

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
JULY 22, 2020

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, William Perron, Selectmen's Representative Fred McGarry (participating by zoom) Robert Cote and Harriet Cady. Also present Sylvia von Aulock, SNHPC, and Jane Boucher, secretary.

7PM Chair Peter Schibbelhute called the meeting to order .

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest (Jane Boucher 16 1/2 hours). William Perron seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of July 8, 2020. William Perron seconded. The following correction was made to the minutes: Page 2 Paragraph 2: Correct to read "record of ever receiving it." Voted in favor.

Fred McGarry moved to approve the minutes of June 24, 2020. William Perron seconded. Voted in favor with Harriet Cady abstaining.

Harriet Cady moved to approve the minutes of May 13, 2020. Fred McGarry seconded. Voted in favor with Robert Cote abstaining.

Fred McGarry moved to approve the minutes of March 11, 2020. William Perron seconded. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; MAJOR APPLICATION FOR PLEASANT LAKE WATERSHED; JONATHAN AND JENNIFER REARDON/5 POND VIEW LANE

Present via zoom: Tobin Farwell, Jonathan and Jennifer Reardon, Robert and Jacqueline Blanchard.

Chair Peter Schibbelhute read the Notice of Public Hearing by which Jonathan and Jennifer Reardon, 31 Shea Drive, Auburn, NH will make application for a public hearing to consider approval of a Major Application for the Pleasant Lake Watershed Protection Ordinance Lane Development for property located at 5 Pond View Lane, Deerfield, NH (identified as Tax Map 206 Lot 22/26) and owned by the applicants.

Mr. Farwell noted that the existing impervious surface is 4994 square feet, the proposed impervious surface is 6221 square feet. He said we go from 4994 square feet to 6221 an increase of approximately 1225 square feet.

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Sylvia von Aulock questioned if the driveway was considered pervious or impervious. Mr. Farwell replied impervious.

Board members reviewed the Shoreland Impact Permit from DES which was provided by Mr. Farwell. A copy is attached to these minutes.

Mr. Farwell said the impervious area is broken down house, deck, driveway. We are proposing to go up to 6221 square feet. He noted that Lot 22 is an annex of Lot 26.

Peter Schibbelhute questioned if the septic would it go back across the street to the non developed area. Tobin Farwell replied the septic exists outside the shoreland zone.

Mr. Farwell advised that there is no mitigation required because of low area.

Mr. Farwell said that they are proposing to remove one hemlock and replace with two hemlocks.

Sylvia von Aulock questioned the pine trees to be removed. Mr. Farwell noted that they are proposing to remove 8 pine trees in front of the house as they pose a danger of falling on the house in the event of a storm.

Ms. von Aulock noted that she saw no reason to remove the pine trees as the whole frontage will be disturbed.

Peter Schibbelhute questioned the condition of the trees. Tobin Farwell replied they are in varying condition. Mr. Farwell showed a picture of the trees.

Sylvia von Aulock said the entire frontage will be disturbed and suggested providing a landscape plan.

Mr. Farwell said he would be happy to install a drip edge if necessary. He also noted that the deck is now 18 feet from the water and they are moving it back to 25 feet.

Both Mr. Reardon and Mr. Farwell noted that they have met all of the requirements necessary put forth by DES.

Sylvia von Aulock said she is concerned about protection of the lake.

Chair Schibbelhute felt that a site visit is necessary. The Board will conduct a site visit on Friday, July 24 at 6PM.

Jacqueline Blanchard, an abutter, said that she has always been concerned about the pine trees and think they should be

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removed.

8PM CONCEPTUAL MEETING; EDWARD CROSS/SUBDIVISION/ RANGE ROAD  
Edward Cross was present.

Mr. Cross said he was meeting to discuss the remainder of the  
land on Range .

Road, Map 414 Lot 71, total area 17.509 acres, noting that our  
zoning requirements are Open Space is required.

Mr. Cross provided two plans depicting the area. One outlined  
an Open Space Plan proposing four lots and the other depicting  
a conventional plan proposing four lots.

The Board reviewed the two plans. Mr. Cross felt that Open  
Space is out of character for the location and questioned if a  
waiver could be granted to develop the remaining acreage into  
four conventional lots.

Board members noted that a fire pond could be located on the  
north side of the property and they could consider a waiver.

Chair Schibbelhute said that, after reviewing the plans, he was  
leaning towards a conventional subdivision.

The meeting was adjourned at 8:30PM.

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



The State of New Hampshire  
**Department of Environmental Services**

Robert R. Scott, Commissioner



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**SHORELAND IMPACT PERMIT 2020-01064**

**NOTE CONDITIONS**

**PERMITTEE:** JONATHAN & JENNIFER REARDON  
31 SHEA DR  
AUBURN NH 03032

**PROJECT LOCATION:** 5 POND VIEW LN, DEERFIELD  
TAX MAP #206, LOT #26/22

**WATERBODY:** PLEASANT LAKE

**APPROVAL DATE:** JUNE 17, 2020

**EXPIRATION DATE:** JUNE 17, 2025

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Based upon review of the above referenced application, in accordance with RSA 483-B, a Shoreland Impact Permit was issued by the New Hampshire Department of Environmental Services (NHDES). This permit shall not be considered valid unless signed as specified below.

