

DEERFIELD PLANNING BOARD
P O BOX 159
DEERFIELD, NH 03037

JUNE 8, 2022

MINUTES OF MEETING

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

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Donald Wyman moved and Fred McGarry seconded to approve the manifest for a time sheet for Jane Boucher. (18 1/2 hours). Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of May 25, 2022. Donald Wyman seconded. Voted in favor.

RESCHEDULE HEARING/EDWARD AND SANDRA CROSS

Fred McGarry moved to reschedule the Public Hearing for a Major Subdivision for Edward and Sandra Cross to July 13, 2022 as the first appointment. Donald Wyman seconded. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; MAJOR SUBDIVISION;
RESERVATION ROAD; ROSCOE AND KATHLEEN BLAISDELL
Roscoe Blaisdell was present.

Chair Schibbelhute read the Notice of Public Hearing by which Roscoe and Kathleen Blaisdell, 22 Scribner Road, Raymond, NH are applying for a Public Hearing for a Major Subdivision for property located on Reservation Road Deerfield, NH (Map 418 Lot 62) consisting of 75.07 acres and owned by the applicants. The intent of the application is to create four new lots consisting of 3 to 63 acres.

The Board reviewed plans submitted by Mr. Blaisdell.

Fred McGarry moved to accept the application. Donald Wyman seconded. Voted in favor.

Mr. Blaisdell said he was creating three new lots ignoring any lot over 10 acres.

Mr. Blaisdell will be submitting State Subdivision Approval.

Donald Wyman questioned if Mr. Blaisdell was doing the Land Surveying alone. Mr. Blaisdell replied yes, Beals Engineering

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was doing some engineering. Mr. Wyman questioned if that would be considered a conflict of interest.

It was agreed that because it had been done similarly for years and was not illegal, it was not a conflict of interest.

Mr. Blaisdell noted that Wetland delineation was done by Peter Speer. A copy of Mr. Speer's report is attached to these minutes.

Fred McGarry said he would like to do a Site Visit to see driveway locations and wetlands. The Board will conduct a site visit to the property on June 11, 2022 at 9AM.

Fred McGarry moved and Donald Wyman seconded to continue the Public Hearing to June 22, 2022 as the third appointment. Voted in favor.

7:40PM INFORMAL CONSULTATION; SUBDIVISION; RIDGE ROAD; GEORGE KELLEY

George Kelley and Jason Franklin were present.

George Kelley said that he had formally requested the name of the road be "Balsam Way". He noted that he has tried to sell the property as a tree farm but not has been able to. He did provide a copy of a Report by then Road Agent David Twombly. A copy is attached to these minutes.

Mr. Kelley said that he is leaning in the direction of making it a Class V Road. He noted that he will make that decision shortly. He said that Rick Pelletier has been at the property several times. There is an ADU , never sanctioned by the Town, and there was a bedroom in the basement with no egress. They have installed a window in the room.

Mr. Kelley advised that he has contracted with Miller Engineering to do report on the road. He noted that he has not made a final decision as to apply for a Smith Road Subdivision or do a Class V Road. He will note on the plan as No Further Subdivision.

Board members advised that a Homeowners Association will need to be in place and a bond amount to be determined by Keach Nordstrom.

The Board will conduct a Site Visit on June 18, 2022 at 9AM. Mr. Kelley hopes to submit an application for the July 13, 2022 meeting.

The meeting was adjourned at 8PM.

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

Natural Resource Consulting Services

March 24, 2022

Mr. Roscoe Blaisdell, LLS
22 Scribner Road
Raymond, NH 03077

**RE: Wetland Delineation at Blaisdell Residential Subdivision, Reservation Road, Deerfield, NH
Tax Map 418, Lots 25 and 62**

Dear Mr. Blaisdell:

This letter reports on wetland investigations that Natural Resource Consulting Services (NRCS) performed at the above-referenced site in Deerfield, NH on March 22, 2022. I examined the wetlands on two separate parcels which I understand will be the future subject of two separate single-family residential subdivisions. Lot 25 lies to the north and west of Reservation Road and Lot 62 is to the south and east of Reservation Road. The parcels are on opposite sides of Reservation road from each other. You asked me to visit both sites with you to determine whether or not there were jurisdictional wetlands.

I located several deciduous-dominated forested palustrine wetlands around the site. I flagged the upland/wetland edge of the wetlands using plastic ribbon in the vicinity of future proposed building sites. You were later going to flag the edge of wetland line in other portions of the lots which were not near proposed development under your wetland stamp. Also it is my understanding that you will shortly survey my wetland flag locations making that survey available to me so that I may concur with the accuracy, size, shape and locations of the wetlands. Also, Rocky Brook, a perennial stream, bisects both lots and crosses Reservation Road generally flowing from the north to the south from a large beaver-influenced pond partially on Lot 25.

WETLAND PARAMETERS

For the Corps of Engineers and the NHDES, three parameters must be simultaneously present for an area to be wetland: The presence of hydric (wetland) soils, a preponderance of hydrophytic vegetation (plants adapted for growth in saturated conditions), and wetland hydrology. For a point to be considered a wetland, all three criteria must be simultaneously met on undisturbed sites.

