

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 9, 2019

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute (arrived at 7:20),
Selectmen's Representative Fred McGarry, William Perron, Robert
Cote. Also present Sylvia von Aulock, SNHPC, Cameron Prolman,
SNHPC, and secretary Jane Boucher.

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

DEERFIELD CONSERVATION COMMISSION; PROPOSED ZONING AMENDMENTS
Conservation Commission members Serita Frey and Haley Andredzzi
were present.

Sylvia von Aulock said that she has been working with the
Conservation Commission on updating the Wetlands Zoning
Regulations. She provided two versions, one showed the
ordinance with the proposed amendments and the other, which she
called the "red line version", indicated the specific sections
which are proposed to be deleted. A copy is attached to these
minutes.

She noted that all references to "poorly drained and very
poorly drained soils" have been deleted. The definition of
District Boundaries has been amended. Ms. von Aulock said that
it is important to note that the buffer is very important.
Section 210 C has been added. "Wetlands as defined in 201.2 do
not include manmade ditches and swales, sedimentation detention
basins or ponds, manmade agricultural/irrigation ponds and
swales, fire ponds, septic or manure lagoons, or silage pits.

Other changes include 210.5 "Permitted Uses in Vicinity of
wetlands" Recreational uses consistent with the purpose and
intent has been deleted. Also removed was drainage ways.
Nothing has changed in "Conditional Use"

7:20PM Chair Peter Schibbelhute arrived.

Ms. von Aulock also noted the addition of 210.7 E "All newly
created lots shall contain a minimum of 1 acre of contiguous
upland soils. (other than that described in 201.3A).

Mr. Schibbelhute said that the 100 foot buffer should remain
part of the contiguous upland soils. He noted that his concern
is this will make it more difficult that it already is.

Serita Frey said that they have brought this before the
Planning Board as a draft and are looking for input in order to

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make revisions.

7:30PM Sylvia von Aulock left the meeting at this time.

7:30PM CONTINUATION; PUBLIC HEARING GRANT CONDITION OF APPROVAL FOR ACCESS TO A FIVE LOT SUBDIVISION IN NORTHWOOD, NH FROM GULF ROAD, DEERFIELD, NH
Charlie Zilch, David Storey and Attorney Charles Cleary were present.

Mr. Zilch noted that he was here representing the actual property owners Richard and Ruth Norcross. He said that their proposal, conditionally approved in Northwood, was for a five lot subdivision. Part of the conditional approval was to obtain approval from Deerfield Planning Board. He added that they had come to the Board in August for a Public Hearing. He noted that he asked for a continuation to look into what their options were.

Attorney Cleary said that he did review the minutes and plans relative to the subdivision and the odd situation is that the Town of Northwood had no idea of any issues that Deerfield might have. He noted that the situation is a little unusual.

Peter Schibbelhute said that Gulf Road is extremely narrow, 13 feet wide. He noted that he and other members did do a site visit and measured the road. Mr. Schibbelhute said that the Town of Northwood had not done any improvements to the road to service their residents. He questioned how to remedy a situation that is only going to get worse.

Fred McGarry said that this is the first time the Town of Northwood has given the Town of Deerfield an opportunity to address an application. Mr. McGarry said there were currently 140 homes in Northwood accessing through Gulf Road , Deerfield.

Peter Schibbelhute said that , although he did not like saying "no", he felt that approving the addition of five homes with access on a 13 foot wide road was not the answer. He felt that the Town of Northwood should be providing access to homes in Northwood.

Charlie Zilch advised that the applicant would be willing to reduce the application to three lots.

Chair Schibbelhute suggested a site walk be scheduled and representatives from the Town of Northwood also be present.

Fred McGarry note that the 65 day clock runs out on October 19 and unless the applicant is willing to extend, action needs to be taken tonight.

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Mr. Zilch agreed to a 30 day extension. (November 19, 2019)

Board members agreed to conduct a site walk on October 19 or October 26 at 9AM. Mr. Zilch will contact the Northwood Planning Board and advise when the site visit will take place.

Fred McGarry moved to continue the public hearing to November 13, 2019 at 7:15PM. Robert Cote seconded. Voted in favor.

A copy of Cam Prolman's memo regarding the application is attached to these minutes.

