as a member of the Planning Board.

Fred McGarry moved to appoint William Perron to serve as a member of the Planning Board. Robert Cote seconded. Voted in favor.

Harriet Cady asked that reports from SNHPC be submitted for review by the Planning Board. Cameron Prolman will provide reports.

The meeting was adjourned at 8:30.

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 August 14, 2019
Date: August 14, 2019

1. **Subdivision Plan – Gulf Road, Northwood Subdivision.** Application for Public Hearing of Richard and Ruth Norcross, 281 Park Ave, Arlington, MA, for a subdivision creating five lots on Gulf Road in the Town of Northwood.

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:

- On July 27, 2019, the Northwood Planning Board approved an application for a subdivision for five new lots to be created on Gulf Road in Northwood, NH. The lot is identified as Tax Map 117 lot 1, consisting of 17.7 acres. The application proposes to subdivide the 17.7 acre parcel into five lots with frontage along Gulf Road. A condition of approval was to provide approval by the Deerfield Planning Board relating to access from Gulf Road.
- RSA 674:53-IV states *"no plat or plan showing land whose sole street access or sole maintained street access is ... located in an adjoining municipality shall be deemed approved for purposes of this title unless it has been approved by the planning board, if any, of that adjoining municipality, provided however that the **sole issue which may be addressed or regulated by the adjoining municipality shall be the adequacy of such street access, and the impact of the proposal upon it.**"*
- Gulf Road, a relatively narrow Town maintained road, serves as the only point of access to all development on Gulf Road and development on roads connecting to Gulf Road, with no secondary access from the Town of Northwood; I am concerned by the potential cumulative impacts of future development on Gulf Road due to their dependence on a single point of access. However, it is difficult to know whether such impacts can be directly associated with an applicant of this scale.

Recommendations

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

1. All revisions as agreed upon to be included on the plans.
2. Appropriate fees to record the plan be provided.
3. The Applicant have _____ (period of time) to complete conditions in order to obtain final approval.

2. **Lot Line Adjustment Map 414 Lots 105 & 106.10.** The application of Roscoe and Kathleen Blaisde Scriber Road, Raymond, NH and 68 Oakdale Ave Realty Trust, 4 Thurston Pond Road, Deerfield, NH

Planning Board Action To Be Considered:

- e. Open case, consider presentation
- f. Open to the public
- g. Review Town Planner comments.
- h. Consider conditionally approving application.

Planners Comments: I have reviewed the LLA with the applicant and with town staff.

- The existing Map 414 Lot 105 is 28.8 acres; Map 414 Lot 106.10 is 21.2 acres.
- The intent is to adjust the lot line between *Map 414 Lot 105* and *Lot 106.10* where *Lot 106.10* will receive 25.7987 acres from lot 105, making *Map 414 Lot 106.10* 47.02 acres and *Map 414 Lot 105* 3.01 Acres.
- I have concerns about how the Plan shows existing and future conditions. While the Plans show the proposed lot line adjustment and configuration of Map 414 Lot 105, the Plans show the proposed adjustments to Map 414 Lot 106.10.

Possible Conditions of Approval:

1. All revisions as agreed upon to be included on the plans.
2. That a monumentation certificate be submitted to the Planning Department with the appropriate fees for recording the plan.
3. All conditions to be met within one year.