

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
DECEMBER 11, 2019

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, William Perron, Robert Cote, Harriet Cady, Selectmen's Representative Fred McGarry. Cameron Prolman, SNHPC, Sylvia von Aulock, SNHPC, Jane Boucher Secretary.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest in the amount of \$4,003.70 (SNHPC contract \$1,387.84, SNHPC Contract \$1,817.25, SNHPC CIP \$797.51 and two time sheets for Jane Boucher. Robert Cote seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of November 20, 2019. Robert Cote seconded. Voted in favor.

LETTER TO NORTHWOOD BOARD OF SELECTMEN

Board members reviewed a draft letter to be sent to the Town of Northwood, board of Selectmen (A copy is attached to these minutes). The letter will be signed by the Board of Selectmen and Planning Board.

RELEASE OF BOND/FIELDSTONE DRIVE

Fred McGarry moved to approve the release of the remaining bond for Fieldstone Drive (\$6,130.08). Robert Cote seconded. Voted in favor.

REQUEST FOR EXTENSION OF CONDITIONAL APPROVAL/KINGS GRANT, SOUTH ROAD

A request was received from Tim Peloquin, Promised Land Survey, for a 90 day extension of conditional approval for Kings Grant, South Road.

Fred McGarry moved and Robert Cote seconded to grant an extension of 90 days of conditional approval to Kings Grant, South Road. (March 11, 2020). Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; MAJOR APPLICATION FOR THE PLEASANT LAKE WATERSHED PROTECTION ORDINANCE; MAGAN MUNSON, 3 RIDGEVIEW LANE

Tobin Farwell and David Whatmough were present.

Chair Peter Schibbelhute read the Notice of Public Hearing by which Magan Munson, 3 Ridgeway Lane, is making application for approval of a major Application for the Pleasant Lake Watershed

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Protection Ordinance Lane Development for property located at 3 Ridge View lane and owned by the applicant. The intent of the application is to remove and replace the existing house on the lake with a new home and garage.

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

Tobin Farwell provided some photo depicting the property.

Mr. Farwell noted that they were granted a variance from the Board of Adjustment for a side line setback. They did move the proposed three bedroom house northerly by three feet. As part of the ZBA approval the existing one bedroom cottage in the middle of the property will be converted to an office only.

They have submitted a Shoreline Application to DES. He expected to receive an approval from DES very shortly. The septic system will be relocated and they have not submitted a septic design until approval is received from DES. The one bedroom cottage will have a toilet that will tie into the new septic system.

Mr. Farwell said the lot, right now, is 22 % impervious and within the shoreland it will go up to 25.5% impervious. The entire lot would be at 20.9% impervious. He noted that they are proposing infiltration practices and drip edges for the 24 x 24 garage. They are also proposing two infiltration trenches. It is a very steep lot.

Fred McGarry asked that detail on the infiltration trench be added to the plan as well as detail for the drip edge.

Mr. McGarry questioned the proposed office. Mr. Farwell noted that the owner traveled quite a bit and intended to use the building as her office. He noted that the bedroom and shower will be removed.

Fred McGarry moved to grant conditional approval to Magan Munson for a Major Application for the Pleasant Lake Watershed Protection Ordinance with the following conditions

.Approval numbers for the Septic System and Shoreland Protection

.Detail of drip edge

. Detail of infiltration cross sections

. Detail of infiltration trench

. Signature Block for signing

Conditional approval to lapse in 30 days (January 11, 2020, William Perron seconded. Voted in favor.

7:15PM CONTINUATION; PUBLIC HEARING; PROPOSED FIVE LOT

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SUBDIVISION, CURRIER ROAD CANDIA, NH
Jason Lopez was present.

Mr. Lopez advised that he was representing Armand and Susan Hebert. He said that they are still working with Candia on the proposed subdivision,

Mr. Lopez said that the last time they met with the Deerfield Board they talked about providing an easement across the frontage of the property. Also about constructing a ditch line across three lots. He provided detail showing a two foot gravel shoulder, ditch seven feet to the center line. He provided copies of an Improvement Guarantee Work sheet in the amount of \$28,978.95.

Board members agreed that what Mr. Lopez has provided is what they approved and that when Candia does sign the approved plan, the Deerfield Planning Board will also sign.

Fred McGarry moved and William Perron seconded to grant an extension for conditional approval based on presentation of bond and processing. Voted in favor.

8PM CONCEPTUAL MEETING; PROPOSED SUBDIVISION; DAVID PARK, BROWN ROAD

Jason Franklin, David Park and Ben Osgood were present.

Mr. Osgood provided plans, showing 46 acres which they wish to subdivide into three lots, creating two new lots. He showed a proposed roadway 560 feet into cul de sac, 18 pavement. He noted that they have come up with a conceptual grading plan showing 9% grade and vertical curve down to bottom of cul de sac. The slope is no steeper than 2 to 1.

