

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
MAY 25, 2011

MINUTES OF MEETING

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

Vice Chair Kate Hartnett called the meeting to order at 7PM.

BMI REALTY TRUST; RECONSIDERATION OF PREVIOUS VOTE

Wayne Hussey and Fred Nelson were present

Gerald Coogan provided some background noting that on April 13, 2011 the Planning Board, after a Public Hearing, voted to waive the requirement for s-built plans for Brown's Mill. After that meeting both Steve Chabot, KNA, and Alex Cote advised the Board that they felt that as-builts should be required and requested that the Board reconsider their vote of April 13.

Mr. Coogan referred to an e-mail from Steve Chabot "Due to the problems with the project, I feel and agree with Alex than an as-built should be required on the entire roadway improvements."

Wayne Hussey addressed the Board noting that Steve Chabot had held a pre-construction meeting and inspections were done after that.

Peter Schibbelhute said that Steve Chabot and Alex Cote were concerned regarding work done previous to the reconstruction meeting.

Wayne Hussey questioned the extent of the as-built plans necessary.

Board members felt that Fred McGarry should have some input regarding this. Gerald Coogan noted that if the Board wished to reconsider their vote, it would have to be done at a Public Hearing. Wayne Hussey, BMI, will attend the Planning Board meeting on June 8, 2011 at 7:15PM when the Board will discuss this matter further.

7:15PM APPLICATION FOR PUBLIC HEARING; MAJOR SUBDIVISION;
HARRIET CADY; MEETINGHOUSE HILL ROAD

Joe Cornati, Jones & Beach Engineers, along with Chester Cady, Aaron Cady, Laura Cady and abutter Jason Dionne were present.

Vice Chair Kate Hartnett read the Notice of Public Hearing by which Harriet Cady will make application for a Public Hearing

to consider approval of a major subdivision for property located on Meetinghouse Hill Road, Deerfield, NH (identified as Map 209 Lots 8 and 10) consisting of 35.40 acres and owned by the applicant. The intent of the application is to eliminate the property line between lots 8 and 10 and subdivided into four residential lots. Lot 1 would consist of 5.00 acres; Lot 2 would consist of 5.00 acres; Lot 3 would consist of 12.16 acres and Lot 4 would consist of 12.16 acres. The lots would be accessed by a Private Road.

Gerald Coogan noted that he had reviewed the plan and reviewed the check list. He felt the Board could accept the plan as complete and hold a public hearing. He suggested that Mr. Cornati make the presentation on behalf of the applicant. He added that Steve Keach had provided a 10 page letter with his comments which he asked the Board to review. Mr. Coogan also noted that there were 13 waiver requests which Mr. Keach addressed in his letter.

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

Joe Cornati began by giving some background information on the property. He said that his firm, Jones & Beach Engineering, had purchased RSL Survey and extensive surveying had be done by RSL for the previous owner of the property.

Mr. Cornati said that they are here to request that the two lots be consolidated and four residential lots be created by utilizing the "Smith Ordinance". The lots will be accessed by a private road. They are requesting several waivers, one of which is they do not want to construct a major roadway.

Mr. Cornati presented plans showing wetland location and utilizing as much of the existing drive as possible. The plan showed the proposed location of future homes. The previous application had large box culverts and these have been down sized as there is no drainage needs for box culverts. The culverts have been re designed and are now 18".

The proposed private road accessing the property will be 16 foot wide with gravel construction. The plans contained a road profile and road grading and a vertical alignment of the road.

Gerald Coogan reviewed the letter from Steve Keach, KNA.
.Issuance of NHDES Wetlands Permit
.Review and comment by Deerfield Fire Department
.Recommend any approval be conditional upon the applicant providing the Town with a performance guarantee
.Approval of CUP Permit
.Recommend exemption for section 323.3B

- . Recommend a "hammerhead" style turn around having dimensions suitable for the accommodation of a fire truck
- . Recommend the applicant provide the Board with an acceptable proposal for insuring on going maintenance and repair of Cady Lane.
- . Recommend the design engineer recheck the limits of proposed guardrail installation.
- . Recommend note identifying Cady Lane as a driveway be revised to read private way.
- . Recommend the vertical alignment of Cady Lane be reduced to not more than 5% at Sta. 10+100

Mr. Coogan then reviewed Mr. Keach's comments on the requested waivers.

- . Waiver request from Section III-6.E(3)(c)(18) requiring test pit data be provided along the centerline of all proposed streets. Mr. Keach is not opposed to granting a waiver.
- . Does not recommend the request for a waiver to Section III-6E(3)(d) requiring roadway cross sections at 50 foot intervals.
- . Cannot support request for waiver from Section IV-2B, requiring the installation of stone bounds at all boundary points situation on or coincident with the lines of platted streets.
- . Require the applicant pave the initial 40 feet of Cady Lane
- . Does not recommend waiver to Section IV-4.B(4)(a). Recommend a hammerhead type turn around, have dimensions suitable for accommodation of a fire truck be provided at the westerly end of Cady Lane.
- . Not opposed to waiver from Section IV-4B(4)(b)3) which requires a minimum horizontal tangent length of not less than 125 feet at the approach to an intersection of streets
- . Support waiver request from Section IV-4B(4)(b)(5) which requires the rights of ways of intersection streets to be joined by a curve having a radius of not less than 25 feet.
- . Cannot support waiver request from Section IV-4.B(4)(b)(5) which requires a minimum of 400 feet of all season safe sight distance at all intersections and collector streets.
- . Cannot support waiver from Section IV.7.A which requires the installation of underground utilities.

