

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
MAY 11, 2011

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron, 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

Peter Schibbelhute moved and William Perron seconded to approve the minutes of April 13, 2011.

The following corrections were made to the minutes:

Page 2 Paragraph 2: Correct to read "...majority of previous comments..."

Page 3 Paragraph 3: Correct to read "HEIGHT REQUIREMENT UTILITY TOWERS"

Voted in favor with Kate Hartnett abstaining.

William Perron moved and Kate Hartnett seconded to approve the minutes of March 23, 2011.

The following correction was made to the minutes:

Page 2 Paragraph 9: Correct to read "...moved to the rear of the property."

Voted in favor with Peter Schibbelhute abstaining.

APPROVAL OF MANIFEST

Kate Hartnett moved to approve the manifest in the amount of \$19.19 and two time sheets for Jane Boucher. William Perron seconded. Voted in favor.

(\$19.19 Mileage Jane Boucher, 12 hours Time Sheet, 13 Hours Time Sheet)

HEIGHT REQUIREMENTS/UTILITY TOWERS

Kathy Shigo was present.

Chair McGarry referred to RSA 162:H which regulates Energy Facility Evaluation, Construction and Operation. A state appointed Site Evaluation Committee (SEC) with broad authority in the review and approval of an application to construct a major energy facility in NH.

Gerald Coogan noted in his memo dated May 11, 2011 "In the evaluation of the proposal, if a local jurisdiction enacts local legislation that inhibits or makes a proposal economically unfeasible, the SEC appears to have the authority under NH RSA 162 H:4 and 16II to overrule such a local ordinance."

Kathy Shigo questioned if something could be put in the Zoning Ordinance to be used as a guideline for height requirements. She cited the possibility of wind towers. Chair McGarry said that would require an appeal to the ZBA.

7:15PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT/LOT CONSOLIDATION; JOHN HUMPHREYS AND JANE PRIMMER AND ALBERT AND ELIZABETH GARLO; WILLOW LANE

James Franklin, John Humphreys and Albert Garlo were present as well as abutter Richard Pitman.

Chair McGarry read the Notice of Public Hearing by which John Humphreys and Jane Primer (Map207 Lots 67 and 67A) And Albert and Elizabeth Garlo (Map 207 Lot 68) have applied for a Lot Line Adjustment and Lot Consolidation. The intent is to consolidate Lots 67 and 67A and adjust the lot line between Lots 67 and 68.

James Franklin, Land Surveyor, presented plans for the Board's review. He noted that when he first met with Mr. Humphrey in 2008, there was no record of Lot 67A. After checking , the discrepancy was discovered and now resolved.

Mr. Franklin commented that they are proposing to combine Lots 67 and 67A and convey a portion of Lot 67 to Lot 68. He noted that everyone is in agreement with this proposal which will make everything more conforming rather than less.

Kate Hartnett questioned Lot 65. James Franklin said that is another problem the owners will have to solve. Lot 65 does encroaches onto Lot 67.

Peter Schibbelhute moved to accept the application. William Perron seconded. Voted in favor.

Gerald Coogan provided a memo regarding the application noting that the application can be accepted as complete and approved.

Abutter Richard Pitman spoke in favor of the application.

William Perron moved and Peter Schibbelhute seconded to grant conditional approval for the application for a Lot Consolidation and Lot Line Adjustment to John Humphreys and Jane Primer and Albert and Elizabeth Garlo with the condition that corners are set. Approval to lapse in 30 days (June 11, 2011). Voted in favor.

7:55PM JAMES FRANKLIN

Mr. Franklin advised the Board that he had done a survey for a subdivision approved in 2007 with a driveway easement. The

property has now been sold and the easement was never recorded.

The secretary advised that, after being asked by Penny Touchette, found information in the file that may resolve the situation. One of the conditions of approval was that an easement be included.

Chair McGarry said that perhaps easements should be recorded by the Planning Board in the future.

BMI REALTY TRUST

Gerald Coogan noted that Wayne Hussey had come in prior to the meeting and paid \$1500.00 toward the balance owed KNA.

Chair McGarry commented that Road Agent Alex Cote had voiced concern regarding the fact that Brown's Mill may not be constructed according to the plan. He asked if the Board would reconsider their vote to waive the requirement of as built plans. Steve Chabot, KNA, also voiced the same concern and felt that as built should be required.

Chair McGarry felt that before the Board reconsiders it's vote, they need to be certain that the road may not be built according to plans.

Gerald Coogan will write to Steve Keach asking to give his thoughts on the location and quality of construction of Brown's Mill Road with regard to its conformance to the approved plan.

TOWN OF EPSOM

A letter was received from the Town of Epsom Planning Board notifying of a proposed subdivision for Joyce Yeaton on Echo Valley Road. Gerald Coogan will contact the Town of Epsom to determine the size of the subdivision. A Public Hearing will be held on May 25, 2011.

OTHER BUSINESS

Gerald Coogan provided a memo providing information on
Telecommunication Plans
Site Plan Review Regulations
CTAP Transportation Plan
Capital Improvement Plan
Northern Pass
Workforce Housing
Tierra Investments

Kate Hartnett asked that the status of the Trail Plan, Town Web Site, Deerfield Open Space Plan (Cady lawsuit) and conditional approvals also be included.

PLANNING BOARD 5/11/11

The meeting was adjourned at 8:43PM.

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