8PM APPLICATION FOR PUBLIC HEARING LOT LINE ADJUSTMENT; 132 NORTH ROAD LLC AND SEAN AND KELLY BRESNAHAN NORTH ROAD Shane Carter, Sean Bresnahan and Scott Frankiewicz, LLS, were present.

Chair Peter Schibbelhute read the Notice of Public Hearing for 132 North Road LLC, P O Box 185, Deerfield, NH (Map 208 Lot 8 consisting of 6.12 +- acres) and Sean and Kelly Bresnahan , 136 North Road, Deerfield, NH (Map 208 Lot 9 consisting of 3+-acres) and owned by the applicants. The intent of the application is to adjust the lot line between Lot 8 and Lot 9. 0.061 acres to will added to Lot 8.

Chair Schibbelhute read the memo from Cameron Prolman regarding the application. A copy is attached to these minutes.

Fred McGarry moved to accept the application. William Perron seconded. Voted in favor.

Board members reviewed the plans.

Fred McGarry moved to Grant conditional approval for a Lot Line Adjustment for 132 North Road LLC and Sean and Kelly Bresnahan, North Road with the following conditions:

. Points to be set/Certificate of monumentation submitted.
Conditional Approval to lapse in 30 days (November 9, 2019).
Robert Cote seconded. Voted in favor.

8:20PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION 132 NORTH ROAD LLC, NORTH ROAD, DEERFIELD, NH
Shane Carter, Sean Bresnahan and Scott Frankiewicz were present.

Peter Schibbelhute read the Notice of Public Hearing by which 132 North Road , LLC, P O Box 185 , Deerfield, NH is making application for a Minor Subdivision for property on North Road (identified as Tax Map 208 Lot 8 consisting of 6.12 acres) and owned by the applicant. The intent is to create one new lot

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consisting of 3 acres.

Fred McGarry moved to accept the application. William Perron seconded. Voted in favor.

Board members reviewed plans. Cameron Prolman provided a memo, which is attached to these minutes.

Scott Frankiewicz noted that Lot 1 will be the location of the existing business and Lot 2 has a residential home. They will need to apply for State Subdivision Approval.

Fred McGarry moved to grant conditional approval to 132 North Road LLC for a Minor Subdivision with the following conditions:

- . Certification of monumentation
- . State Subdivision Approval

William Perron seconded. Voted in favor. Conditional approval to lapse in 60 days. (December 9, 2019).

8:30 PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; KINGS GRANT; SOUTH ROAD

George Kelly IV and Timothy Peloquin, Promised Land Survey, were present.

Chair Peter Schibbelhute read the Notice of Public Hearing by which King's Grant, P O Box 1374, Concord, NH will make application for a public hearing to consider approval of a Minor Subdivision for property located on South Road, Deerfield, NH (identified as Tax Map 420 Lot 24) consisting of 162.9 acres and owned by the applicant. The intent is to create two new lots each consisting of 12 acres. Lot 24 would then consist of 136 +- acres.

Fred McGarry moved and William Perron seconded to accept the application. Voted in favor.

Mr. Peloquin said they are proposing to create two lots each 12 acres.

Fred McGarry said there should be a note detailing the area of upland soil and wetlands on both lots.

Mr. McGarry questioned the width between the stone wall on South Road at the northeasterly corner. Mr. Peloquin replied approximately 40 feet.

Fred McGarry we would require the applicant to dedicate or provide an easement for half of the shortage.

Dennis van Dinter requested to see a copy of the plan. He questioned as to whether the Town could do anything open Peter

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Moore Road to Currier Road. He noted that Currier Road was closed due to water and mud for two days this past year.

Peter Schibbelhute noted that it would have to be proposed as a warrant article and brought to the Board of Selectmen.

Spencer Tate, an abutter, noted that Peter Moore Road had been discontinued in 1926 and upheld in 1967.

Fred McGarry moved to grant conditional approval to King's Grant for a Minor Subdivision on South Road with the following conditions

.Certificate of monumentation provided.

.Show areas of upland soils and wetlands on two lots

Conditional approval to lapse in 60 days (December 9, 2019)

William Perron seconded. Voted in favor.

