

DEERFIELD PLANNING BOARD
P O BOX 159
DEERFIELD, NH 03037
JUNE 22, 2022

MINUTES OF MEETING

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

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest for a time sheet for Jane Boucher for 25 hours. Robert Cote seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of June 8, 2022. Donald Wyman seconded. Voted in favor with Robert Cote and William Perron abstaining.

7:15PM APPLICATION FOR PUBLIC HEARING; MAJOR APPLICATION PLEASANT LAKE WATERSHED; ANNARGEEO, NORTH ROAD. George Thompson and Tobin Farwell were present along with several residents.

Chair Schibbelhute read the Notice of Public Hearing by which ANNARGEEO, 217 Middle Road, Deerfield, NH will make 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 256 North Road, Deerfield, NH (identified as Tax Map 206 Lot 1) and owned by the applicant. Development being proposed will render post-development impervious surface of more than 20% or more than 2,500 square feet of the entire lot, whatever is greater, and is not a Site Plan or Subdivision.

Planning Board members reviewed plans. Fred McGarry moved to accept the application. William Perron seconded. Voted in favor.

Tobin Farwell said that they have been to the Board of Adjustment for a variance for wetland setbacks. He added that they are before the Planning Board because of the Pleasant Lake Watershed Protection Ordinance. He noted that they are just over the 2500 square feet of impact but they are far less than the 20% of the maximum of 30% of impervious coverage in the Pleasant Lake Watershed, they are proposing 13.7%, which is the lowest he has ever brought to this Board. He added that this

also requires a buffer of 108 Feet to the center line of the tributaries. The Board does allow a minimum of 50 feet. They are proposing 51 1/2 feet. Mr. Farwell said this is a very low percentage of impervious coverage for this lot. We are proposing 3050 square feet of impervious coverage. This includes 1250 square feet for the house and 1800 square feet for the driveway. The proposed leach field area is going to be on the south end of the property, as far from the tributary as possible. He provided pictures of what the lot looks like now. The tributary at the North edge of the property is about five feet wide.

Fred McGarry referred to Section 330. 8: A " Buffer requirements The required buffer distance shall be measured from the center line of such tributary stream and from the delineated edge of a wetland." He noted that both the stream and the edge of the wetland need to be considered.

Mr. Farwell said that he was trying to be consistent, as that they have done in the past.

Mr. McGarry questioned mitigation steps, would they be proposing to plant any additional vegetation to replace any removed vegetation. Mr. Farwell replied that under NHDES Shoreland Guidelines they would follow points procedure that as long as they had the proper amount of points per 25 feet, they would propose to plant trees to comply with the point system.

Peter Schibbelhute asked if the house could be turned around in order that the leach field be further away from the wetlands.

Board members felt that a site walk would be helpful. They will conduct a site walk on Saturday, June 25 at 9AM.

It was noted that four requests for re-hearings for a variance granted by the ZBA on May 24, 2022 to ANNMARGE0 had been received. The ZBA will meet on June 28 and vote whether or not to re-hear and if voted to do so will schedule the re-hearing to July 26, 2022.

Mr. Farwell provided a letter from the owner authorizing him to represent ANNMARGE0. He also provided a letter in compliance with the Hydrologic Study and Plan. A copy is attached to these minutes.

Joseph Farrally spoke noting he was a resident of Pleasant Lake for sixty years and gave a brief history of the Lake. He voiced concern regarding this application and urged the Board not to approve it.

Will Huebner, President of the Pleasant Lake Preservation

Association, provided information on water pollutants, water runoff, water quality, sediments and questioned "what could be more egregious to Pleasant Lake than this?". A copy of Mr. Huebner's report is attached to these minutes.

Charles Reese, an abutter, also spoke, voicing concern regarding setbacks and urge the Board to look at all aspects of the proposal. Mr. Reese also provided a letter outlining his concerns. A copy is attached to these minutes.

William Perron moved to continue the Public Hearing to August 10, 2022 for ANNMARGE0 at 7:15PM. Donald Wyman seconded. Voted in favor.

8:50PM APPLICATION FOR PUBLIC HEARING; MAJOR SUBDIVISION; SOUTH ROAD; KINGS GRANT.

George Kelley was present along with several abutters.

Chair Schibbelhute read the Notice of Public Hearing by which Kings Grant LLC, P O B0x 1374, Concord, NH is making application to consider approval of a Major Subdivision for property located on South Road in Deerfield, NH (Map 420 Lots 24 and 24-2 consisting of 150.85 acres and owned by the applicant. The intent is create four new lots each consisting of 10 acres.

Board members reviewed plans. William Perron moved to accept the application. Robert Cote seconded. Voted in favor.

Mr. Kelley said his intent is to put all the land into an NRCS Conservation Easement. He noted that his son does own Lot 24-1. He said that NRCS has previously appraised the land and by subdividing another appraisal will be done and will be subsequently higher. He does not intend to develop the land.

Spencer Tate, an abutter, noted he has no objections, however asked the board to consider a condition that if developed, the Planning Board review any Building Permit applications.

Diane Martin, 189 South Road, had no objections.

Mr. Kelley asked if approved, would the Planning Board send a Letter to NRCS advising of the approval and listing any conditions.

Fred McGarry moved and William Perron seconded to Grant Conditional Approval to Kings Grant LLC for a Major Subdivision for property located on South Road identified as Map 420 Lots 24 and 24-2 with the following conditions:

1. Test Pits
2. Boundary Certification

PLANNING BOARD 6/22/22

3. Identify Lot #s as

- . 24-2-1
- . 24-2-2
- . 24-2-3
- . 24-3

4. 150 Set Back on 24-3

Conditional Approval to lapse in 180 Days. (December 22, 2022).
Voted in favor.

9:45PM CONTINUATION; MAJOR SUBDIVISION; RESERVATION ROAD;
ROSCOE AND KATHLEEN BLAISDELL
Roscoe Blaisdell was present.

Fred McGarry noted that he had gone to the site and he could not find drill holes in the driveway. He also said he had spoken with the Fire Chief who indicated that he would like to see a 30 gallon cistern put in to access the lots. He advised that Mr. Blaisdell speak with the Chief .

Mr. Blaisdell questioned the possibility of installing sprinkler systems in each of the homes. Board members felt it would be best to speak with the Fire Chief regarding that possibility.

Cameron Prolman will check for information regarding requirements for sprinkler systems from Derry and Londonderry.

Emily Wienhold, an abutter, read a letter asking the Planning Board to deny the application for a subdivision. A copy of the letter is attached to these minutes.

William Perron moved to continue the Public Hearing for a Major Subdivision for Roscoe and Kathleen Blaisdell to July 13, 2022. Donald Wyman seconded. Voted in favor.

The meeting was adjourned at 10:25PM.

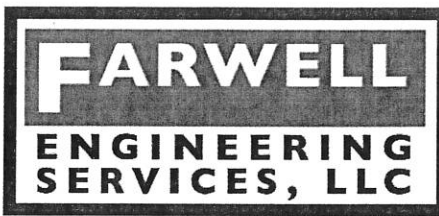
The meeting was called back to order at 10:30PM

Mr. Blaisdell advised that he was unable to attend the July 13 meeting.

William Perron moved to continue the Public Hearing for a Major Subdivision for Roscoe and Kathleen Blaisdell to July 27, 2022 at 7:15PM. Donald Wyman seconded. Voted in favor.

The meeting was adjourned at 10:35PM.

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



265 Wadleigh Falls Road Lee, NH 03861 Ph(603)292-5787
WWW.FARWELLENGINEERING.COM

June 20, 2022

Deerfield PB
Town of Deerfield
8 Raymond Rd
Deerfield, NH 03037

**Re: 256 North Road
Deerfield NH
#2205**

Dear Planning Board:

In compliance with 330.7 Hydrologic Study and Plan

1. Description:

The proposed project proposes the development of a single family 2-bedroom residential house. The current lot is wooded. Post construction the lot will have 3060 sf of impervious surface. This is comprised of 1260 sf for the house and 1800 sf for the driveway.

2. Characteristics of natural runoff:

Soils on site consist of Canton (15-25% slopes) and Canton Hollis Chatfield soils (8-15% slopes). All runoff from the site is concentrated at the brook which flows to a 36 inch culvert that flows under North Road. There will be no change in characteristics of the runoff from the site. The project is a low impact project with less than 20% impervious coverage.

3. Measures proposed to be employed to minimize the rate of runoff and pollutant loading:

The project proposes to minimize the runoff by providing less than 20% impervious coverage on site as well as a low impact use which is residential.

4. Proposed runoff control and watershed protection measures for the site.

Watershed protection measures will include the minimization of vegetation removal near the brook.

