

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
MARCH 23, 2011

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron, Lisa Wolford. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

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

7PM: Kathy Shigo

Kathy Shigo and Harriet Cady were present.

Mrs. Shigo commented that she would like the Planning Board to amend the Zoning Ordinance to require that no towers or poles exceed a height of 100 feet . She noted that our current ordinance 207.5 does address structures but not towers or poles.

Mrs. Shigo said that she is concerned about the Northern Pass Project and that they are proposing towers 135 feet high. She urged the Planning Board to consider adopting such an amendment.

Chair McGarry said that the Planning Board will check with SNHPC to find if other towns in the region have adopted such an ordinance and then proceed to speak with Town Counsel. Lisa Wolford offered to call SNHPC to obtain this information.

7:20PM APPLICATION FOR PUBLIC HEARING; SITE PLAN REVIEW; SIMON AND JENNI GEORGE, 150 SOUTH ROAD.

Simon and Jenni George were present along with George Fredette, Bob DeRose and Richard Pitman.

Chair McGarry read the Notice of Public Hearing by which Simon and Jenni George, Deerfield Veterinary Clinic, 150 South Road, Deerfield NH (identified as Tax Map 420 Lot 12 consisting of 5.01 acres and owned by the applicants).

The intent of the application is to construct a 10,850 square foot building addition for the Veterinary Clinic Expansion; also a new parking lot, sub surface disposal system and relocated well.

William Perron moved and Kate Hartnett seconded to accept the application.

George Fredette, representing the Georges, reviewed the plans. He noted that the veterinary clinic was opened in 2007 in an

existing building on the site. This application is to expand the clinic.

Mr. Fredette said that the expansion is designed to fit into the character of Deerfield. The property has been surveyed and wetlands identified.

He said from the front to the back of the property, about 500 feet, there is a modest slope averaging about 10%. He pointed to the man made pond and a drainage channel running from the man made pond down.

Mr. Fredette showed the location of the well and noted the stone walls on the front of the property and nice managed landscape area and trees in the yard.

He then reviewed the three variances and a special exception granted by the ZBA.

Mr. Fredette noted that the 10,850 foot addition represents three levels: the lower level of the barn houses larger animals., the main floor accesses the reception area and examine areas, the third level is living quarters and staff lounge.

He then referred to the parking area noting that residents and staff will have their own parking area in the rear lower level and there will be seven parking spaces up front. He added that they would like to construct a new loop road from the rear parking lot to allow better access for trailers to the barn area.

Mr. Fredette referred to a waiver request to permit parking areas with a gravel surface. He asked to modify the request based on comments from Steve Keach and Gerald Coogan. They will pave the customer parking area but request a waiver for the resident parking area in the rear.

Mr. Fredette suggested no change to the drainage pattern. He added that 12" culverts will be installed in the area where the loop road crosses the drainage channel. A wetlands permit has been applied for and is at the State at this point.

There are presently two septic systems on site and will be replaced by a larger septic system increasing capacity to twice what they presently have today. The well up front is being moved to the read of the property.

Mr. Fredette referred to comments made by Steve Keach, KNA, who suggested screening the dumpster which is located in the lower rear parking lot. Mr. Fredette noted that the dumpster is not

visible from the road and in the lot to be used by employees and residents. He asked that the screening not be a condition of approval.

Mr. Fredette submitted a request for a Conditional Use Permit for a proposed secondary access drive over land within the Wetland Conservation District.

Lisa Wolford said that she drove by the property and voiced concern regarding additional screening for the front of the property

At this time Chair McGarry read a letter from James and Sally Cannon, abutters, supporting the application.

Gerald Coogan reviewed comments from Steve Keach:

- . NHDES Wetlands Permit
- . Show right of way or easement for construction of loop road
- . Conditional Use Permit
- . Final plans to be signed by both Certified Soil Scientist and Certified Wetland Scientist.
- . Sheet 3 to show design radii of pavement gravel surface
- . Specify design width of secondary site access driveway
- . Depict location handicapped parking signs
- . Identify location of above or below ground utility service lines
- . Provide additional finish grad "spot elevations" at critical locations.
- . Detailed design plans for retaining wall
- . Construction detail for handicapped ramp
- . Add appropriate lighting specifications
- . Typical detail of head wall construction
- . Screening of dumpster
- . Landscaping
- . Patron parking area be paved
- . Location of well

Kate Hartnett questioned if the applicants have considered more intensive planting around the pond. Jenni George replied that she has been working with Gold Leaf Landscaping and this issue has been discussed.

Bob DeRose, Abbey Run Builders, commented that he works with Energy Star and all windows, doors, heating system and air conditioning are all Energy Star. He noted that they are working on keeping the addition to blend into the character of the town.

Chair McGarry asked if anyone present to like to speak in favor of the application.

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Richard Pitman spoke noting the importance of having a Veterinary Clinic in Deerfield.

The Planning Board will conduct a site visit on April 2, 2011 at 8:30PM.

William Perron moved and Lisa Wolford seconded to continue the public hearing for a Site Plan Review for Simon and Jenni George to April 13, 2011 at 7:30PM. Voted in favor.

#### APPROVAL OF MANIFEST

William Perron moved to approve the manifest in the amount of \$96.50. Lisa Wolford seconded. Voted in favor. (Upton & Hatfield \$85.00, ANCO 11.50, Time Sheet 14 1/2 hours)

#### APPROVAL OF MINUTES

William Perron moved to approve the minutes of March 9, 2011. Kate Hartnett seconded. The following corrections were made  
Page 1 Paragraph 1 ADD "It was noted that Lisa Wolford and Peter Schibbelhute had not been sworn in."

Page 1 Paragraph 7: Correct to read "...Corey Wildlife Management Area.."

Chair McGarry called for a vote on the motion. Voted in favor.

William Perron moved and Fred McGarry seconded to approve the minutes of February 23, 2011. The following correction was made:

Page 2 Paragraph 7: Correct to read "...March 29, 2011."

Voted in favor.

#### ESCROW ACCOUNTS

Board members were given a copy of the existing escrow accounts. The secretary noted that projects for several accounts have been completed. Town Administrator Leslie Boswak asked that the Planning Board take a formal vote on which accounts can be closed and money refunded. This will be put on the agenda for April 13, 2011.

#### TELECOMMUNICATIONS PLAN

Gerald Coogan noted that he is working with SNHPC on the Telecommunications Plan. He said that SNHPC believes there are gaps in high speed internet service in Deerfield and would appreciate "local input" in order to identify those gaps. He provided maps and asked if anyone is familiar with such gaps to indicate on the map.

The meeting was adjourned at 9PM.

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