We consulted the COE's standard on-line reference for determination of whether or not a plant is a wetland species. This report classifies all plants into five indicator categories based upon their frequency of occurrence in various habitat types. New Hampshire and the Army Corps of Engineers define wetlands as "Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

VEGETATION

Table 1. Typical Vegetation Observed at Reservation Road Sites, Deerfield

<u>Scientific Name</u>	<u>Common Name</u>	<u>Status</u>
<u>UPLAND</u>		
<i>Pinus strobes</i>	White Pine	FACU
<i>Fagus grandifolia</i>	American Beech	FACU
<i>Betula alleghaniensis</i>	Yellow Birch	FAC
<i>Betula lenta</i>	Black Birch	FACU
<i>Pinus strobus</i>	White Pine	FACU
<i>Carpinus caroliniana</i>	Muscle Wood	FAC
<i>Carya ovata</i>	Shag Bark Hickory	FACU-
<i>Prunus serotina</i>	Black Cherry	FACU
<i>Acer saccharum</i>	Sugar Maple	FACU-

Home Office: 95 Silver Lake Rd. Tilton, NH 03276
Phone/Fax: 603-729-0214

Field Office: 67 West Shore Road, Grand Isle, VT 05458
Phone/Fax: 802-878-4800

<i>Quercus alba</i>	White oak	FACU-
<i>Rhus radicans</i>	Poison Ivy	FAC
<i>Rubus strigosus</i>	Red Raspberry	FAC-

WETLAND

<i>Carex vulpenoides</i>	Fox sedge	OBL
<i>Juncus canadensis</i>	Canada rush	OBL
<i>Onoclea sensibilis</i>	Sensitive Fern	FACW
<i>Acer rubrum</i>	Red Maple	FAC
<i>Betula populifolia</i>	Grey Birch	FAC

~~Obligate (OBL) - Always found in wetlands under natural conditions (frequency greater than 99%).~~

Facultative wetland (FACW) - Usually found in wetlands (67-99% frequency) but occasionally found in non-wetlands.

Facultative (FAC) - Sometimes found in wetlands (34-66% frequency) but also occurs in non-wetlands.

Facultative upland (FACU) - Seldom found in wetlands (1-33% frequency) and usually occurs in non-wetlands.

A positive (+) or negative (-) symbol is used with the facultative indicator to more specifically define the regional frequency of occurrence in wetlands. A positive sign indicates a frequency towards the higher end of the category (more frequently found in wetlands), and a negative sign indicates a frequency toward the lower end of the category (less frequently found in wetlands). ** = not classified, NI = no information, NR = not rated

SOILS

The wetlands were undisturbed except for the logging on Lot 62 and for Culverts along Reservation Road. The area was pastured for livestock for generations as there are numerous old stone walls. The wetlands are Town, State and Federally jurisdictional. The wetlands have a Town of Deerfield-required 100-foot upland buffer surrounding them, which you should add to the wetland map. On-site wetland soils ranged from somewhat poorly drained to very poorly drained.

NRCS WETLAND DELINEATION

We delineated using alpha-numeric pink flagging. The wetlands are Palustrine Forested Wetlands dominated by red maples [PFO1]. The wetlands surrounding the Lot 25 beaver pond are scrub-shrub [PSS1] with some emergents [PEM]. Flag numbers for Lot 62 follow: Z1-60 [starting at the Rocky Brook culvert south of Reservation Road up two different swales which drain into Rocky Brook]; Y1-12 [an isolated forested wetland to the north of wetland flag Z55] and X1-17 [forested wetland in the northeasterly portion of the Lot along Reservation Road]. Flags numbers for Lot 25 follow: W1-12 [forested wetland starting at Reservation Road leading downhill toward the beaver pond and connecting to your previous flag number A25]; between your flags A5/6 I added A.5.1 through A.5.14; U1-13 [an isolated forested swale near but not connecting to the beaver pond]; V1-14 [forested swale between Reservation Road and the pond, connecting to your B line at B1]; Add C3.1 to C3.5 between your flags C3/4; Between your flags C6/7, add flags S1-13 and T1-14; Lastly in an isolated swale just uphill of S13 and T14 add Q1-3 and R1-2. I agreed with your flag locations in the areas referenced, except for the added flags described above.

We have enjoyed working with you on this phase of the project. Please contact me when you have time to discuss our findings. If you would like me to review the wetland delineation with Town, State or Federal officials, I am available to do that on a time and materials basis. Thanking you in advance for your confidence in NRCS, I remain,

Very truly yours,

Peter Spear



Certified Wildlife Biologist (The Wildlife Society)

Professional Development Certificate (The Wildlife Society)

Professional Wetland Scientist (Society of Wetland Scientists)

~~Certified Environmental Professional (National Association of Environmental Professionals)~~

Certified in Habitat Evaluation Procedures (US Fish and Wildlife Service)

NH Certified Wetland Scientist #103



June 13, 1995

Michael D. Cannata, Jr.
65A Ridge Road
Deerfield, New Hampshire 03037

Dear Mr. Cannata:

I have inspected the approximate 1500 foot roadway and cul-de-sac during and after its 1992 construction. The following are my determinations based on those inspections.

1. All undesirable material was removed from the roadbed.
2. A minimum of 12" of bankrun gravel and a minimum of 6" bankerush gravel was installed and compacted with water and a vibrator compactor.
3. All materials and grades meet roadway specifications.
4. Drainage and slopes are acceptable and no riprack is required.
5. No line of sight problems exist.

The roadway meets all requirements of a class 5 roadway

As we had discussed and agreed upon, nothing in this letter constitutes acceptance of your roadway by the town of Deerfield.

Very truly yours,



David P. Twombley
Town of Deerfield
Road Agent