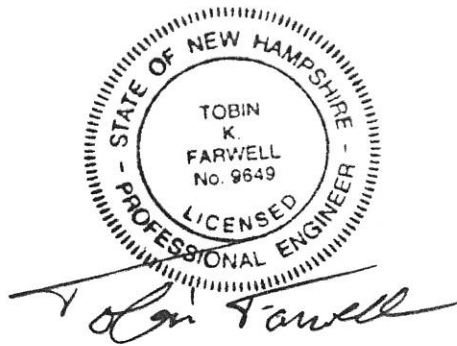
5. Off site storm water quality management:

None proposed.

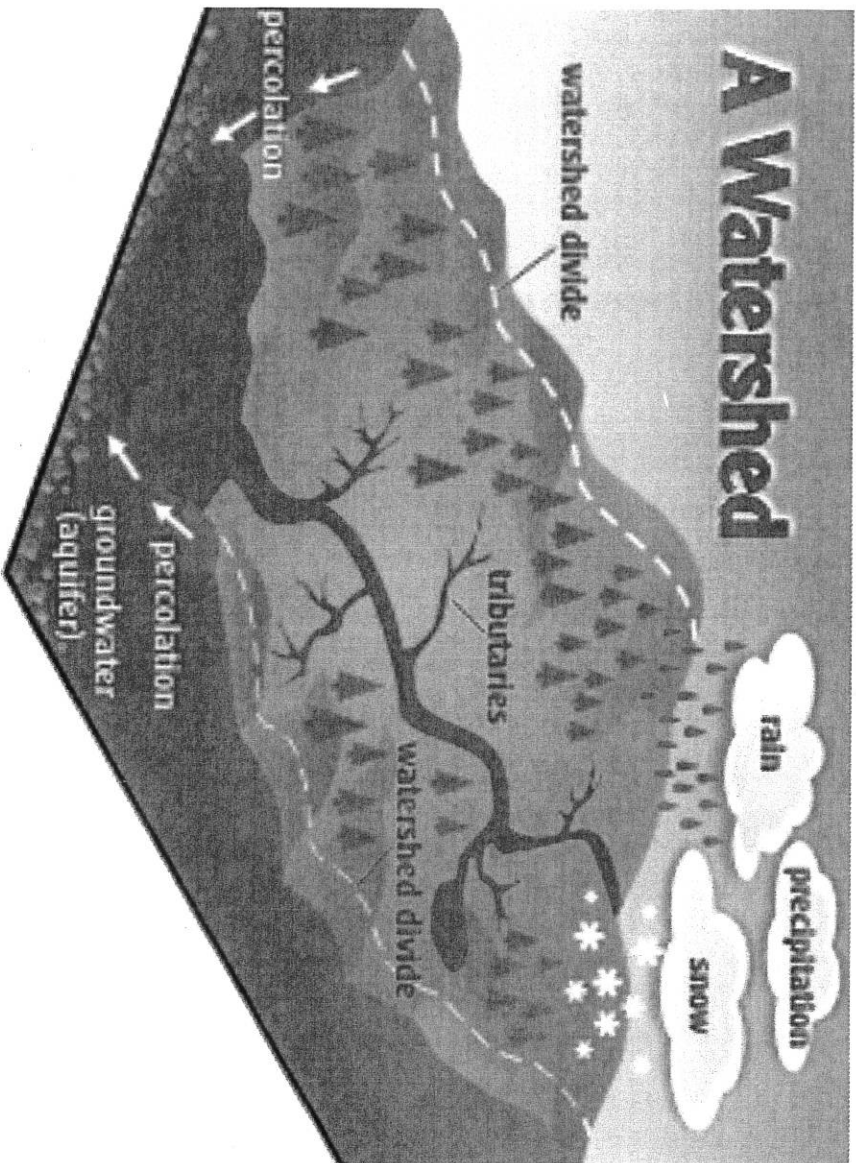
256 North Road
Deerfield, NH

I trust that the foregoing provides you with the information that you require. If you have any questions or require further assistance, please do not hesitate to contact me.

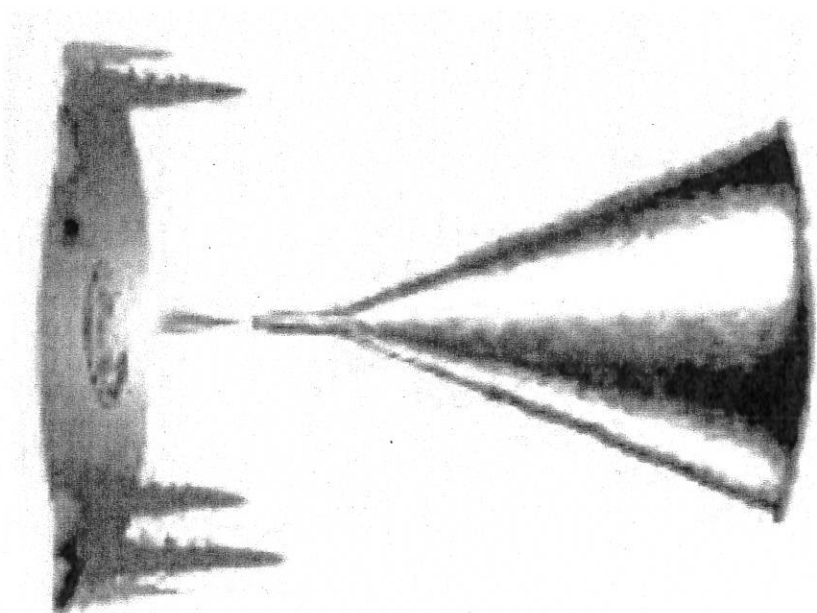
Sincerely,



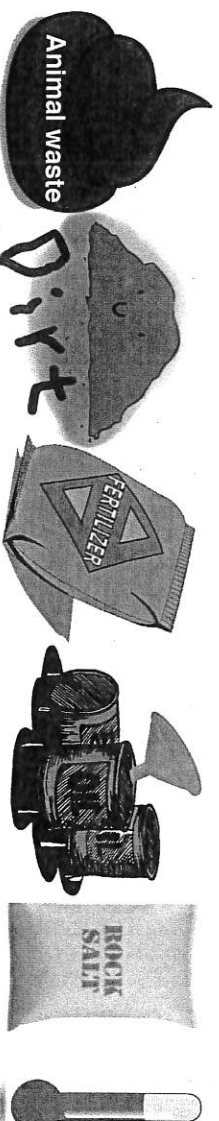
Farwell Engineering Service, LLC



A watershed is a funnel



Common Pollutants in Runoff Water



Bacteria: from pet waste on ground, failing septic systems, or wildlife

- Can make swimmers and pets sick and cause beach closures

Sediment: eroded from unstable stream banks and exposed soils

- Reduces water clarity, clogs fish gills, smothers habitat, contributes to mucky bottom which favors invasive plants, carries nutrients and metals

Nutrients: nitrogen & phosphorus from organic waste, fertilizers, and eroding soil

- Causes algal blooms and toxic cyanobacteria blooms
- Causes depleted oxygen when algae are decomposed (fish kills)

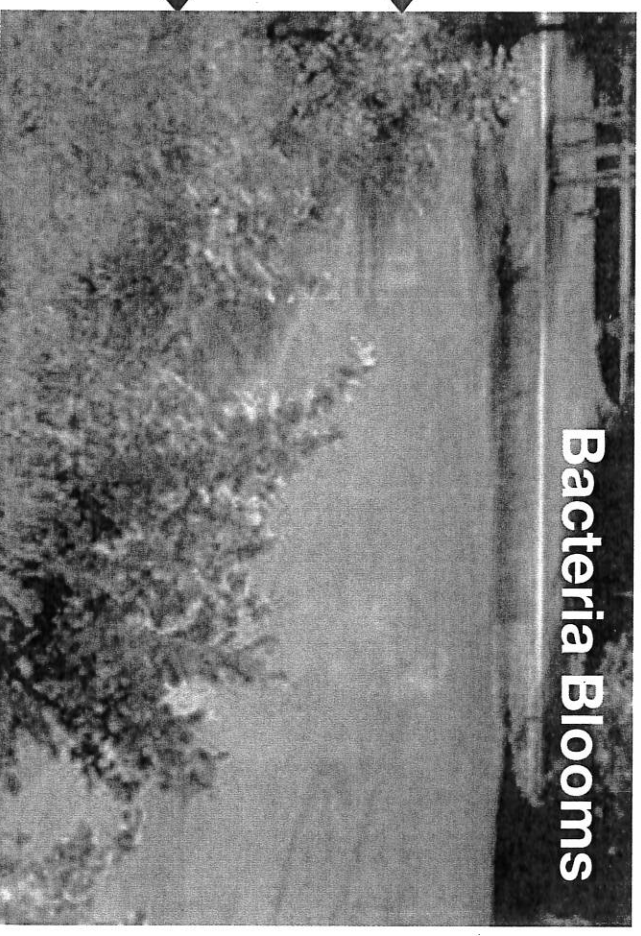
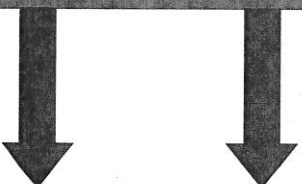
Toxic Contaminants: motor oil, gasoline, pesticides, herbicides

