

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 13, 2021

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Fred McGarry, Selectmen's Representative, William Perron, Robert Cote, Donald Wyman. Also present Cameron Prolman, SNHPC, and secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest in the amount of \$3,910.08 and two time sheets for Jane Boucher. Fred McGarry seconded. (SNHPC Contract \$3,910.08; time sheets 21 and 19 hours). Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of September 8, 2021. Donald Wyman seconded. Voted in favor with Peter Schibbelhute and William Perron abstaining.

MEETING SCHEDULE NOVEMBER AND DECEMBER, 2021

Meetings will be held on November 10 and 17 and December, 8 and 15, 2021.

COMPLIANCE HEARING/RYAN TABER/MCCARRON DRIVE

Ryan Taber was present.

Mr. Taber said that paving is scheduled for next week.

Mr. Taber also noted that he will post a bond.

Fred McGarry noted that one a bond is posted and work has been completed, final approval can be granted.

Mr. Taber was told that he needs to post a bond or letter of credit with the Town of Deerfield as beneficiary for the cost of paving.

Fred McGarry moved to authorize the chair to sign the final approval for McCarron Phase III once a Letter of Credit or Bond is posted listing the Town as beneficiary .Paving amount reviewed and approved by KNA. William Perron seconded. Voted in favor

APPLICATION FOR PUBLIC HEARING PLEASANT LAKE WATERSHED
ORDINANCE MAJOR APPLICATION; MILLER J. VAN VLIET, 3 WILLOW
LANE

Tobin Farwell was present along with abutters Richard Pitman.

Jonathan Leer, Charles . Also present Erroll Rhodes, Cynthia McHugh and Denise Greig.

Chair Schibbelhute read the Notice of Public Hearing by which Miller Van Vliet is making application for a Public Hearing to consider approval of a Major Application for the Pleasant Lake Watershed Protection Ordinance Land Development for property located at 3 Willow Lane (Identified as Tax Map 207 Lot 71) and owned by the applicant. The intent is to remove the existing home and construct a new single family residence.

Chair Schibbelhute also read a letter from Jonathan Leer regarding the application. A copy is attached to these minutes.

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

Tobin Farwell said that this is a 17,000 square foot lot on Pleasant Lake. The existing impervious coverage is approximately 23%. We are going to about 27%, and increase of 716 square feet. We have gone before the ZBA and obtained variances to the water body setbacks as well as side yard setbacks. He showed the existing house location. Existing setbacks to the lake are now 8.7 feet and it will be 17.9 feet approved by the ZBA. He added that they are proposing an airiation type of system and requires a very small leach field area.

He added that they are proposing a drip edge and will be received a Shoreland Permit and septic system approval. He noted that he saw no evidence of erosion wearing down the gravel road.

Peter Schibbelhute questioned the culvert. Mr. Farewell said it was a concrete culvert.

Fred McGarry asked if a note could be put on the plan that existing vegetation will remain. Mr. Farwell agreed to add a note to the plan.

Charles ,1,Willow Lane questioned a third building on the plan. Mr. Farwell said that the proposed building is one structure with a deck. He also questioned the number of trees.

Chair Schibbelhute felt that a site visit would be appropriate.

Fred McGarry moved and William Perron seconded to conduct a site visit on Saturday, October 16 at 8AM. Voted in favor.

Fred McGarry moved to continue the public hearing to October 27, 2021 following the Public Hearing for Eversource. Donald

Wyman seconded. Voted in favor.

GLEND A SORAK

Glenda Sorak asked to have her meeting scheduled for this evening rescheduled.
No date has been scheduled.

Fred McGarry noted that the Site Plan originally approved did not indicate home occupation. Ms. Sorak currently resides at the site.

Mr. McGarry questioned if the Board could rescind approval of the original Site Plan and require Ms. Sorak to apply for a Homeowner Site Plan.

Cameron Prolman will check with Attorney Raymond and Mr. McGarry will contact Glenda Sorak.

CONTINUATION; PUBLIC HEARING/MINOR SUBDIVISION/ EDWARD AND SANDRA CROSS RANGE ROAD

Edward Cross and Roscoe Blaisdell were present

It was noted that the Board of Selectmen had voted on October 12, 2021 to Return of Highway Layout as Class VI Highways for a portion of Ridge Road. A copy of the approval is attached to these minutes.