MEETING DATES

The Planning Board will meet on November, 13, 2019 and December 11, 2019.

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest (time sheet for Jane Boucher). Robert Cote seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minute of August 28, 2019 . William Perron seconded. Voted in favor with Peter Schibbelhute abstaining.

Fred McGarry moved to approve the minutes of September 25, 2019. Peter Schibbelhute seconded. The following corrections were made to the minutes:

Page 3 Paragraph 5: Add afer first sentence " Peter Schibellhute recommended 15 feet.

Page 4 Paragraph 1: Add "Professional Service provided by SNHPC.

Page 4 Last Paragraph: Correct to read \$41,908.00

Voted in favor with Robert Cote abstaining.

Robert Cote moved and William Perron seconded to approve the minutes of September 11, 2019. Voted in favor with Fred McGarry abstaining.

The meeting was adjourned at 9:20PM.

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

Deerfield Zoning Ordinance

Section 210 Wetlands Conservation District

210.1 Purpose

Wetlands provide critical wildlife habitat, flood protection, groundwater recharge, pollution abatement, and augmentation of stream flow during dry periods. The purpose of this ordinance is to maintain or improve the functions and values of wetlands by outlining those uses that can be located appropriately and safely in the vicinity of wetland areas without infringing on their proper functioning. ~~The purpose of this ordinance is to protect the public health, safety and general welfare by controlling and guiding the use of land areas that have been found to be subjected to high water tables for extended periods of time.~~

It is intended that this ordinance shall:

- A. Control the development of structures and land uses in the vicinity of wetlands. ~~on naturally occurring wetlands which will contribute to pollution of surface and ground water by sewage or toxic substances.~~
- B. Prevent the destruction of or significant changes to natural wetlands ~~which provide flood protection, groundwater recharge, pollution abatement, and augmentation of stream flow during dry periods.~~
- C. Protect sensitive, unique and unusual natural areas.
- D. Protect wildlife habitats ~~and maintain ecological balances.~~
- E. Prevent expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands.
- F. Allow for ~~Encourage~~ those low-intensity uses that can be harmoniously, appropriately and safely located in the vicinity of wetlands.
- G. ~~Docks, Open Decks, and Stairways: Docks, Open Decks, and Stairways proposed to be located within the building setback from any body of water, including rivers, streams, lakes, or ponds shall be subject to obtaining a Special Exception from the Zoning Board of Adjustment. No such improvement shall be enclosed. All other required permits from other regulatory agencies shall be obtained before making application to the Board of Adjustment.~~

210.2 Wetlands Defined

A wetland is an area that is inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions, does support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include, but are not limited to, swamps, marshes, bogs, and similar areas. This definition is in accordance with the current State of New Hampshire Wetlands Regulations which uses the definition established by the U.S. Army Corps of Engineers. ~~Soil series and land types commonly associated with wetlands, as described by the "Soil Information for Resource Planning, Town of Deerfield, Rockingham County, New Hampshire" dated June, 1985; include the following "very poorly drained" and "poorly drained soils". In addition, for the purpose of this ordinance, wetlands include those areas which are determined to be wetlands in accordance with the current State of New Hampshire Wetlands Regulations (New Hampshire Code Administrative Rules Wt 100-800) (Adopted March 14, 2006)~~

"Very Poorly Drained" Soils:

Scarboro, fsl 15
Greenwood and Ossipee soils, ponded 197
Chocorua mucky peat 6 and 395
Greenwood mucky peat 295
Scarboro muck, very stony 549
Ossipee mucky peat 495

"Poorly Drained" Soils:

Ridgebury very fine sandy loam—646
Ridgebury very fine sandy loam, very stony—647
Walpole very fine sandy loam, very stony—547
Rayham silt loam—533
Pipestone sand—214
Rippowam Pootatuck complex—4 & 5

210.3 District Boundaries

The Deerfield Wetlands Conservation District is defined as those areas of the town that contain wetlands as defined in 210.2, as well as all areas within 100 feet of the jurisdictional wetland area.

