

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
MARCH 28, 2018

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute, Kate Hartnett, Selectmen's Representative Fred McGarry, David Doran, Gregory Mitchell. Also present Planning Consultant Sylvia von Aulock and secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

7PM CONTINUATION; PUBLIC HEARING; MINOR SUBDIVISION CHRISTOPHER BOVA AND TERRI BOVA; MOUNTAIN ROAD
James Franklin and Jason Franklin were present.

A site visit will be held on April 7, 2018 at 9AM.

Fred McGarry moved to continue the Public Hearing for the Bova Subdivision to April 11, 2018 at 7:45PM. David Doran seconded. Voted in favor.

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest in the amount of \$1,243.40 and two time sheets for Jane Boucher. (SNHPC \$1,243.40; Time Sheets for 21 hours and 14 hours) David Doran seconded. Voted in favor.

OTHER BUSINESS

Fred McGarry said he had visited the Tierra site on Church St. and commented of significant erosion outside the swale and no top soil on top of road and sides.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of February 28, 2018. Gregory Mitchell seconded.

The following corrections were made to the minutes;
Page 2 Last Paragraph: Correct to read "A high intensity soil survey..."

Page 3 Paragraph 9: Correct to read "Nancy Brown McKenney representing her sister, who lives in PA..."

Voted in approve the minutes of February 28, 2018 as printed and corrected.

7:15PM CONTINUATION ; PUBLIC HEARING; MINOR SUBDIVISION;H. GILE BEYE;NOTTINGHAM AND PERRY ROADS
James Franklin, Jason Franklin, Holly Tomilson, Sean and Michelle Labrie were present.

Mr. Franklin said the plans before the Board were submitted when the Board held a Public Hearing for the application. He said the Board could not act on the application because the lot being created did not have 200 feet of frontage on a Town road. An application for a variance was submitted to the Board of Adjustment on March 27, 2018. The ZBA approved the variance for 75 feet of frontage. There is a strip of land 50 feet wide in between Lot 54-2 and Lot 52 with 75 feet of frontage which will be the access for Lot 54. Mr. Franklin said the strip of land is an easement that goes with Lot 54. He said that the proposed lot line will remain. He added that they are changing an easement line to a boundary line.

Sylvia von Aulock said that a note reflecting action by the ZBA needs to be added to the plan.

Mr. Franklin said he has not done any survey work. The original easement plan will be the new lot lines. He said that he understands that Bear Paw has hired a surveyor to remark the easement lines which has existed since 1991. Mr. Franklin said all he did was re draft the 1991 plan in order to request the conversion of an easement line to a boundary line. He added that he did not know what stage the surveyor hired by Bear Paw was in, or how it will effect his plan.

James Franklin indicated that he would set two corners if it would be helpful.

Mr. Franklin asked if the Board would consider approval of the plan upon receipt of a certification by the surveyor working for Bear Paw that corners exist.

Kate Hartnett noted that 166 acres is currently owned by Gile Beye, 128 acres will be donated to the Town, 38 acres will be sold to the Labries.

Mr. Franklin said the Board should receive a letter of monumentation referencing the MacErney Subdivision Plan, delegating the stone wall and back line.

Fred McGarry moved to waive requirements for a topographical subdivision plan covered under Section III, 3C, 3D which covers and includes contours, bench marks, soil mapping, wetlands, ledge and tree lines. David Doran seconded. Voted in favor. Voted in favor.

Gregory Mitchell moved to waive fees totaling \$398.00. David Doran seconded. Voted in favor.

Holly Tomilson will submit two undated checks in the amounts of \$25.00 and \$30.00 payable to Rockingham County Registry of

Deeds for recording fees.

Gregory Mitchell moved to grant conditional approval for a minor subdivision for a 128 acre lot for property owned by H. Gile Beye on Nottingham Road and Perry Road with the following conditions:

- .Certification from Bear Paw surveyor

- .Note on plan reflecting Board of Adjustment approval of variance

- .Setting monumentation

Conditional Approval to lapse in 90 days (June 28, 2018)

Kate Hartnett seconded. Voted in favor.

APPOINTMENT OF ALTERNATE

David Doran moved to recommend to the Board of Selectmen that Richard Pelletier be appointed an alternate member of the Planning Board for a three year term. (Term expires in April, 2018) Fred McGarry seconded. Voted in favor.

OTHER BUSINESS

Fred McGarry will check to see if funds are available to update the CIP.

It was agreed to review Zoning Amemdments for proposed changes for 2019.

The meeting was adjourned at 9PM.

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