

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
SEPTEMBER 11, 2019

#### MINUTES OF MEETING

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

7PM Chair Peter Schibbelhute called the meeting to order.

Board members observed a moment of silence in memory of September 11, 2001.

#### APPROVAL OF MANIFEST

William Perron moved and Robert Cote seconded to approve the manifest in the amount of \$759.97 and a time sheet for Jane Boucher. ( \$759.97 SNHPC Contract; Time sheet for 22 1/2 hours) Voted in favor.

#### CURRIER ROAD SITE VISIT

The Board had conducted a site visit to Currier Road on September 8. It was noted that an easement was discussed at that time. An application for a Public Hearing for the proposed Candia subdivision will be held on September 25, 2019.

#### 7:15PM CONTINUATION/PUBLIC HEARING GRANT CONDITIONAL OF APPROVAL FOR ACCESS TO A FIVE LOT SUBDIVISION IN NORTHWOOD, NH FROM GULF ROAD, DEERFIELD.

A request from Charlie Zilch, S.E.C. & Associates to continue the public hearing was received.

Robert Cote moved to continue the public hearing to October 9, 2019 at 7:30PM. William Perron seconded. Voted in favor.

#### 7:30PM CONCEPTUAL MEETING; JEFF WHITE/MAJOR SUBDIVISION

Jeff White was present.

Mr. White said he was present to get some clarity on the provisions for an open space development. He added that he has been asked by the owners not to identify the specific location of the property.

He advised that he had spoken with Sylvia von Aulock and has had a lot of conversations with Rick Pelletier. Mr. White said that if he were looking at a piece of property consisting of 30 acres of land and 2000 feet of frontage. He said it was his understanding that he could do an open space subdivision with road frontage , without having to build a road, and get 10 lots

if the yield works that way. All back land and side land would be open space.

Cameron Prolman said that Sylvia did speak with him briefly regarding this and said that a waiver could be given for all driveways.

Mr. White noted that would be a 100 foot buffer from the road, which is not suppose to be disturbed. He said he was told that the Planning Board could grant a waiver for this requirement. He questioned with 30 acres of land how much needs to be in open space. According to Mr. White 50% of that land needs to remain in open space.

Mr. Schibbelhute said they would probably want to grant a waiver for the 100 foot buffer.

Cameron Prolman said that the Planning Board could waive the design standard.

Peter Schibbelhute said Mr. White could bring a rough design to Sylvia von Aulock for her opinion. He felt it would benefit the Town not to have another road created and maintained.

Mr. Prolman referred to Page 46 of the Zoning Ordinance "Design Standards" A copy is attached to these minutes.

Jeff White said that he just wanted to make certain that, if he goes forward with this, a waiver is not a big deal.

Chair Schibbelhute said that he should go to SNHPC for review and then come to the Planning Board.

The meeting was adjourned at 7:45PM.

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

2. **Large Lot Exemption:** Any lot created by the subdivision that has at least ten (10) acres: and
3. **Nonresidential Lot Exemption:** Lots created by the subdivision that are restricted to nonresidential uses.

**325.4 Standards and Conditions:**

- A. **Use of Lots in Open Space Developments:** The following uses are permitted on lots in an Open Space Development
  1. Residential uses as permitted by the Zoning Ordinance.
  2. Outdoor recreation, such as golf courses, riding stables, skating rinks and other forms of outdoor recreation, provided:
    - (a) The siting of all outdoor recreation facilities will be subject to approval by the Planning Board under its Site Plan Review Regulations.
    - (b) Spectator events are incidental and not operated as a primary business:
    - (c) Accessory service buildings are limited to those necessary for the pursuit of the recreational activity: and
    - (d) No area developed for active recreation is located within 150 feet of any lot used for a residence.
  3. Commercial and non-commercial agriculture and forestry.
- B. **Maximum Density:** The number of dwelling units permitted in any Open Space Development shall not exceed the number of single family dwelling units permitted for a Conventional Subdivision that conforms to Section 204 of the Deerfield Zoning Ordinance and that would be approved by the Planning Board.
- C. **Uses Restricted:** No lots in an open space development may be used for manufactured housing, trailers, recreational vehicles, campers, or similar semi-permanent housing, whether provided with a foundation or not.
- D. **Design Standards**
  1. **Setbacks:** Open Space Development are subject to the following setbacks, and building separation, in place of the area and yard dimensions in Section 204:
    - (a) Setbacks: No Structure, road (except the road giving access to the subdivision), septic System, or parking area may be located:
      - (1) Front Setback: Within one hundred (100) feet from the edge of a public right-of-way in existence prior to the open space development subdivision.
      - (2) Side and rear Setback or Buffer: Within fifty (50) feet of an abutting property line to the subdivision.

(b) **Internal Setbacks and Separation:**

- (1) **Front setback:** Structures shall be located at least twenty-five (25) feet from the edge of any roads in the subdivision.
- (2) **Dwelling units Separation:** Dwelling units must be located at least forty (40) feet apart. The Planning Board may approve a smaller separation if an acceptable alternative for fire safety, as determined by the Fire Chief, is provided. The location of setbacks proposed to achieve this requirement shall be depicted on all plats in the proposed open space subdivision.

2. ***Waiver:*** The Planning Board may reduce any of the Design Standards if it finds that the purposes and objectives of this ordinance are not adversely affected by the reduction.

E. **Landscape Buffer:**

An Open Space Development shall have a landscape buffer to provide transition between abutting land uses and the development and also between the development and existing Town roads, as determined by the Planning Board. Whenever possible, the natural vegetation shall be retained. The Board may require vegetative plantings to supplement or replace inadequate natural buffers. No construction, with the exception of primary access roads, shall be permitted in the buffer, including septic systems, parking areas, driveways and other roads.

F. **Minimum Open Space Area:**

The Total area of Open Space shall equal at least fifty percent of the Open Space Development's gross tract area (Minimum Open Space Area). Not more than fifty percent of the Minimum Open Space Area may consist of lands within the Wetlands Conservation District or having slopes in excess of twenty percent. The area within the front, side and rear setbacks shall be included in and be a part of the Open Space."

G. **Use of Open Space Area:**

Not greater than ten percent of the Open Space may be used for active recreational uses, such as parks, swimming pools, tennis courts, playgrounds, play fields, or golf courses. The remainder of the Open Space may be used for nature trails and passive recreation, commercial and non-commercial agricultural and forestry uses, or left as undeveloped land. The Planning Board may permit a greater portion of the land to be used for active recreational uses if it finds that expansion of active recreation satisfies the purposes of this ordinance.

H. **Protection of Open Space:**

Open space shall be protected by deed restrictions or other permanent covenants running with the land or a conservation easement. Open Space not conveyed to the Town or to a conservation organization acceptable to the Planning Board shall be