Roscoe Blaisdell said that he could change the lot line on the proposed plan which would eliminate the area of Ridge Road

Mr. Cross agreed to continue the Public Hearing.

Fred McGarry moved to continue the Public Hearing for a Minor Subdivision for Edward and Sandra Cross to October 27, 2021 following the Public Hearing for a Pleasant Lake Watershed Protection Ordinance for M. Van Vliet. William Perron seconded. Voted in favor.

CONTINUATION; PUBLIC HEARING MAJOR SUBDIVISION; EDWARD AND SANDRA CROSS/RANGE ROAD

Edward Cross and Roscoe Blaisdell were present.

Mr. Blaisdell provided plans for the Board's review. Board members also received copies of Steve Keach's comments after review of the plans. A copy of Mr. Keach's comments is attached to these minutes.

Mr. Blaisdell noted that the plan showed detail of the proposed fire pond. Mr. Keach's report did outline several items to be addressed including zoning matters, stormwater management report to be submitted, and several notes to be added complying

PLANNING BOARD 10/13/21

with KNA's report.

Roscoe Blaisdell will have his engineer make the necessary adjustments and provide additional information.

Fred McGarry moved to continue the public hearing for a Major Subdivision for Edward and Sandra Cross to November 10, and November 17 2021 at 7:15PM. Donald Wyman seconded. Voted in favor.

2022 BUDGET

Fred McGarry provided copies of the proposed 2022 Budget. He noted that he increased Mileage to \$300.00 and Legal Services to \$2,700, Dues and Subscriptions \$3150.00, Books and Periodicals \$175.00. He also noted that there was no cost for Postage and will check with John Harrington.

The meeting was adjourned at 9:30PM.

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

Jonathan Leer
5 Dukes Ln., Deerfield, NH 03037
603-315-40929

October 12, 2021

Planning Board
Deerfield, NH

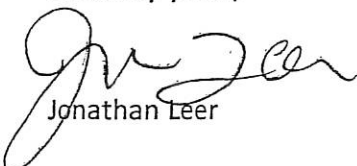
RE: Major Application for Pleasant Lake Watershed Ordinance/Miller J. Van Vliet at 3 Willow Lane,
Deerfield – Map 207 Lot 71

Dear Planning Board:

As a resident of Deerfield living on Pleasant Lake, I am writing you to express my concerns regarding the proposed dwelling construction for Miller J. Van Vliet at 3 Willow Lane, Deerfield – Map 207 Lot 71. Additional information has become available since the August Zoning Board meeting where the owner requested a variance for setbacks. I believe these concerns warrant further analysis of how the construction may impact Pleasant Lake and abutters:

- Flooding - During storms the otherwise intermittent stream and wetland on the site are flooded (often over the dirt road).
 - The August PLPA newsletter reported that the stream/wetlands significantly contribute contaminants to Pleasant Lake.
 - Town of Deerfield Ordinances state: **330.8 Buffer Requirements:** "A minimum 100-foot wide buffer zone shall be maintained along the edge of any tributary stream discharging into Pleasant Lake."
- Proposed septic system - The proposed septic system has an extremely small footprint that requires annual maintenance and could be an issue with effluent flow toward the abutter's well as well as Pleasant Lake if it fails or the owner fails to adhere to the required annual maintenance.
- Size of project – By including the unattached decks between the existing structures as well as expanding the dimensions of the current structures, the overall dwelling design will be significantly larger with a corresponding increase in imperviousness of the site.
- Privacy and buffer compliance - The height of the new dwelling and number of trees required to be removed to complete the construction will likely affect woodland buffer compliance requirements and abutter privacy.

Sincerely yours,



Jonathan Leer

**TOWN OF DEERFIELD
BOARD OF SELECTMEN**

RETURN OF HIGHWAY LAYOUT

Upon petition of Jo Anne Bradbury to lay out and reconfirm the status of (1) the portion of Ridge Road beginning at its intersection with Range Road and terminating at its intersection with Thurston Pond Road; and (2) the portion of Thurston Pond Road, also known as Ridge Road, beginning at its intersection with Middle Road and terminating at the outlet of Thurston Pond, as Class VI highways, the Deerfield Board of Selectmen, pursuant to New Hampshire RSA 231:8, are of the opinion that there is occasion for a public highway as proposed.