- A. ~~The Deerfield Wetlands Conservation District is defined as those areas of the town that contain wetlands as defined as these areas of the Town that contain wetlands as defined in 210.2 including, but not limited to, marshes, ponds, bogs, lakes, streams and rivers as well as soils that are defined as poorly or very poorly drained by the National Cooperative Soil Survey conducted by the U.S. Department of Agriculture Soil Conservation Service. (Adopted March 14, 2006)~~

~~Poorly drained soils less than one quarter (1/4) acre in area shall be excluded from definition provided that these soils are at least one hundred feet (100') from any wetlands.~~

- B.A. "Town of Deerfield Wetlands Conservation District Map" is hereby deemed to be a part of the official zoning map of the Town of Deerfield.
- C.B. Wetlands incorrectly delineated: where it is alleged that an area has been incorrectly delineated as a wetland, or that an area not so designated meets the criteria for wetland designation, the Planning Board shall determine whether the regulations contained here apply ~~herein have application~~.

The Planning Board shall make their judgment under this section only upon the determination by a qualified wetland scientist ~~soil scientist(s) and/or plant scientist(s)~~ on the basis of additional on-site investigation or other suitable research ~~that the information contained on the Wetlands Map is incorrect~~. This evidence shall be acceptable only when presented in written form by said scientist(s) to the Planning Board. Any necessary wetland ~~soil~~ testing procedures shall be conducted at the expense of the applicant ~~landowner or developer~~.

- C. Wetlands as defined in 210.2 do not include manmade ditches and swales, sedimentation/detention basins or ponds, manmade agricultural/irrigation ponds and swales, fire ponds, septic or manure lagoons, or silage pits.

210.4 Relation to Other Districts

Where the Wetlands Conservation District is superimposed over another zoning district; the more restrictive regulations shall apply.

210.5 Permitted Uses in the Vicinity of Wetlands

- A. ~~Poorly Drained Soils:~~ Permitted uses in areas of poorly drained soils are as follows:
1. Agriculture, including grazing, hay production, truck gardening and silage production provided that such use does ~~is shown~~ not to cause significant increases in surface or groundwater contamination by pesticides or other toxic or hazardous substances and that such use will not cause or contribute to soil erosion.
 2. Forestry and tree farming to include the construction of access roads for said purposes, provided that such use does not cause or contribute to soil erosion..
 3. Wildlife habitat development and management.

4. ~~Recreational uses consistent with the purpose and intent of this section as defined in part A.~~

5.4. Conservation areas and nature trails.

6.5. Water impoundment and the construction of well water supplies.

7. ~~Drainage ways to include streams, creeks, or other paths of normal runoff water and common agricultural land drainage.~~

8.6. Any use otherwise permitted by the Zoning Ordinance and state and federal laws that does not involve the erection of a structure or that does not alter the surface configuration of the land by the addition of fill or by dredging except as a common treatment associated with a permitted use.

B. ~~Very Poorly Drained Soils: Permitted uses in areas containing very poorly drained soils, marshes, bogs, open water and major streams are as follows:~~

1. ~~Use specified under Part 210.5.A (1 through 8) above shall be permitted except that no alteration of the surface configuration of the land by filling or dredging and no use which results in the erection of a structure, except as provided for in Part 210.5.B.2 below shall be permitted.~~

2. ~~The construction of fences, foot bridges, catwalks, and wharves only, provided: (1) said structures are constructed on posts or pilings so as to permit the unobstructed flow of water; (2) the natural contour of the wetland is preserved; and, (3) the Planning Board has reviewed and approved the proposed construction.~~

C. ~~Vernal Pools: Vernal pools are small scattered temporary springtime ponds fed by snowmelt and spring rains. Proposed uses shall avoid, minimize or mitigate any filling of a vernal pool.~~

210.6 Prohibited Uses (Pending)

210.7 Conditional Use

A. A Conditional Use Permit may be granted by the Planning Board (RSA 674:21, II) for the construction of roads and other access ways, and for utility pipelines, power lines, and other transmission lines provided that all of the following conditions are found to exist:

1. The proposed construction is essential to the productive use of land not within the Wetlands Conservation District.
2. Design and construction methods will be such as to minimize detrimental impact upon the wetland and will include restoration of the site as nearly as possible to its original grade and condition.

- D. For lots in existence at the time of the adoption of this amendment, March 14, 2006, no building shall be erected within seventy five (75) feet of any wetland.
- F.E. All newly created lots shall contain a minimum of 1 acre of contiguous upland soils (soils other than that described in 210.3A).

