

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
NOVEMBER 18, 2020

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, William Perron, Robert Cote, Harriet Cady, Selectmen's Representative Fred McGarry. Also present 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. ( Jane Boucher, 18 Hours). William Perron seconded. Voted in favor.

William Perron moved to disband the Sub Committee to Review Proposed Amendments to Zoning. Fred McGarry seconded. Voted in favor.

Present via zoom was Alan O'Neal, Eric Berglund, B. Laughton, Serita Frey, Haley Anderson, Errol Rhodes, Pete and Ginger Demers, Glenda and David Sorak.

7:18PM APPLICATION FOR PUBLIC HEARING/SITE PLAN REVIEW/BRIAN MOULTON 48 RAYMOND ROAD

Brian Moulton and Tobin Farwell were present via zoom.

Chair Schibbelhute read the Notice of Public Hearing to consider an application for a Site Plan Review for Brian Moulton, 48 Raymond Road, Deerfield, NH (identified as Map 415 Lot 8 consisting of 1.82 acres and owned by the applicant). The intent of the application is to construct a 55 foot x 40 foot garage and boat parking area for 31 boats.

Board members reviewed the plans.

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

Tobin Farwell shared the plan on screen and explained they are proposing. He noted the location of the existing house, which is a duplex, the location of the septic system and well. He said they are proposing a two level garage and showed the boat or trailer storage area for 31 boats or trailers. He showed the location of the Lamprey River. He noted an existing out building on the property. Mr. Farwell noted that he is requesting to waivers;

- . Town of Deerfield Site Plan Review Regulations Section III-2 Non Residential and Multi Family Development -E 15 and 16
- . Section IV-4 Design and Construction Standards for Drainage

and Stormwater Management Facilities.

Brian Moulton said that the purpose of the building is to recycle boats. taking mechanical parts off of the boats and bringing what is left of the boat to a mobile recycling facility. Storage area would be primarily for trailers to be repaired and sold. All sales would be on line and people would not be coming and going from the property. All stripping of boats will be done in the garage.

Peter Schibbelhute questioned if he would be having boats on trailers in the parking area. Mr. Moulton replied most of the boats would be up above. Chair Schibbelhute noted that the plan indicates that boats on trailers are located in the parking area. He suggested that it remain .

Sylvia von Aulock noted that she was looking a regulations while reviewing the plans and according to the Business Overlay District under 212 5E Repair and service facilities, all repair and service activity, including storage, shall occur within a building. She said she did not believe he could not use parking for storage.

Tobin Farwell said that he understood how Ms. von Aulock interpreted it but it is under the Conditional Use Permit Section.

Sylvia von Aulock also found in the Site Plan Review Regulations, Section IV-II parking setbacks from the front are 30 feet and from side and rear are 20 feet. He's within 10 feet from his neighbor to the back storage parking, additionally there is no indication of a vegetated screen; in the front he's even closer, although that parking lot is only for 4 cars. Section IV-III covers specifics about a landscape buffer. He's not showing any stormwater runoff collection system or protection mechanisms for potential hazards leaking and draining towards the Lamprey River from the boat storage area or the dumpsters/stockpile area. Other items missing from the site plan are lighting, snow storage, signage and existing vegetation to be preserved.

Brian Moulton said that lighting will be above the garage doors and at this time no signage is required.

Peter Schibbelhute suggested that a small level spreader be put in the upper parking lot. Water would then go into the level spreader.

Fred McGarry referred to two areas with 10% grades . If this is going to be gravel, we have to be sure that no silt goes down to the river. The capacity of the leach field will need to be

determined as well. Mr. McGarry said he felt that the spaces in front will need paving.

Tobin Farwell said the four spaces in front will be used by the residents of the house. The business parking will be down back.

Mr. McGarry suggested that if they are considering putting up a sign in the future, it would be wise to include it on the plan now.

Fred McGarry also noted that they will need DOT Approval recognizing the change from residential to business. Tobin Farwell said that that DOT has been to the property and approval process is pending.

Fred McGarry expressed concern regarding the runoff from the 10% grade . He would like to see the area paved to avoid any erosion.

Chair Schibbelhute opened the meeting to comments from the public.

The following residents commented; Dennie Greigg, Glenda Sorak, Pete and Ginger Demers, Alan O'Neal, Sherry , Eric Berglund . All commented on possible impact to the Lamprey River. Alan O'Neal suggested a site visit by the Board. Glenda Sorak felt this would be creating an eyesore.

Fred McGarry moved to Deny the request for two waivers from the applicant. William Perron seconded Voted in favor. A copy of the request is attached to these minutes.

Robert Cote moved to continue the Public Hearing to February 10, 2021 at 7:15PM waiving the 65 day requirement. William Perron seconded. Voted in favor.

The applicant was asked to include the following information on the submitted plan;

- . Flood Zone
- . Leach Field
- . Add screening
- . Detail on paving
- . Wetland delineation
- . Signage

8:50PM RYAN TAYLOR/MCCARRON SUBDIVISION/PHASE III  
Ryan Taylor was present.

Mr. Taylor said that he was interested in purchasing the site of McCarron Subdivison Phase III and asked what the Board would

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need.

Peter Schibbelhute said before anything could be approved Mr. Taylor needed to speak with David Price , DES, to determine what needed to be addressed.

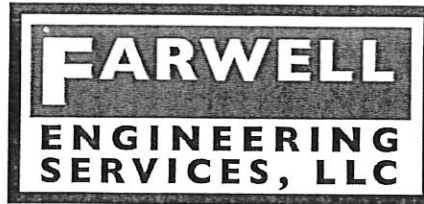
Fred McGarry said a bond would need to be in placed and necessary permits would have to be renewed. A restoration plan would also be necessary.

DECEMBER MEETINGS

The Board will meet on December 9 and December 16. December 16 will be a Work Session.

9:15PM William Perron moved to adjourn. Robert Cote seconded. Voted in favor.

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



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October 29, 2020

Town of Deerfield Planning Board  
8 Raymond Road  
PO Box 159  
Deerfield, NH

**Re: Tax map 416 Lot 8  
Brian Moulton  
48 Raymond Rd  
Deerfield, NH**

Dear Planning Board:

On behalf of the owner, Mr. Brian Moulton, I am requesting a waiver for wetland delineation as required by Town of Deerfield New Hampshire Site plan Review Regulations – Section III-3 Non-Residential and Multi-Family Development – E. 15 and 16.

Justification- The site is a formal gravel pit and the Lamprey River is on the South Eastern boundary of the property. The high water mark was located and wetlands does not appear to extend beyond these limits. The limits of the waterway is shown on the plan.

I am requesting a waiver to Section IV-4 Design & Construction Standards for Drainage and Stormwater Management Facilities.

Justification – This is formerly a gravel pit area and the soils are well drained. The owner has met with the Planning Board and according to the owner the board seemed to believe a drainage analysis was not warranted.