- causes problems for aquatic organisms

Chlorides: from road salts and water softeners

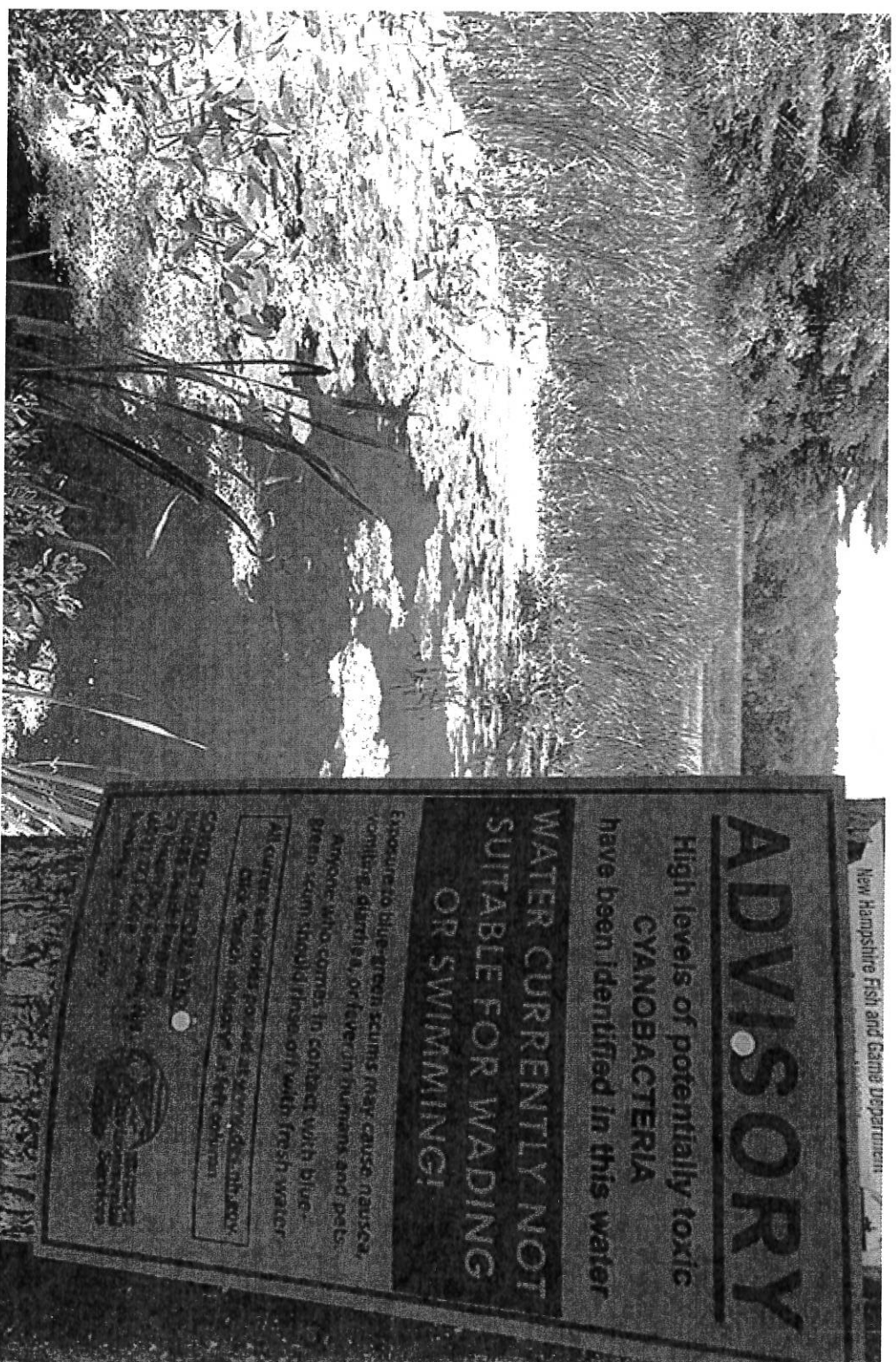
- stresses aquatic organisms
- may make lake more susceptible to invasive species

Uncontrolled Polluted Runoff Water



Bacteria Blooms

Nearly 90% of the water quality problems in our lakes can be attributed to polluted runoff water.



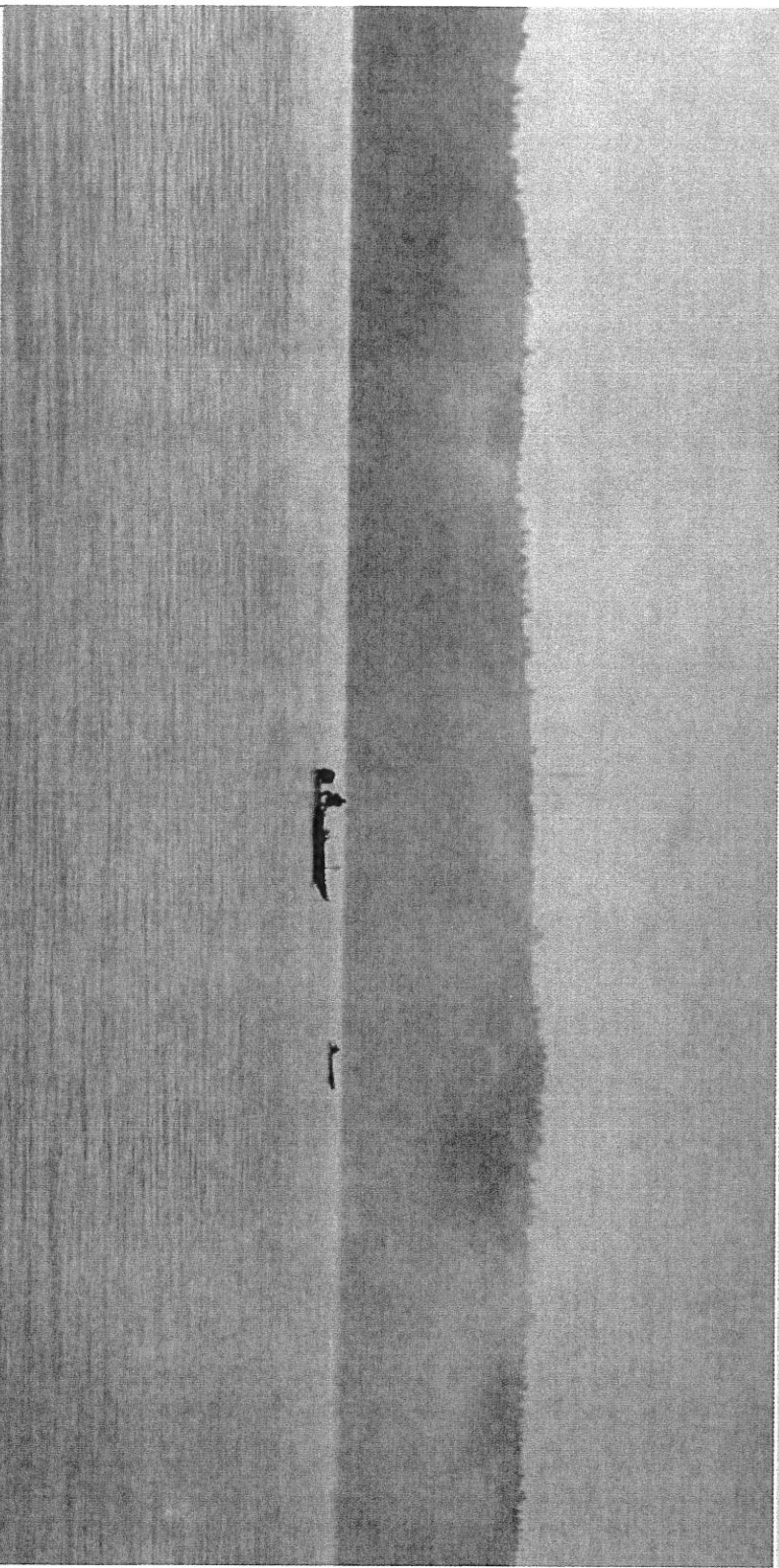
A record-breaking 32 public health advisories were issued for NH's lakes during summer 2021. A handful of advisories have already been issued this summer.



A one-meter decrease in lake clarity can lead to decreases in property values ranging from 0.8 to nearly 6% on average in NH.