Class VI Highways are laid out as follows:

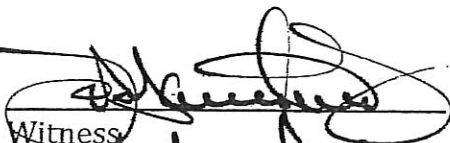
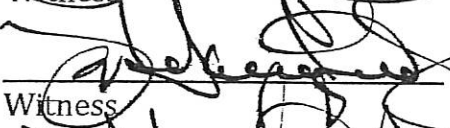
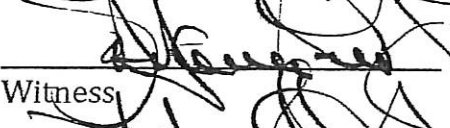
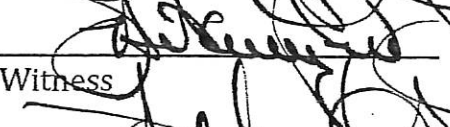

The portion of Ridge Road beginning on the westerly side of Range Road at its junction with Ridge Road; thence westerly along the original right of way of Ridge Road, at its original width, to its intersection with Thurston Pond Road; and

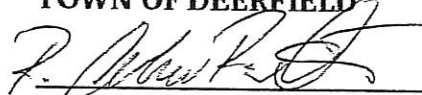
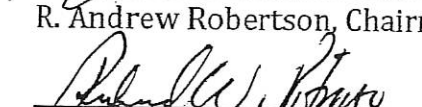
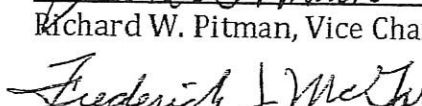
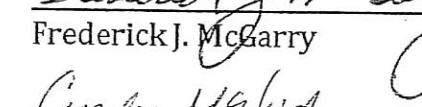
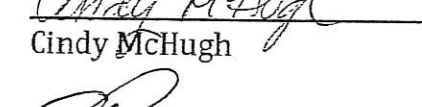
The portion of Thurston Pond Road, also known as Ridge Road, beginning on the easterly side of Middle Road at its junction with Thurston Pond Road, also known as Ridge Road; thence easterly along the original right of way of Thurston Pond Road, also known as Ridge Road, at its original width, to the outlet of Thurston Pond.

The damages assessed to landowners as a result of said layout are -0-.

This layout was voted on the 12th day of October, 2021.

**BOARD OF SELECTMEN
TOWN OF DEERFIELD**

Witness 
Witness 
Witness 
Witness 
Witness 


R. Andrew Robertson, Chairman

Richard W. Pitman, Vice Chairman

Frederick J. McGarry

Cindy McHugh

Alden Dill



RECEIVED
OFFICE OF THE

OCT 13 2021

TOWN CLERK / TAX COLLECTOR
DEERFIELD, NH

September 22, 2021

Mr. Peter Schibbelhute; Chairman
Deerfield Planning Board
Post Office Box 159
Deerfield, New Hampshire 03037

Subject: **Proposed Subdivision of the Land of Edward & Sandra Cross
Range Road (Map 414 – Lot 71); Deerfield, New Hampshire**
KNA Project No. 21-0816-3

Dear Mr. Schibbelhute:

At your request we have completed a technical review of project plans and supporting information submitted to your Board by or on behalf of the applicant in the subject matter. Specifically, we acknowledge receipt of copies of 5 drawings, dated March 09 through August 2021, which were the subject of our review. Based upon our careful consideration and review, we offer the following comments and recommendations at this time:

General Comments

1. It appears the only State Agency Permit required under this application is NHDES Subdivision Approval for each of five parcels to be created for building purposes. We recommend: (a) this permit be received prior to or as a condition of any approval ultimately granted by your Board; and (b) the resulting permit number be inserted at Note No. 5 on the final subdivision plat.
2. As shown on the drawings, we understand the applicant intends to convey a 0.367-acre parcel at the northeast corner of the subject tract for future use as fire pond. Municipal acceptance of this property will require approval of the Board of Selectmen under applicable statute.
3. As shown on the drawings we understand the applicant proposes to provide access to each of the proposed building lots via construction of each of two private ways. Correspondingly, we recommend the following note be added to the final plat: "All future streets and ways shown on this plat are intended by the owner/applicant and the Deerfield Planning Board to be platted, constructed and maintained as private ways in perpetuity. Neither the approval nor recording of this plat shall be construed to represent an offer of public dedication under New Hampshire law of dedication and acceptance of public highways and streets."