210.8 Separability

If any section, provision, portion, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by any court or competent authority, such holding shall not affect, impair or invalidate any other section, provision, portion, clause or phrase of this ordinance.

210.9 Conflict with Other Regulations

Where any provision of this ordinance is in conflict with State law or other local ordinance, the more stringent provision shall apply.

210.10 Special Exception for Non-Conforming Lots

Upon application to the Board of Adjustment, a special exception shall be granted to permit the erection of a structure within the Wetlands Conservation District on vacant lots provided that all of the following conditions are found to exist:

- A. The lot upon which an exception is sought is an official lot of record, as recorded in the Rockingham County Registry of Deeds, prior to the date on which this amendment was posted and published in the town.
- B. The use for which the exception is sought cannot feasibly be carried out on a portion or portions of the lot which are outside the Wetlands Conservation District.
- C. Due to the provisions of the Wetlands Conservation District, no reasonable and economically viable use of the lot can be made without the exception.
- D. The design and construction of the proposed use will, to the extent practical, be consistent with the purpose and intent of this Section.
- E. The proposed use will not create a hazard to individual or public health, safety and welfare due to the loss of wetland, the contamination of groundwater, or other reason.

The Board of Adjustment may themselves, or upon petition from the Building Inspector, Conservation Commission or abutters, hire a qualified consultant or consultants to prepare such studies as are necessary to determine whether the conditions set forth above have been met. The cost of such studies shall be borne by the applicant.

3. No alternative route which does not cross a wetland or has less detrimental impact on the wetland is feasible.
 4. Economic advantage alone is not reason for the proposed construction.
- B. Prior to granting of a Conditional Use Permit under this Part, the applicant shall agree to submit a performance security to the Board of Selectmen. The security shall be submitted in a form and amount, with surety and conditions satisfactory to the Selectmen and approved by Town Counsel, to ensure that the construction has been carried out in accordance with the approved design. The security shall be submitted and approved prior to the issuance of any permit authorizing construction.
- C. The Planning Board, with the concurrence of the Conservation Commission, may require the applicant to submit an environmental impact assessment when necessary to evaluate an application made under this Part. The cost of this assessment shall be borne by the applicant.

The Planning Board may also assess the applicant reasonable fees to cover the costs of other special investigative studies and for review of documents required by particular applications.

210.7 General Provisions

- A. For lots created after the adoption of this amendment no septic tank or leach field may be constructed or enlarged closer than one hundred (100) feet of any wetlands. *(Adopted March 14, 2006).*
- For lots in existence prior to March 14, 2006, no septic tank or leach field may be constructed or enlarged closer than seventy-five (75) feet to any wetland.
- ~~B. No part of areas designated as having very poorly drained soils, or bodies of water, may be used to satisfy minimum lot size.~~
- ~~C. Areas designated as having poorly drained soils may be used to fulfill up to 25% of the minimum lot size required by town ordinances and subdivision regulations, provided that the non-wetland area is sufficient in size and configuration to adequately accommodate all required utilities such as sewage disposal and water supply, including primary and auxiliary leach field locations.~~
- D.B. All land included in the Wetlands Conservation District shall be appraised for tax purposes at its full and true value in money, based on its market value as undevelopable land required to remain in open space.
- E.C. For lots created after the adoption of this amendment no building shall be erected within one hundred (100) feet of any wetland.

210.11 Exemption for Residential Structures

Notwithstanding other provisions of this Section, the construction of additions and extensions to one and two family dwellings shall be permitted within the Wetlands Conservation District provided that: (1) the dwelling lawfully existed prior to the effective date of this Section; and (2) that the proposed construction conforms with all other applicable ordinance and regulations of the Town of Deerfield.

210.12 Exemption for Existing Septic System Permits

Any septic system design approved for construction ~~by the State of New Hampshire Water Supply and Pollution Control Commission,~~ for which date of approval is prior to the effective date of this Section, will be valid for building permit approval.