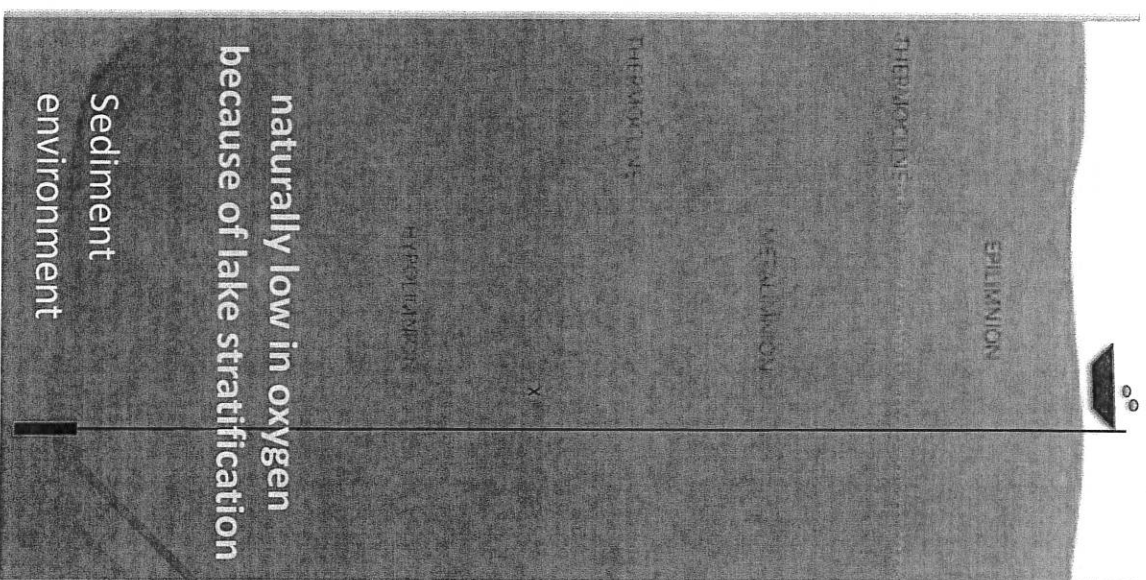
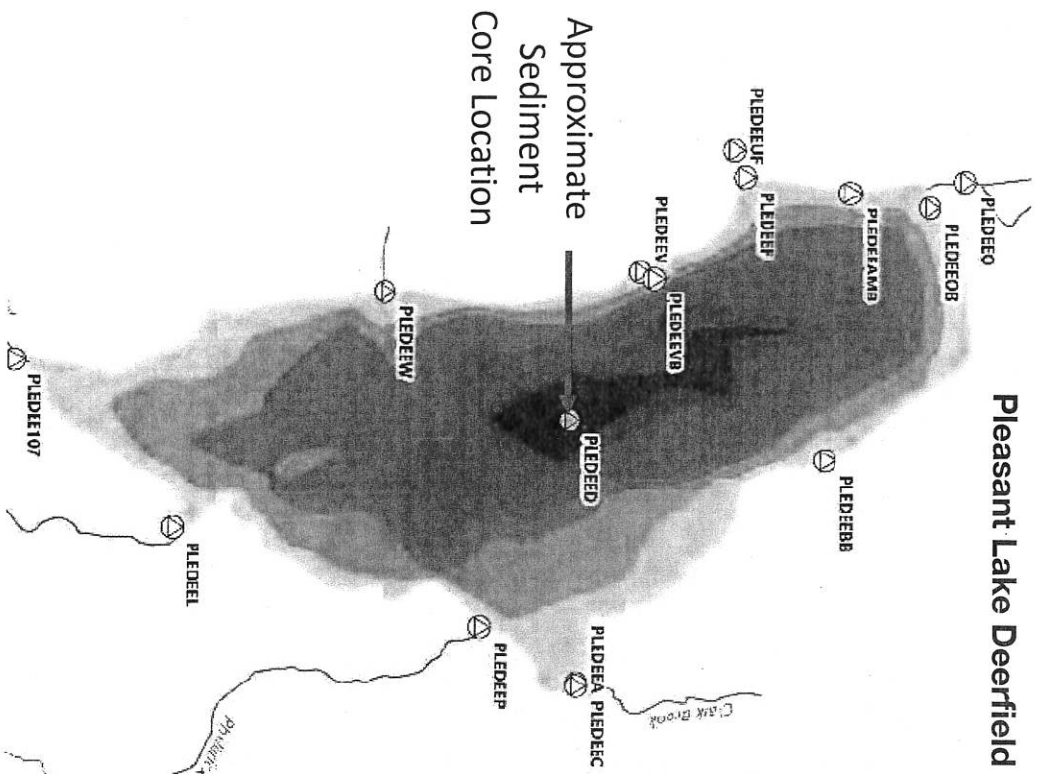
Linking Watershed History to Water Quality: Pleasant Lake Paleoecology Project

*Dr. Lisa Doner; Graduate Student William Tiff
Plymouth State University*



Fishermen on Pleasant Lake cloaked in an early morning mist. Photo: Tom Brennan.

Pleasant Lake Deerfield



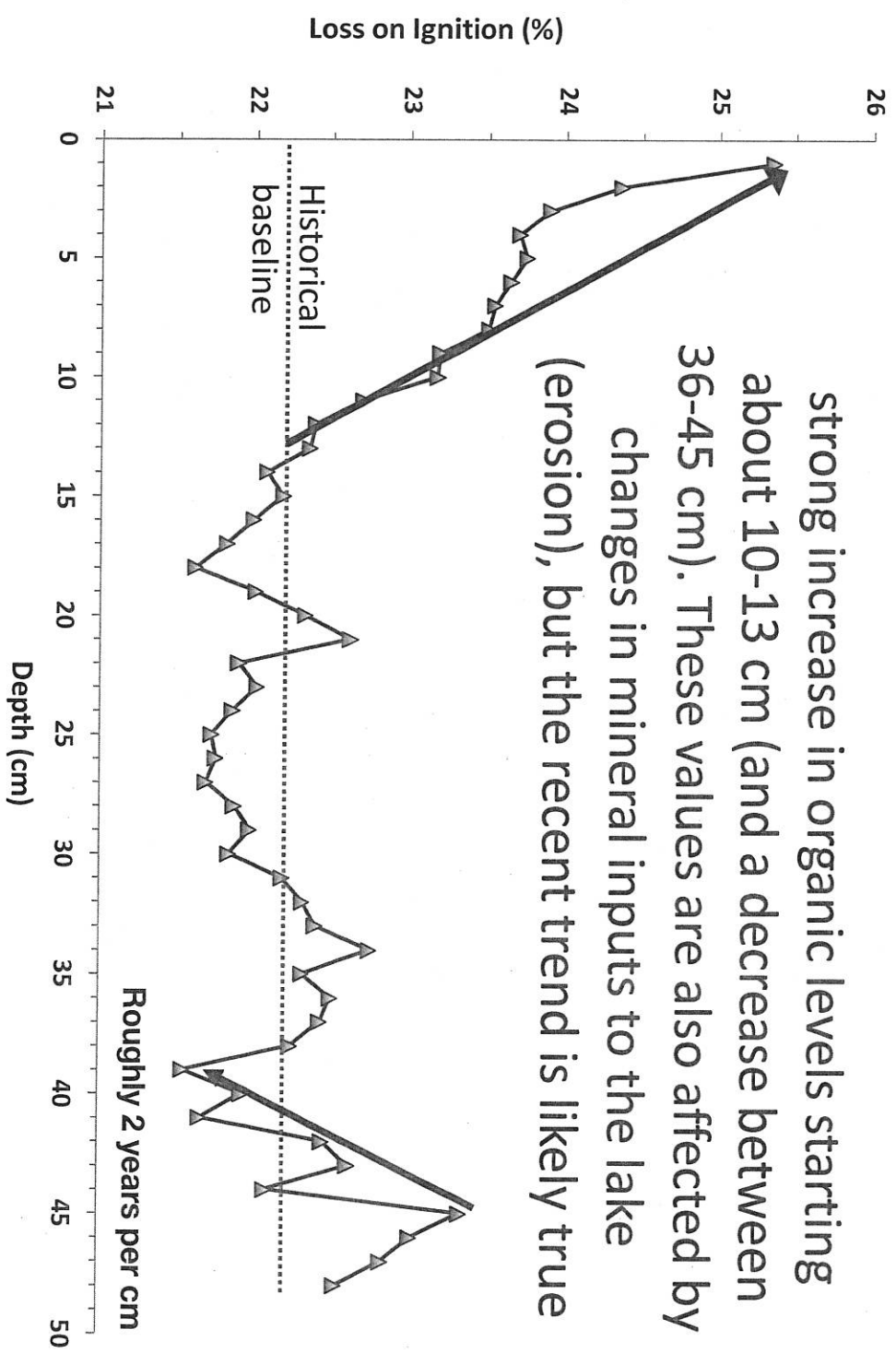
Core Sample

Sharp increase in organic carbon in recent years (upper sediments)

Organic content decreases the total dissolved oxygen in the water and directly affects the fish and wildlife populations around the lake's ecosystems