**PERMIT DESCRIPTION:** Impact 10,605 square feet of protected shoreland to demolish the nonconforming primary structure and to construct a more nearly conforming primary structure with attached garage, driveway, deck, patio and staircase; plus, relocate the existing septic tank.

**THIS APPROVAL IS SUBJECT TO THE FOLLOWING PROJECT SPECIFIC CONDITIONS:**

1. All work shall be in accordance with plans by Farwell Engineering Services LLC dated May 07, 2020 and received by the NH Department of Environmental Services (NHDES) on May 18, 2020.
2. The proposed foundation shall not be constructed until any approval as may be required under RSA 485-A and Rules Env-Wq 1000 is obtained from NHDES Subsurface Systems Bureau.
3. Orange construction fencing shall be installed at the limits of the temporary impact area as shown on the approved plans prior to the start of work and shall be maintained throughout the project in order to prevent accidental encroachment into areas in which impacts have not been approved.
4. No more than 16.6% of the area of the lot within the protected shoreland shall be covered by impervious surfaces unless additional approval is obtained from NHDES.
5. Native vegetation within an area of at least 2,122 square feet within the Woodland Buffer located between 50 and 150 feet landward of the reference line shall be retained in an unaltered state in order to comply with RSA 483-B:9, V, (b), (2).
6. Erosion and siltation control measures shall be installed prior to the start of work, be maintained throughout the project, and remain in place until all disturbed surfaces are stabilized.
7. Erosion and siltation controls shall be appropriate to the size and nature of the project and to the physical characteristics of the site, including slope, soil type, vegetative cover, and proximity to wetlands or surface waters.
8. No person undertaking any activity in the protected shoreland shall cause or contribute to, or allow the activity to cause or contribute to, any violations of the surface water quality standards established in Env-Wq 1700.
9. Any fill used shall be clean sand, gravel, rock, or other suitable material.

[www.des.nh.gov](http://www.des.nh.gov)

29 Hazen Drive • PO Box 95 • Concord, NH 03302-0095  
NHDES Main Line: (603) 271-3503 • Subsurface Fax: (603) 271-6683 • Wetlands Fax: (603) 271-6588  
TDD Access: Relay NH 1 (800) 735-2964

10. Within three days of final grading or temporary suspension of work in an area that is in or adjacent to wetlands or surface waters, all exposed soil areas shall be stabilized by seeding and mulching during the growing season, or if not within the growing season, by mulching with tack or netting and pinning on slopes steeper than 3:1.
11. The individual responsible for completion of the work shall utilize techniques described in the New Hampshire Stormwater Manual, Volume 3, Erosion and Sediment Controls During Construction (December 2008).
12. This permit shall not be interpreted as acceptance or approval of any impact that will occur within wetlands jurisdiction regulated under RSA 482-A including all wetlands, surface waters and their banks, the tidal-buffer zone, and sand dunes. The owner is responsible for maintaining compliance with RSA 482-A and Administrative Rules Env-Wt 100 - 900 and obtaining any Wetland Impact Permit that may be required prior to construction, excavation or fill that will occur within Wetlands jurisdiction.
13. This permit shall not preclude NHDES from taking any enforcement or revocation action if NHDES later determines that any of the structures depicted as "existing" on the plans submitted by the applicant were not previously permitted or grandfathered.

**GENERAL CONDITIONS THAT APPLY TO ALL NHDES SHORELAND IMPACT PERMITS:**

1. A copy of this permit shall be posted on site during construction in a prominent location visible to inspecting personnel;
2. This permit does not convey a property right, nor authorize any injury to property of others, nor invasion of rights of others;
3. The NHDES Wetlands Bureau shall be notified upon completion of work;
4. This permit does not relieve the applicant from the obligation to obtain other local, state or federal permits, and/or consult with other agencies as may be required (including US EPA, US Army Corps of Engineers, NH Department of Transportation, NH Division of Historical Resources (NH Department of Cultural Resources), NHDES Alteration of Terrain, etc.);
5. Transfer of this permit to a new owner shall require notification to and approval by NHDES;
6. This project has been screened for potential impacts to **known** occurrences of protected species and exemplary natural communities in the immediate area. Since many areas have never been surveyed, or have only received cursory inventories, unidentified sensitive species or communities may be present. This permit does not absolve the permittee from due diligence in regard to state, local or federal laws regarding such communities or species.

APPROVED:

*Stefanie M. Giallongo*

Stefanie M. Giallongo  
Shoreland Inspector  
Land Resources Management, Water Division

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BY SIGNING BELOW, I HEREBY CERTIFY THAT I HAVE FULLY READ THIS PERMIT AND AGREE TO ABIDE BY ALL PERMIT CONDITIONS.

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OWNER'S SIGNATURE (required)

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CONTRACTOR'S SIGNATURE (required)