210.13 Docks, Open Decks, and Stairways

~~Docks, open decks, and stairways proposed to be located within the building setback from any body of water, including rivers, streams, lakes, or ponds shall be subject to obtaining a Special Exception from the Zoning Board of Adjustment. No such improvement shall be enclosed. All other required permits from other regulatory agencies shall be obtained before making application to the Board of Adjustment.~~



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 October 9, 2019
Date: October 9, 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. Determination of Case

Planners Comments:

Recap and Comments Since Aug. 14th meeting:

- **Northwood Conditional Approval:** 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, NHA condition of approval was to provide approval by the Deerfield Planning Board relating to access from Gulf Road.
- **Deerfield Planning Board Authority:** DPB authority is based on 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.*"
- **Inadequacy of Gulf Road:** Gulf Road is a Class V road that is not to town standards. It is too narrow in several sections for two cars to pass. Its only access is from Deerfield.
- **Review with Town Counsel:** Both Sylvia von Aulock and I have had conversations with Town Counsel, Jim Raymond regarding this case. Mr. Raymond confirmed the authority the Deerfield Planning Board has to vote on this application and to approve (or not to approve) the case.
- **Planners Concerns:** Both Sylvia von Aulock and I have reviewed the plans. We are concerned about the dependence on a single point of access for both existing and the proposed new development. We are also concerned about driver safety and emergency access due to the inadequacy of the road width. There is a history of flooding of the road that was corrected by a culvert replacement by the town of Deerfield. It is our understanding that Northwood has not supported roadway safety improvements or the creation of a secondary access to rectify these safety issues.

Recommendations

As per RSA 674:17 Purposes of Zoning Ordinances, Zoning ordinances shall be designed in part to facilitate the adequate provision of transportation, to secure safety from fires, panic and other dangers, and to promote health and the general welfare throughout the municipality.

As per RSA 674:53IV the Planning Board has the authority to approve or deny the application based on the adequacy of the street access and the impact of the proposal upon it.

As per Deerfield Subdivision Regulation Section I-6 Scattered or Premature Subdivision, the Planning Board may disapprove any application if it finds that it would result in the scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services...

In consideration of the concerns and regulations outlined and the Planning Board's responsibility of ensuring a safe community with adequate infrastructure, it is our recommendation that the Planning Board deny the approval of this subdivision.

2. **Lot Line Adjustment Map 208 Lots 8 & 9.** The application of 132 North Rd. LLC and Sean and Kelly Bresnahan, North 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 approving application.

Planners Comments: I have reviewed the LLA and note the following:

- The existing Map 208 Lot 8 is 6.141 acres; Map 208 Lot 9.10 is +/- 3 acres.
- The intent is to adjust the lot line between Map 208 Lot 8 and Lot 9 where Lot 8 will receive .061 acres.
- I have no concerns regarding this LLA.

Possible Conditions of Approval:

- 1. That a monumentation certificate be submitted to the Planning Department with the appropriate fees for recording the plan.
 - 2. All conditions to be met within one year.
3. **Minor Subdivision Plan Map 208 Lot 08.** Application for public hearing for 132 North Road LLC, PO Box 185, Deerfield, NH for the minor subdivision, creating one additional lot, with frontage along North Road.

Planning Board Action To Be Considered:

- i. Open case, consider presentation
- j. Open to the public
- k. Review Town Planner comments.
- l. Consider approving application.

Planners Comments: I have reviewed the plan and application set and have no concerns for this application.

Recommendations

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

- 1. Monumentation certificate to be provided for the new lot.
- 2. Appropriate fees to record the plan be provided.

4. **Minor Subdivision Plan Map 420 Lot 24.** Application for public hearing for Kings Grant LLC, PO Box 1374, Concord, NH for the minor subdivision, creating two additional lots, with frontage along South Road.

Planning Board Action To Be Considered:

- m. Open case, consider presentation
- n. Open to the public
- o. Review Town Planner comments.
- p. Consider approving application.

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

- The existing Map 420 Lot 24 is 162.9 acres; the two new lots will each consist of 12 acres, leaving Map 420 Lot 24 138.9 acres.
- I would like some clarification regarding the request to waive the applicant from depicting subject boundaries defined by metes and bounds, as iron pipes are depicted on the plan set.

Recommendations

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

3. Monumentation certificate to be provided for the new lots.
4. Appropriate fees to record the plan be provided.