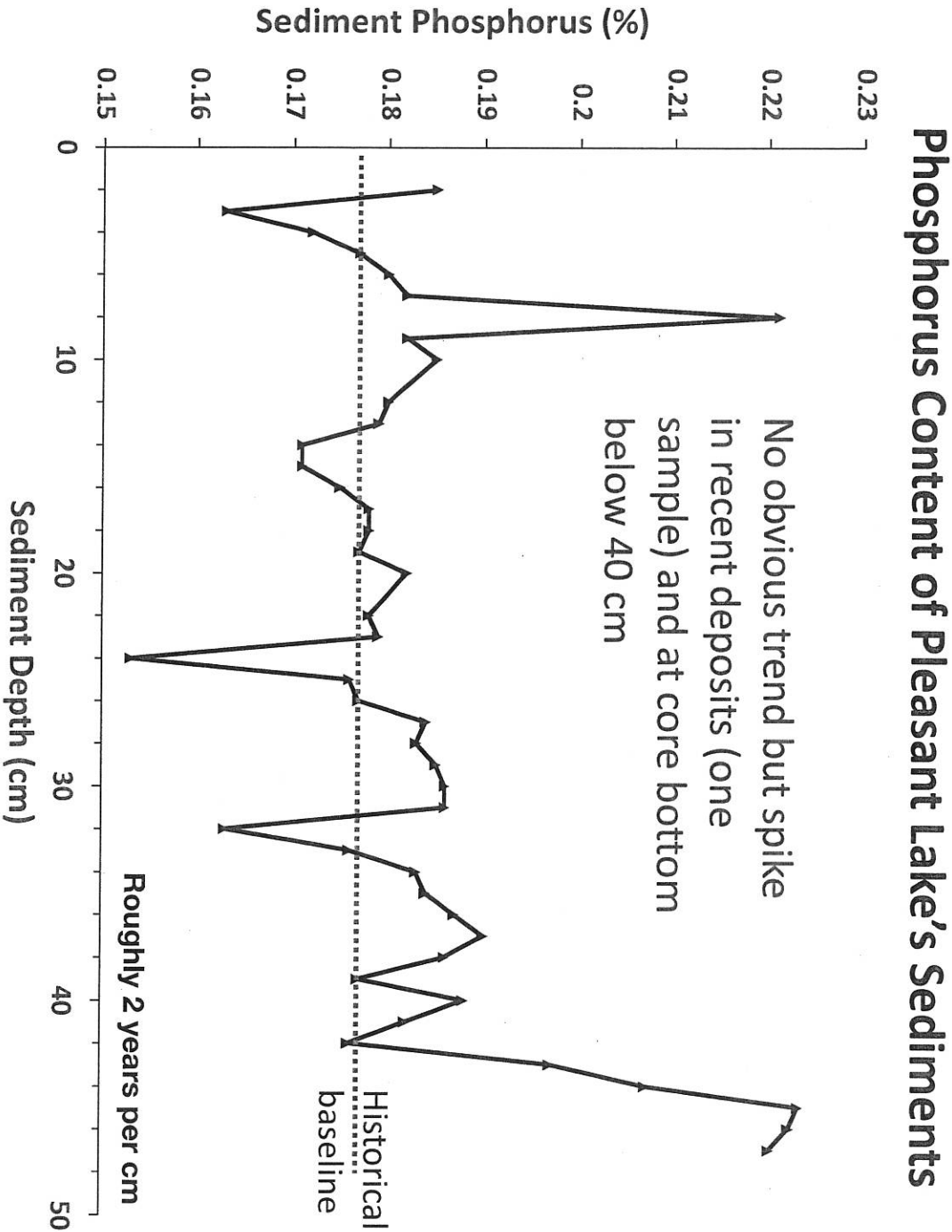
Organic Carbon Content of Pleasant Lake's Sediments

strong increase in organic levels starting about 10-13 cm (and a decrease between 36-45 cm). These values are also affected by changes in mineral inputs to the lake (erosion), but the recent trend is likely true



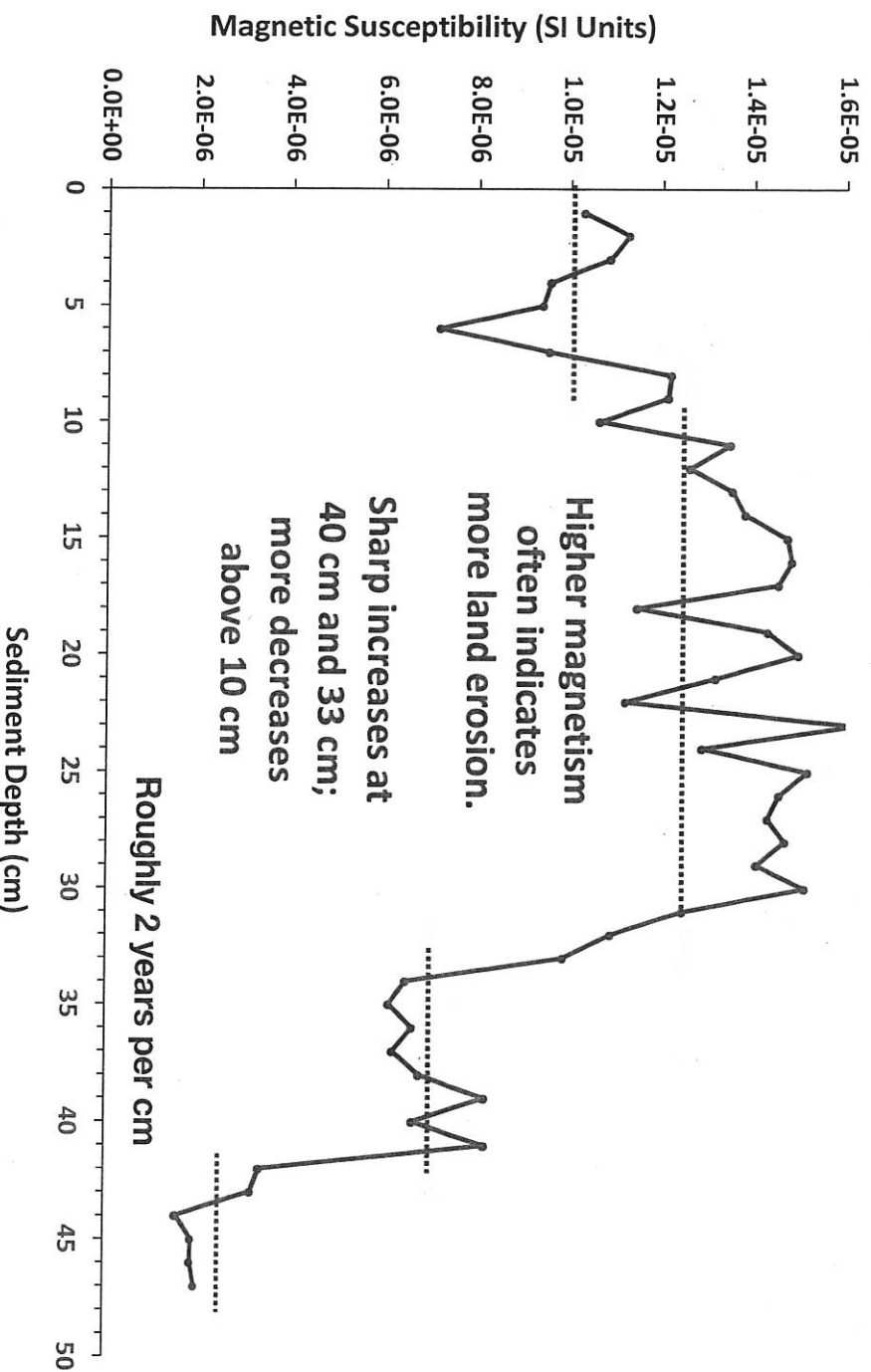
**Increasing trend
in Phosphorus in
recent years
(upper sediments)**

