

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 22, 2011

MINUTES OF MEETING

PRESENT; Board members Fred McGarry, William Perron, Lisa Wolford, Peter Schibbelhute. Also present secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7:10PM.

APPROVAL OF MINUTES

William Perron moved and Lisa Wolford seconded to approve the minutes of June 8, 2011.

The following correction was made to the minutes:

Page 1: Paragraph 3: Under Telecommunications Plan: Line 2; Delete "I".

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

APPROVAL OF MANIFEST

William Perron moved to approve the manifest. Lisa Wolford seconded. (\$391.00 Upton & Hatfield ; Time Sheet Jane Boucher 15 1/2 hours). Voted in favor.

SNHPC ALTERNATE

Fred McGarry noted that he had sent an e-mail advising that we need to appoint an alternate for SNHPC. He said that Jim Deely has agreed to serve as the representative for the Town.

7:15PM BMI WAIVER FOR REQUIREMENT OF AS BUILT PLANS

Wayne Hussey was present.

Kate Hartnett had advised that she and Frank Mitchell will work on wording of the Conservation Easement submitted by Mr. Hussey for BMI.

Mr. Hussey said that James Franklin was working on the as built.

Wayne Hussey requested that a reduction in the amount being held in a Letter of Credit for the project be granted.

Fred McGarry will check with Steve Chabot, KNA, to see if KNA recommends a reduction.

William Perron moved and Peter Schibbelhute seconded to continue the meeting with Mr. Hussey to July 13, 2011 at 7:15PM. Voted in favor.

7:30PM CONTINUATION PUBLIC HEARING; MAJOR SUBDIVISION; HARRIET CADY; MEETINGHOUSE HILL ROAD
Joe Coronati, Jones & Beach, Aaron Cady, Laura Cady and her husband were present.

Chair McGarry read a Memo from Steve Keach, KNA, dated June 22, 2011.

Mr. Keach addressed the diagram profiling the sight distance from Cady Lane.

. AASHTO recommends minimum sight distance values for vehicles exiting Cady Lane based on a design speed of 35mph; (a) to the west (uphill) 367 feet and (b) to the east (downhill) 346.5 feet

. We continue to recommend the consultant confirm a minimum of 400 feet of all season safe sight distance is available at this location.

.As stated in our letter dated May 24, 2011 we do not support the applicants request that the Board grant a waiver of those intersection sight distance requirements contained in the specified Section of the Subdivision Regulations. In the event the Board were to reconsider the waiver request it had previously denied, we cannot recommend the Board consider granting a waiver which would reduce available intersection sight distance to values less than those recommended by AASHTO Policy.

.In order to attain adequate sight distance it is apparent that removal of vegetation on both platted Lot #1 and abutting Lot 209-9 will be necessary. Since Cady Lane is intended to be platted, constructed and maintained as a private way, it will be necessary for future homeowners within the proposed subdivision to periodically cut and clear these same areas in order to maintain adequate sight distance.

Chair McGarry read a request for two waivers from Joe Coronati:

1. Section IV-4-B.4.b.6 'Safe Sight Distance' A minimum of 400 feet of all season safe sight distance shall be provided at all intersections involving one of more Collector or Arterial Streets. A waiver is requested from providing 400 feet of sight distance to 305 feet. This meets the safe sight distance requirement for a 40 mph road,, which is faster than the posted speed limit of Meetinghouse Hill Road, but more representative of the actual speeds on that portion of the roadway.

2. Section III-3.C(3)(b)(4) Site Specific Survey.This regulation requires that the property have a soil scientist prepare a site specific soil survey. This is typically required for projects that are more intense in design than this parcel. The State requires this for any project with over 100,000 square feet of disturbance. Since this is only a four lot subdivision on 34 acres and all the homes will be considerably spread out, this is not an intensely developed project.

Mr. Coronati provided plans showing a 305 foot sight line profile to the left and a 367 foot sight line profile to the right.

Peter Schibbelhute moved and William Perron seconded to grant a waiver request for Section III.C(3)(b)(4) Site Specific Soil Survey. Voted in favor.

Joe Coronati will speak with Steve Keach regarding the sight distance.

Aaron Cady noted that he will have to cut some trees to achieve the 305 feet of sight distance. Fred McGarry said that a permanent easement will also be required from the neighbor. Mr. Cady will speak with Mr. Dionne.

Chair McGarry advised that a check in the amount of \$2000.00 to be placed in escrow for engineering review will be required.

Mr. Coronati asked the Board to grant an exemption from Section 325 (Open Space Development) of the Zoning Ordinance.

William Perron moved to grant an exemption from Section 325 3 c 1 b of the Zoning Ordinance. Peter Schibbelhute seconded. Voted in favor.

Chair McGarry a note needs to be put on the plan indicating "No further Subdivision".

Mr. Coronati referred to Steve Keach's letter of May 24 in which he recommends the final plat be expanded to specify the intent to convey supplemental right of way to the Town of Deerfield such that the Town will thereafter enjoy not less than 25 feet of right of way to the west of the occupied centerline along the frontage of the subject property.

Mr. Coronati questioned the process and how long it may take the Town to accept the 25 feet.

Chair McGarry thought an easement may be easier to grant. He will check with Town Counsel for appropriate language.

Mr. Coronati noted that they will also need approval for a Conditional Use Permit. (CUP). He will check with Gerald Coogan and submit a draft.

Joe Coronati will speak with Steve Keach regarding the amount of a Performance Guarantee.

William Perron moved and Peter Schibbelhute seconded to

continue the public hearing for a Major Subdivision for Harriet Cady to July 13, 2011 at 7:30PM.
Voted in favor.

REQUEST FOR WAIVER OF IMPACT FEE

A request for waiver of an impact fee was received from Wesley and Jacqueline Nyberg. They are building a retirement home and will have no impact on the school. Mr. and Mrs. Nyberg request a full waiver (\$4824.00) or a minimum of \$2649 which is the school impact.

During discussion Board members agreed that an impact fee is for the dwelling and not the homeowners.

William Perron moved to deny the request for waiver of an impact fee for Wesley and Jacqueline Nyberg. Peter Schibbelhute seconded. Voted in favor.

WORKFORCE HOUSING

Lisa Wolford questioned if the Board intended to proceed with a Workforce Housing Ordinance for 2012. Chair McGarry said that they will be discussing proposed ordinances in November.

Ms. Wolford said she had attended the OEP Training Conference and there was some discussion on Workforce Housing. She noted that the Town of Windham is being sued and she felt it was important to let the consequences of voting down Workforce Housing to voters.

The meeting was adjourned at 9PM.

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