Peter Schibbelhute questioned the location of the catch basin.

Fred McGarry said they may have to look at some offsite improvements.

Peter Schibbelhute said the "water issue" is the big thing they will need to address.

Mr. Park said he wished to keep the road as a paved private way.

8:15PM PUBLIC HEARING PROPOSED AMENDMENTS TO ZONING
Chair Schibbelhute read the Notice of Public Hearing to discuss proposed amendments to the Town's Zoning Ordinance. Proposed amendments will be presented for: . Section 201 Wetlands Conservation District . Add Section 332 Restriction of Building on Substandard Roads.

Section 201 Wetlands Conservation District

Vice Chair McGarry said most of the changes are in accordance with the State requirements regarding definitions with regards to wetlands. Previously we had definitions solely based on soils and changes are based on vegetation with the characteristic of wetlands.

Robert Cote questioned section 210.7 B says "No part of areas designated as wetlands, or bodies of water, may be used to satisfy minimum lot size". He then noted 201.7C says "Areas designated as wetlands may be used to fulfill up to 25% of the minimum lot size..". Mr. Cote felt the two statements were in conflict. He questioned if Section B was necessary.

Sylvia von Aulock felt it should read "No bodies of water may be used...."

Harriet Cady suggested that 210.6 D read " "Earth excavation (as defined in NH RSA 155E) or processing of excavated materials.

Harriet Cady said that one of the things that has been said to her is that Deerfield is one of the more expensive Towns to buy a lot in. In her opinion, we should not be able to zone to a point where we are not able to have our children live in this town. She said she is very concerned when we say wetland plants. In an area you can have land that is wet in the spring , but not in the rest of the year.

Haley Andreozzi said that wetland plants will only grow in wetland areas.

Sylvia von Aulock said because there were changes made to the proposed zoning amendment, the Board must hold another public hearing which will be on January 8, 2020. At that time no further changes can be made.

PROPOSED NEW SECTION UNDER ARTICLE III GENERAL PROVISIONS
SECTION 332 RESTRICTION OF BUILDING ON SUBSTANDARD ROADWAYS
Cameron Prolman reviewed the proposed zoning amendments.

Fred McGarry suggested that 1.2 be changed to read "The intent of this require any new dwelling units built on Class V roads, that the roads will safely and conveniently...."

Harriet Cady noted that NH's constitution provides that we must pay if we take a property owner's use. If a property owner owns on a Class V road that they want to build a unit and we say the road is one that is considered sub standard, are we laying ourselves open to having to pay for the lot they cannot

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use.

Sylvia von Aulock noted that 1.5 outlines granting a CUP for a person to build on a sub standard lot.

William Perron most of the roads mentioned are not the same as Gulf Road they do have access. He questioned if a person wanting to build a home on a lot on a sub standard road be denied a building permit.

Section 332 , reflecting the change to 1.2, will be scheduled for discussion at the Public Hearing on January 8, 2020.

The meeting was adjourned at 9:30PM.

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

November ??, 2019

Mr. Scott Bryer, Chairman
Board of Selectmen
Town of Northwood
818 1st NH Turnpike
Northwood, NH

Dear Chairman Bryer:

At the November 13 meeting of the Deerfield Planning Board, the Board granted approval to a proposed three lot subdivision on Gulf Road in Northwood owned by Richard and Ruth Norcross. Although the subdivision had obtained conditional approval from the Northwood planning board on July 27, the subdivision also required approval from the Town of Deerfield. Deerfield's jurisdiction is based on RSA 674:53-IV which states:

in part
"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 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."

A portion of Gulf Road in Deerfield near the Deerfield/Northwood town line is only 13' wide which is only sufficient for a single lane of traffic. The width of the road is further narrowed during winter months due to the presence of snow banks on the side of the road. The road can not be widened without impacting Pleasant Lake and/or private property likely requiring acquisition and removal of an existing home.

In granting its approval of the subdivision, which had been initially proposed as a 5-lot subdivision, the Deerfield Planning Board took into consideration the fact that the applicant had not been advised by the Northwood Planning Board of the need to obtain approval from Deerfield. Deerfield negotiated with the applicant to reduce the number of lots to decrease the traffic on Gulf Road while allowing them to recoup their costs for engineering and surveying.

The Norcross subdivision is the first to have been appropriately referred to the Town of Deerfield. Prior to this, no Northwood subdivision with its only access being Gulf Road had been referred to Deerfield. At this point, there are in excess of 100 homes using Gulf Road. Considering the number of homes using the road, both the Deerfield Planning Board and Board of Selectmen consider the narrowness of Gulf Road to be totally inadequate and a safety

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hazard. Neither Board can support approval of any further subdivisions off of Gulf Road unless the width of the road is widened or a second means of access is provided for the residents.

The Board of Selectmen and Planning Board are willing to discuss this further with Northwood's boards.

Sincerely yours,

Board of Selectmen

Planning Board