**This can lead to
cyanobacteria
plumes if not
controlled**



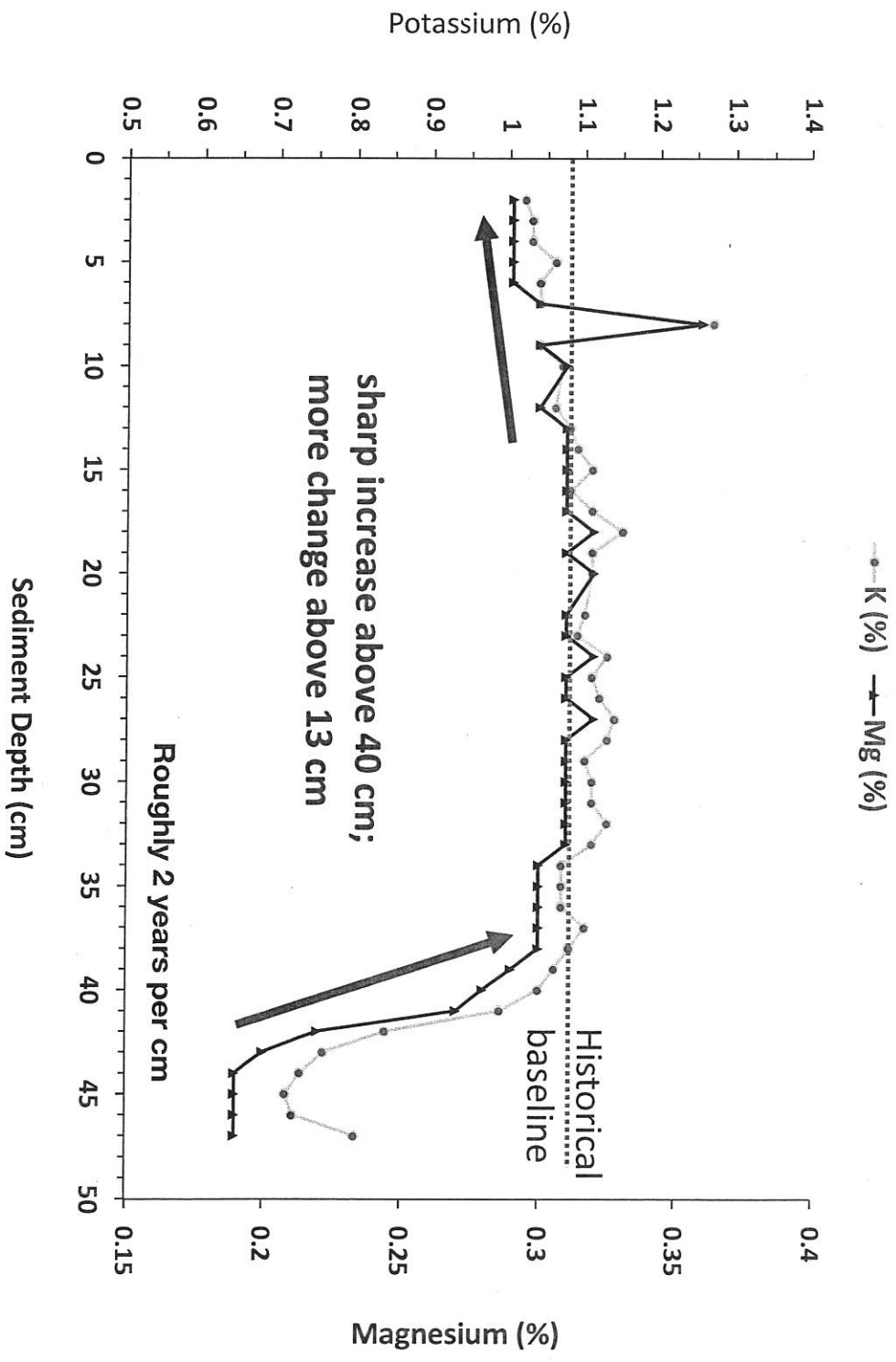
Magnetic Behavior of Pleasant Lake's Sediment Layers

Sediment
indicates higher
magnetism trend
which means an
increase in soils
erosion entering
Pleasant Lake
due to watershed
runoff rates as
properties are
developed



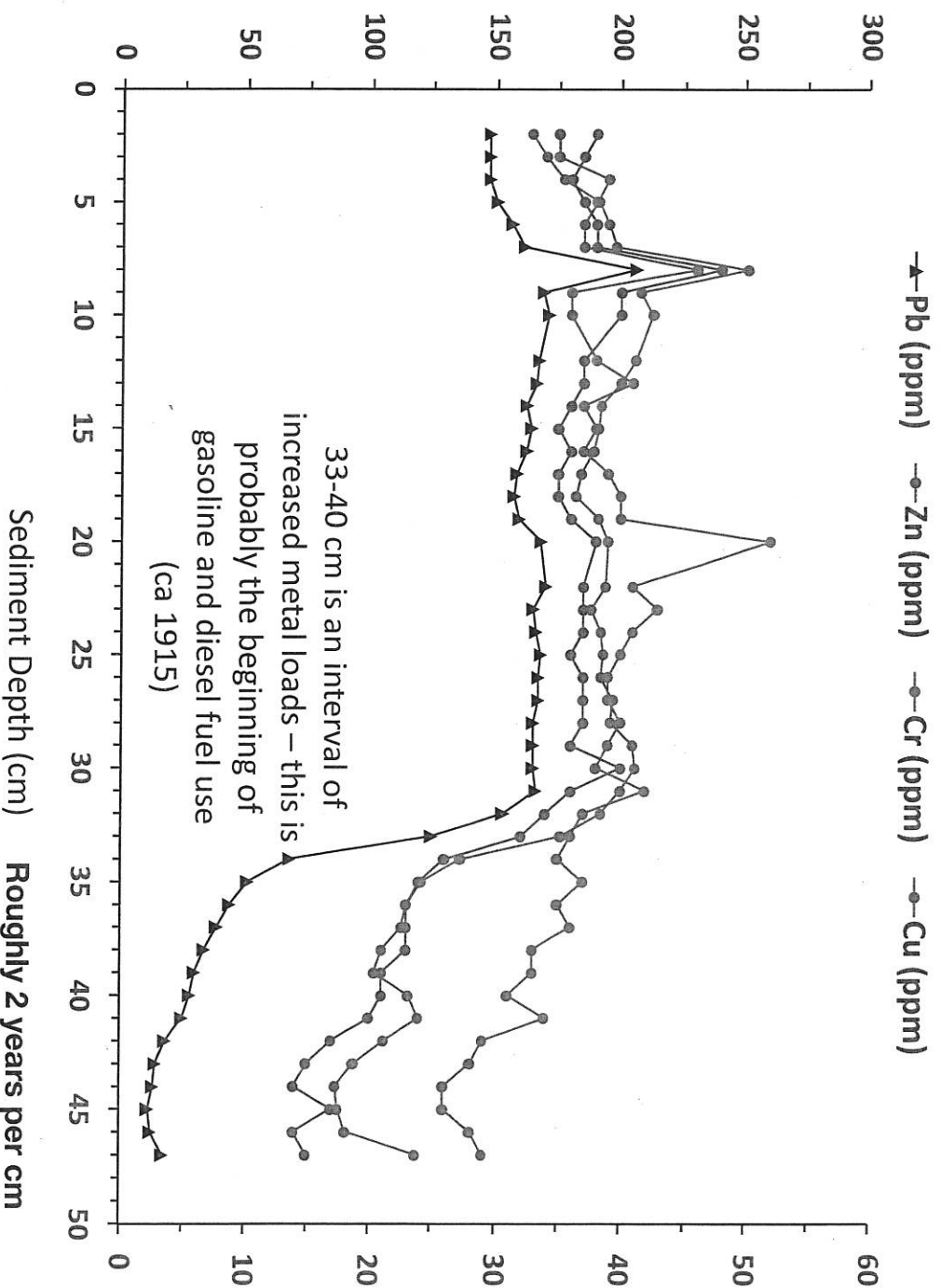
Potassium (K) and Magnesium (Mg) are also slightly improving due to "Lake Friendly" practices and the vigilance of the watershed residents (PLPA)

Soil Cations in Pleasant Lake's Sediments

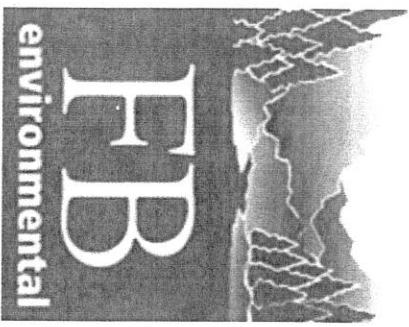


Pleasant Lake has struggled to control Heavy Metals but recent trends are improving as runoff projects focus on less runoff water entering the lake from the surrounding watershed