4. In order to satisfy the requirements of Sections V-1 and V-2 of the Subdivision Regulations we recommend any approval granted to this application by the Planning Board be conditional upon the applicant posting a performance guarantee, in an amount and form acceptable to the Town of Deerfield, to serve as a financial surety for full and final completion of private ways, related infrastructure and any public improvements to be constructed within the existing public way at Range Road.

Zoning Matters

1. We understand the applicant previously submitted draft homeowner association documents for this planned Open Space Development pursuant to applicable requirements of Section 325.4.H of the Zoning Ordinance. We recommend any approval granted to this application occur subsequent to or be conditional upon receipt of favorable review of these documents by Town Counsel.
2. In order to acknowledge certain internal setbacks and separation dimensions required under Section 325.4.D.1 (b) of the Zoning Ordinance we recommend: (a) the text of Note No. 7 on the final subdivision plat be expanded to specify applicable dimensional requirements contained in the referenced Section of the Zoning Ordinance; and (b) the same drawing be expanded to graphically illustrate the same.

Planning/Design Matters

1. Sheet 1 of the drawings, entitled "Road Access Plan – H1" schematically illustrates the alignment and grading of two private ways intended to provide vehicular access to each proposed building lot from Range Road. In order to satisfy applicable requirements of Sections III-6. E (3) (c), III-6. E (3) (d) & III-6. E (3) (e) of the Subdivision Regulations we recommend the drawings be expanded to provide all technical information required under the same.
2. Similarly, in order to satisfy applicable requirements of Section III-6. E (3) (f) of the Subdivision Regulations we recommend a full and complete stormwater management report be prepared and submitted.
3. Sections IV-4, IV-5, IV-6 and IV-7 respectively of the Subdivision Regulations contain design and construction standards for streets & driveways; drainage and stormwater management facilities; erosion & sedimentation control and utility installations. We recommend the design engineer review these standards and revise the project plans so as to either comply with the same, or in the alternative, formally request Planning Board approval of one or more waivers of specific requirements established under the same. As currently presented, design plans for proposed access, drainage and utility accommodations are neither complete nor in compliance with applicable design standards specified under each of the cited Sections of the Subdivision Regulations.

4. As shown on Sheet 2 it appears an estimated 286 feet of all-season safe sight distance is available to the north of the proposed private way intended to provide vehicular access to proposed Lots 71-4 & 71-5 whereas a minimum of 400-feet is required under Section IV-4.B.4 (b) (6) of the Subdivision Regulations.
5. The project plans include a drawing entitled "Dry Hydrant Details". This drawing depicts the intent to excavate a fire pond on the aforementioned outparcel to be offered to the Town of Deerfield. Given that it does not appear this proposed fire pond will be fed by surface water, it must be presumed that it is the designer's intent that the static volume intended to be available for fire-fighting purposes will be derived from groundwater. Apart from a single test pit excavated adjacent to this proposed fire pond we are unaware of the existence of hydrogeologic data which properly demonstrates a sufficient static volume of water will be available during all seasons of the year. Further, the drawing is silent regarding the manner by which excavated interior pond embankment slopes are intended to be permanently stabilized to the line and grade shown. While we anticipate it may in fact be possible for the applicant to excavate and construct a serviceable fire pond at this location, we recommend the applicant prepare and submit technical data, prepared by one or more qualified professionals, which successfully demonstrates a dependable volume of water of sufficient quality and quantity sufficient for use in fire-fighting, will be available at this location during all seasons of the calendar year. We further recommend the final design drawings be expanded to specify an effective solution for long term stabilization of interior pond embankment slopes. Lastly, as a "spring-fed" excavated fire pond, we also recommend the final design contemplate need for emergency overflow protection.

We trust you will find the foregoing remarks responsive to your recent request. In the event your Board should have specific questions or require additional assistance related to this application, please contact this writer at your convenience.

Sincerely:

Steven B. Keach, P.E.
President
Keach-Nordstrom Associates, Inc.