

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JANUARY 26, 2011

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Fran Menard, Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7PM.

APPROVAL OF MINUTES

Fran Menard moved and Fred McGarry seconded to approve the minutes of January 13, 2011.

The following correction was made to the minutes:
Page 2 Paragraph 1: correct to read: "...he would like to receive information..."

Chair McGarry called for a vote on the motion. Motion carries with Peter Schibbelhute abstaining.

ADOPTION OF SUBDIVISION REGULATIONS

Fran Menard moved and Peter Schibbelhute seconded to adopt the Revised Subdivision Regulations presented at a Public Hearing on August 25, 2010. Voted in favor.

APPROVAL OF MANIFEST

Fran Menard moved to approve the manifest in the amount of \$1696.00 and a time sheet for Jane Boucher (Upton & Hatfield \$442.00; KNA \$445.00,\$159 Tukcor; KNA 650.00 Transportation Plan; time sheet 14 1/2 hours) Voted in favor.

BROWNS MILL

A letter was received from Centrix Bank regarding a LOC for Brown's Mill noting that Wayne Hussey of BMI has advised the bank that work on the Mount Delight project is complete.

The secretary advised that she had spoken with Donna Briggs, Centrix Bank, and told her that the Planning Board would consider a reduction of the LOC on the recommendation of KNA.

Steve Keach, who was present, noted that upon final recommendation, 10% of the monies needs to remain for one year after road acceptance.

TUKCOR REAL ESTATE AND DEVELOPMENT

A letter was received from Citizens Bank notifying that they will not extend a LOC for Tukcor Real Estate and Development. The LOC will expire on May 1, 2011.

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Gerald Coogan will contact Jeff White, Tukcor, to ask if he is looking to secure a LOC, bond or cash from another source. Steve Keach noted that the Town should not allow May 1 to come and go without taking action to call the LOC unless Tukcor comes forward with an acceptable replacement surety.

TRANSPORTATION PLAN

Steve Keach was present.

Mr. Keach provided copies of an overview of Deerfield Center. This proposed a pedestrian walkway from Upham Drive to Raymond Road (Route 107). Mr. Keach noted that he and Alex Cote propose striping the walkway and crosswalks. He also noted that five parking spaces have been added to the Library parking area.

Mr. Keach discussed the Island Intersection at Route 107 and said, in his opinion, it is dangerous. He felt that work needs to be done with paint and signs and proposed some improvements by putting raised islands using sloped granite curb. He felt that the cost will be minimal.

Mr. Keach noted that Alex Cote and John Reagan have done a chronology of every road in Town. He would like to evaluate all Class 5 Road in Town.

The Board agreed with Mr. Keach's assessment and he will evaluate further with Alex Cote and Steve Chabot. After further work they will meet with the Board of Selectmen with their final recommendation.

DEERFIELD TRAILS AND TRAIL PLAN

Ann Deely was present.

Ms. Deely provided information on the project scope, needs, inventory and recommendations. She noted that 112 people responded to the survey and she provided information on the survey.

Ms. Deely provided an overall map showing the existing trails and noted that we need to find a way to make information on the existing trails available to the public.

The subject of proposed trails was discussed and Ann Deely will work on a proposal to include this.

BMI REALTY TRUST

The Board agreed that a public hearing needs to be scheduled to consider a request for a waiver of the requirement for as built plans for BMI Realty Trust. This decision was based on the fact that Counsel recommended a hearing be held. The secretary will

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contact Wayne Hussey, BMI, to advise him.

The meeting was adjourned at 8:45PM.

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