Heavy Metals in Pleasant Lake Sediments

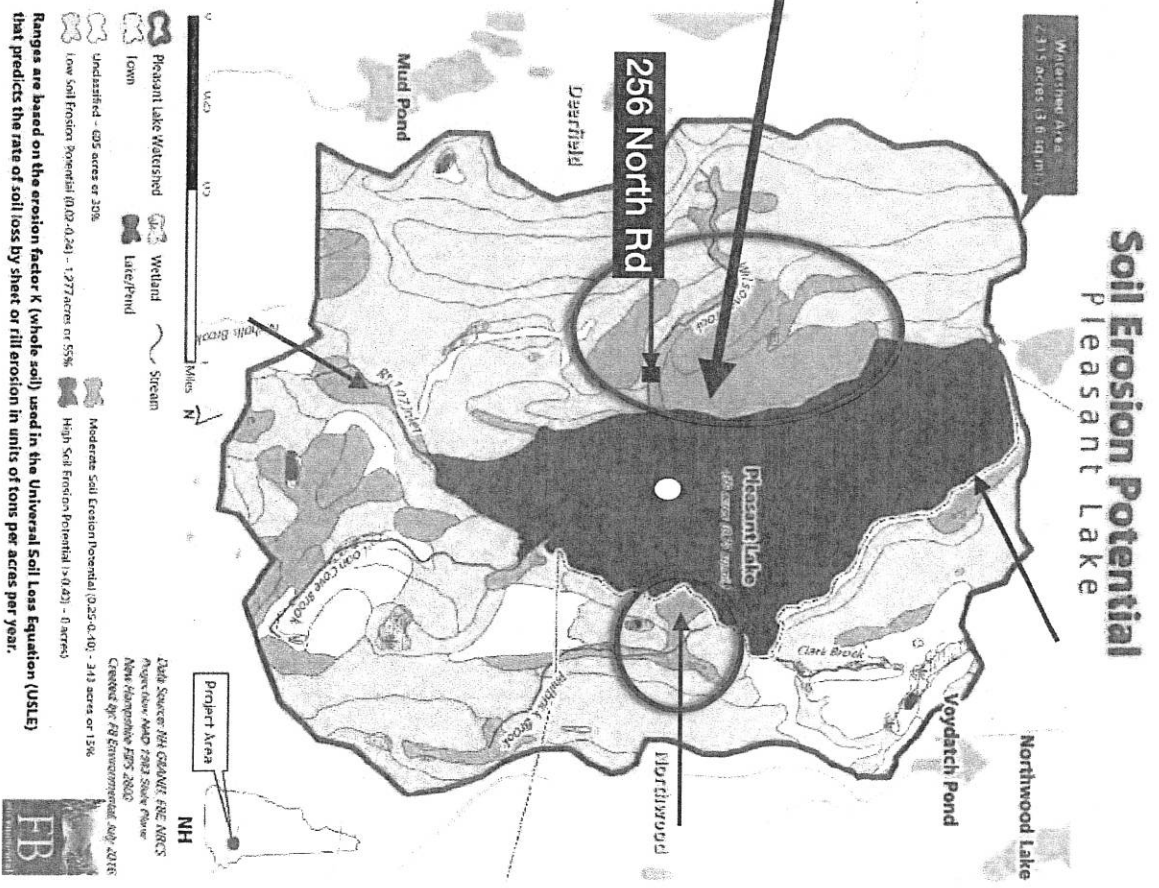


**This recent study indicated that the rate
of sediment buildup on the floor of
Pleasant Lake in Deerfield is higher of any
of the lakes tested in New Hampshire**



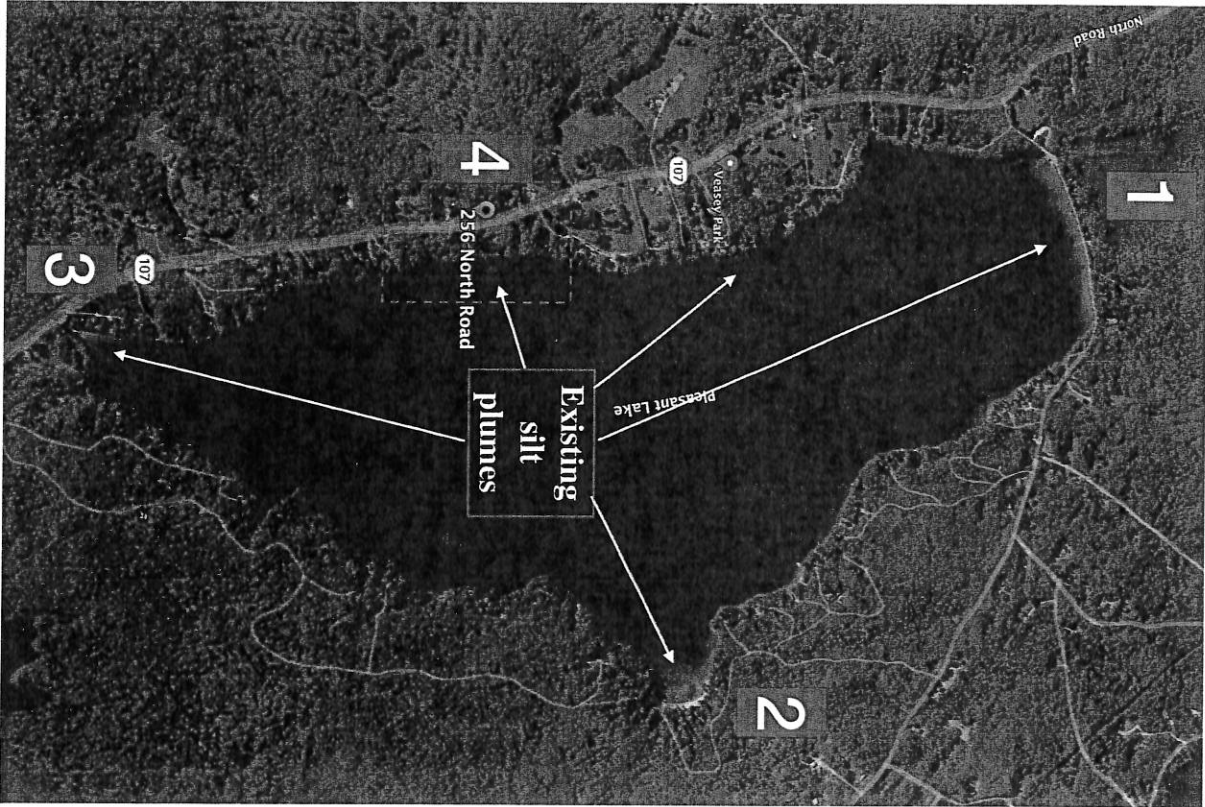
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Robert B. Brown
President & CEO |
Lisa M. Brown
Project Manager
Monitoring Lead |
Robert A. Brown
Biological Services Lead |
|
Margaret M. Brown
Engineering, Assessment & Construction
Construction Planning Lead |
Caryn D. Brown
Project Manager |
Robert A. Brown
Biological Services Lead |
|
Cameron M. Brown
Water Resources Engineering
Water Resources Engineering Lead |
Sarah L. Brown
Project Manager |
Robert A. Brown
Biological Services Lead |
|
Bob Brown, PhD
Project Manager
Planning Services Lead |
Elliot M. Brown
Project Manager |
Robert A. Brown
Biological Services Lead |
|
Deborah L. Brown
Administrative Services
Project Manager |
Robert A. Brown
Biological Services Lead |
Robert A. Brown
Biological Services Lead |
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Robert A. Brown
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Biological Services Lead |

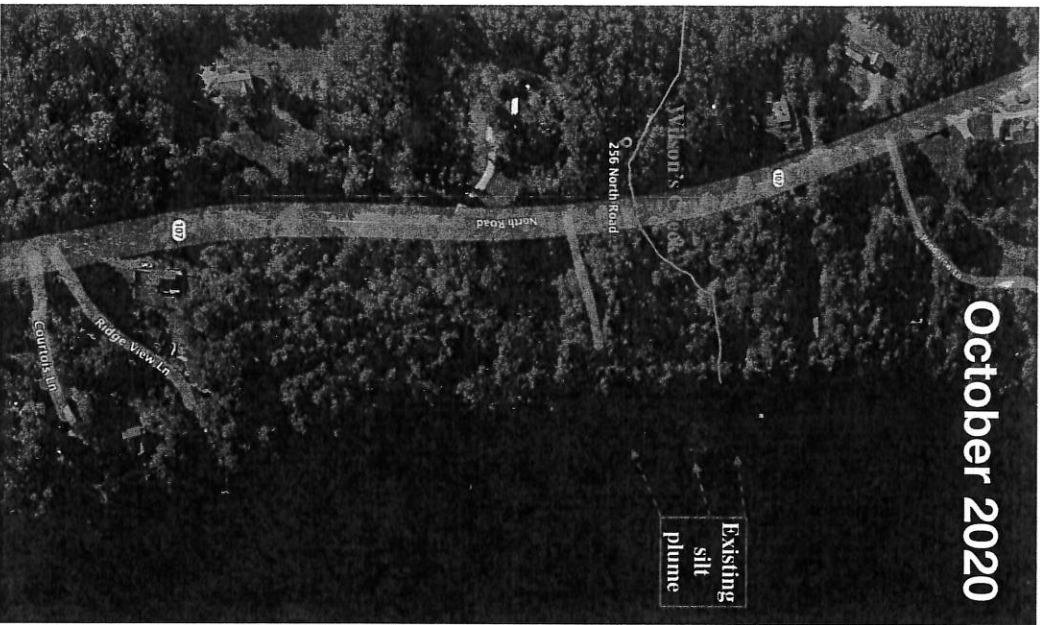
FB Environmental Soils Erosion Studies Wilson's Creek contributes the worst soils erosion due to the steep downhill approach into Pleasant Lake through the largest area of the Pleasant Lake Watershed (West Shore along North Rd)