Mr. Coogan reviewed his comments noting that;

1. The well radius and 4K area are included on the plan; suggest that the plan include a proposed building envelope.
2. Request a roadway maintenance agreement; the proposed roadway will be 1, 049 linear feet.
3. On the plan Note #6, the agent seeks 13 waiver requests. I will defer to XNA relative to the appropriateness of each waiver request.
4. The plan should include a reference to section 325 OBP and include a note that there will be no further subdivision

5. Approval of a CUP
6. Wetland Permit from NH DES
7. On plan note 17, the agent states "The planned use of the roadway is private use by the homeowners only. The roadway is never to be designated a Town owned and maintained road." With such a statement on the plan, the DPB should be comfortable in allowing the road to be constructed to a lesser standard than of a Town road.
8. Jones, Beach should provide the DPB and KNA with a construction estimate of the roadway.

Jason Dionne, an abutter, said that Mrs. Cady had approached him several months ago regarding removing trees to better the sight distance. He has no objection, however, would like something in writing.

Joe Cornati asked the Board to consider the exemption from the Section 325 Open Space Development. Gerald Coogan agreed with Steve Keach that this exemption applies to the application.

Board members felt that, before granting any waivers, a site visit was necessary. It was agreed to conduct a site visit on June 2, 2011 at 6:30PM.

William Perron moved and Peter Schibbelhute seconded to continue the public hearing to June 8, 2011 at 7:30PM. Voted in favor.

8:10 APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; RUSSELL KAATZ, MOUNT DELIGHT ROAD
Russell Kaatz and Donald Duval were present.

Vice Chair Kate Hartnett read the notice of public hearing by which Russell Kaatz, 159 Mount Delight Road will make application for a Public Hearing to consider approval of a minor subdivision for property located on Mount Delight Road (identified as Map 411 Lot 41) consisting of 34 +/- acres and owned by the applicant. The intent of the application is to create one new lot consisting of 3.6 acres. Lot 41 would then consist of 30.2 acres.

Gerald Coogan reviewed his comments noting that the Planning Board can accept the application as complete.

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

Mr. Duval commented that NH DES approval has been received. The application is for one new lot, a shared driveway will access the two lots. Mr. Duval requested a waiver for the following:
- section 111-3.C.3.b.2: 2 foot contour interval. Topographic

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map of the entire parent parcel

.Section III-3,C,3,a, 5 & 7: Metes and Bounds description of entire Parent parcel.

Peter Schibbelhute moved to grant the waivers requested.
William Perron seconded. Voted in favor.

William Perron moved and Peter Schibbelhute seconded to grant conditional approval to Russell Kaatz for a minor subdivision on Mount Delight Road with the following condition:

. Pins to be set

Conditional approval to lapse in 30 days. (June 25, 2011).

Voted in favor.

APPROVAL OF MANIFEST

William Perron moved and Peter Schibbelhute seconded to approve the manifest for \$2445.44 and a time sheet for Jane Boucher. (KNA \$325.44 Deerfield Vet, KNA 341.00, 193.00, 603.00, 233.00, 750.00 BMI, time sheet for Jane Boucher 16 1/2 hours. Voted in favor.

ROLLINS EXCAVATION

Gerald Coogan advised that , on May 18, he visited the site with David Price, NH DES. He provided comments:

1. The natural vegetative filter strip needs to remain in a natural state with no disturbance to wetlands; the owner installed a well near the filter strip and impacted some wetlands; the owner will coordinate with DES to complete this task.
2. The berms need to be improved and vegetated: I recognize we are early in the excavation season
3. The existing wetlands need to be identified.
4. There is standing water in the area currently being excavated, which may be of concern; Mr. Price will discuss this issue with his supervisor.
5. Mr. Sanford, the professional engineer, who prepared the approved plan, can provide valuable technical assistance and guidance with the overall management of the excavation activity and the site. The owner should engage his services.

Mr. Coogan said that Mr. Price and he will make another visit to the site in September, 2011 after the Rollins have an opportunity to make some of the suggested improvements. Mr. Price will prepare a field report on the May 18th visit.

Mr. Coogan provided several photos taken on the May 18 visit. He noted that he had met with Nellie Rollins and Steve Rollins and encouraged her to have Mr. Sanford prepare a report on existing conditions and the conformance of the excavation activities with the approved town of Deerfield site plan and Alteration of Terrain Permit.

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Chair Fred McGarry had e-mailed noting that the Rollins have created a parking area for a tanker truck which was never included on the original site plan. Gerald Coogan will speak with Code Enforcement Officer Richard Pelletier to determine if this is a code violation.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of May 11, 2011.
Peter Schibbelhute seconded.

The following correction was made to the minutes:
Page 2 Paragraph 6: Correct to read "Lot 65 encroaches onto Lot 67."

Voted in favor.

MINOR SUBDIVISION; RUSSELL KAATZ MOUNT DELIGHT ROAD

Two additional conditions were added to the conditional approval given by the Board earlier this evening.

1. Easement for shared driveway to be included in deed.
2. Locus map added to plan.

The secretary will call Mr. Duval with this information.

The meeting was adjourned at 9PM.

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