Pleasant Lake has 4 Major silt plumes developing

- 1. North Shore where Gulf Rd is eroding and collapsing into the lake.**
- 2. Broad Cove from Philbrook Brook**
- 3. South Cove coming in from the Rt107 Creek**
- 4. Steep West Shore coming in from Wilson's Creek**

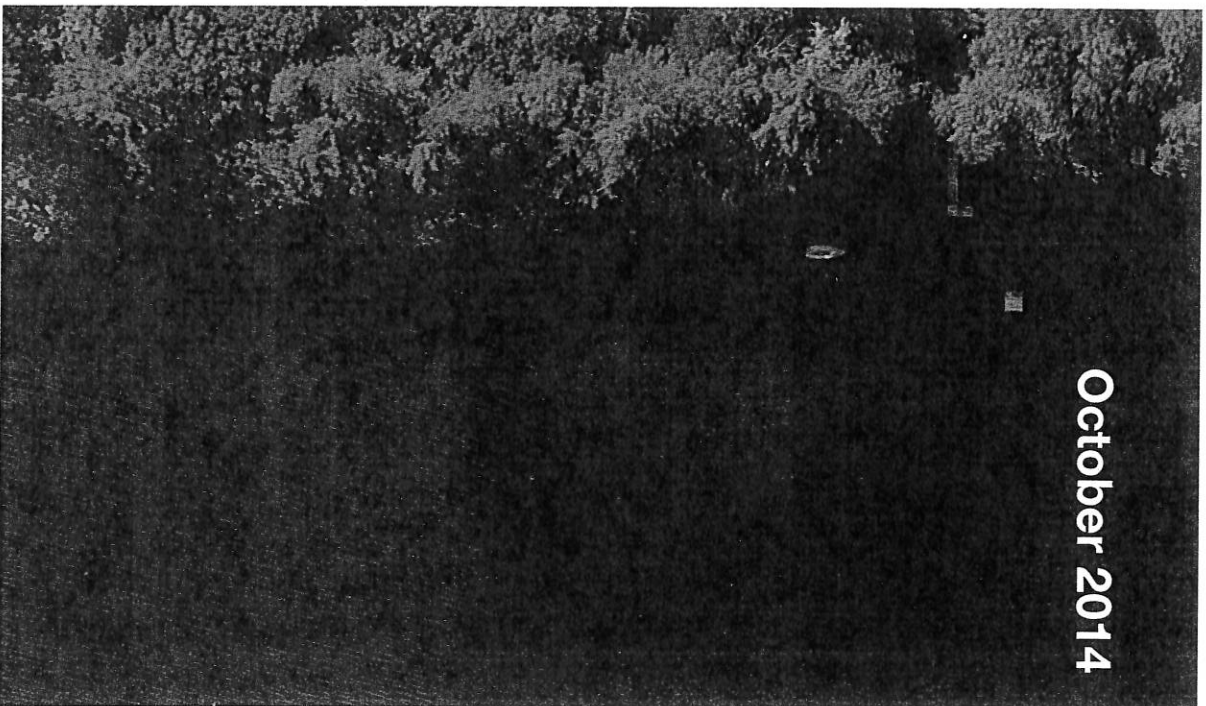




October 2020



October 2020



October 2014

The Pleasant Lake Protection Ordinance was passed into law by the Deerfield voters in 2015 to protect Deerfield lakes and ponds from scientifically demonstrated declining water quality and environmental health of our water bodies

What request for a waiver to this ordinance would be worse than this 256 North Rd case?

If Deerfield does not deny this request, what request would we ever deny in the future? What could be more egregious to Pleasant Lake than this?

**This is EXACTLY what the voters were wanting to stop...
uncontrolled development with disregard for the lake impact.**

June 22, 2022

I believed the Board of Adjustment erred in their May 24, 2022 hearing by granting variances to tax Map 206 Lot 1 from Article II, Section 204.1, 207.4 and 210.8.

My key concern is that the applicant, who is a member of the Board of Adjustment, did not seek a variance from section 330.8. The Northern edge / boundary of this property is Wilson Creek / stream that is a tributary of Pleasant Lake.

A few years ago the Town voted to adopt Section 330 – Pleasant Lake Watershed Ordinance.

The intent is obvious but on page 57 330.1 B "In the event of a conflict between the requirements of this section and other requirements of the Deerfield Zoning Ordinance or State Law, the more stringent requirements shall govern.

I have not had the opportunity to verify that the building inspector had denied a request for construction based on section 330 but clearly, such a denial should have been triggered.

Section 330.08 requires a 100 foot wide buffer from the edge of any tributary stream discharging into Pleasant Lake. A variance from this should have been requested, not a variance from the normal set back requirements. Deeds, 5389 – 2205 and 527 – 896 both describe the northerly boundary as a stream.

Per 330.07. a hydrological study and plan shall be prepared.

Per 330.09 New Construction would require a septic disposal system by installed at least 75 feet from Hydric A soils and 50 feet from Hydric B soils.

Section 330.13 C – Non-Conforming uses. Existing uses which are non-conforming under this ordinance may continue until the uses ceases to exist or the use is discontinued for a period of one year. An existing non-conforming use may not be changed to another non-conforming use; existing non-conforming uses shall be required to meet the requirements of this ordinance to the maximum extent possible.

A building permit was issued on 11/16/2020 to demo the old cabin. I am not clear when the demo actually occurred but the assessor did note on their January 25, 2021 visit the cabin had been removed.

When does the one year of discontinued use factor in?

Emily Wienhold
51 Reservation Road
Deerfield, NH, 03037
Wednesday, June 22, 2022

To: Deerfield NH Planning Board

Regarding the public hearing request by Roscoe and Kathleen Blaisdell for major subdivision of tax map 418-062: Reservation Road.

I am here today to ask the Planning Board to deny the request for the major subdivision of lot 418-062 on Reservation Road.

While there have been many concerns already discussed by the board regarding this request, I would like to highlight three of my own: Reservation Road physical traits and safety, Land Conservation Interests, and the availability of Deerfield Town Resources.

Reservation Road Physical Traits and Safety

I am confident that during your recent visit to Reservation Road, you were at-once aware of its winding, hilly, and narrow nature. With frequent pedestrians, no room for vehicles to pull off the paved roadway, and no actionable or reasonable ability for the town to widen the road, there should be major concern over the addition of any amount of traffic.

In fact, on Dec 27, 2016 the Deerfield Zoning Board 1* denied an application to build a home and banquet hall at lot 418-028 citing road safety and erosion issues. This 5+ year old application calculated for approx. 100 cars on weekend days only.

In 2021 the state added 2 parking lots in Pawtuckaway State Park each attached to Reservation Road. These parking lots combined have brought far more traffic than the Deerfield zoning board was willing to approve in 2016. When the 2020 Board of Selectman was asked to discuss the parking lots in a May 11, 2020 meeting 2*, several opposed again citing road safety and erosion concerns. Additional concerns were shared from residence, the conservation board, and police and fire.

Last month, this board approved a major sub-division request on Mr. Blaisdell's adjacent lot.

Since the denial of the zoning request and the decision by the state to allow the parking lots in Pawtuckaway, no changes or improvements to Reservation Road have occurred.

Deerfield Planning Board

Wednesday, June 22, 2022

Page 3

Reservation Road is just like every other rural neighborhood in Deerfield; filled with just about the friendliest people you could meet who would welcome newcomers to our town with open arms – if it were possible. Until the availability of public resources is addressed, we simply cannot afford more major development of our town.

I am not, nor claim to be any level of expert regarding town planning, and as such, I am counting on the board fairly consider every consequence of approving any requests for major subdivision of land in Deerfield for the purpose of building new residences. Should the planning board deem it fit to approve a request such as this one, I would expect that they consider if the reputation and intent of the requestor matches that of the town of Deerfield.

In summary, my plea to deny this request is not an emotional one, but one of necessity.

I would like to finish by reading to the board the Planning Board Mission Statement as written on the official town website ^{5*} and ask the board if today's request matches the guidelines within it:

The Planning Board reviews all proposed residential and commercial/industrial developments. The Board's goals are to protect the safety and welfare of the inhabitants of the town, and to maintain Deerfield's rural character and quality of life.

Sincerely,

Emily Wienhold



Citations:

1*

https://cmsarchive.civicplus.com/DeerfieldNHArchive/deerfieldnharchive.vt-s.net/Pages/DeerfieldNH_MinAgArchive/DeerfieldNH_ZBAMin/2016/12272016.pdf

2* https://www.townofdeerfieldnh.com/sites/g/files/vyhlf4316/f/minutes/05112020_m_0.pdf

3* https://www.townofdeerfieldnh.com/sites/g/files/vyhlf4316/f/minutes/02102020_m.pdf

4* https://www.townofdeerfieldnh.com/sites/g/files/vyhlf4316/f/uploads/2015_primex_police_dept_risk_assessment_report.pdf

5* <https://www.townofdeerfieldnh.com/planning-board>