

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 24, 2011

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Lisa Wolford, Peter Schibbelhute(arrived at 7:45PM). Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

7:45PM Chair Fred McGarry called the meeting to order.

TRAIL PLAN

Ann Deely was present. She provided an "Inventory of Trails and Trail Plan" Draft Report dated August, 2011.

The draft included a Summary of Conservation Parcels noting

1. Protection Type
2. Protecting Agency
3. Total Parcel
4. Protection Level
5. Access

A map depicting a Trail Plan Overview and a map showing an aerial view of the Trail Plan was also included in the draft.

Ms. Deely noted that a public meeting was held to discuss the potential of creating a "Deerfield Trail Club" that could continue to highlight existing trails and become involved in the maintenance of the trail system.

The Board will review the recommendations and get back to Ann Deely. Neatline

APPROVAL OF MANIFEST

Peter Schibbelhute moved and Lisa Wolford seconded to approve the manifest in the amount of \$1510.53 and a time sheet for Jane Boucher. (Upton & Hatfield \$960.00; KNA 520.44 (Cady): Jane Boucher mileage 21.09" Time Sheet 14 1/2 hours). Voted in favor.

APPROVAL OF MINUTES

Lisa Wolford moved to approve the minutes of August 10, 2011 as printed. Fred McGarry seconded. Voted in favor with Peter Schibbelhute abstaining.

RULES OF PROCEDURE

Chair McGarry provided copies of a draft of Rules of Procedure. He noted that additions have been highlighted. The Board will review this draft and discuss it further at the September 14 meeting.

SPM CADY SUBDIVISION

Harriet Cady, Aaron Cady, Laura Cady and her husband were present.

Harriet Cady noted that she had approached abutter Jason Dionne and asked if she could cut a few trees. At first he agreed saying that he would like the wood. She added that now he is not willing to grant an easement but would like to sell her the property. Mrs. Cady said that he paid \$140,000 for the property in December, 2010 and is asking \$250,000. She provided a copy of the letter from Mr. Dionne's Attorney.

Mrs. Cady requested a waiver from the sight distance condition set by the Planning Board.

According to Mrs. Cady she had her surveyor go to the property and mark the trees that needed to be removed. She said that eight trees needed to be removed to acquire sight distance. Mrs. Cady said she would be willing to put up concave mirrors but she cannot afford to purchase Mr. Dionne's property.

Chair McGarry noted that sight distance has been an issue on this property going back to John G.

Mrs. Cady said the Planning Board has allowed Deerfield Veterinary Clinic to have a far worse sight distance than exits on her property.

Gerald Coogan referred to RSA 674:36 II n " Include provision for waiver of any portion of the regulations. The basis for any waiver granted by the planning board shall be recorded in the minutes of the board. The planning board may only grant a waiver if the Board finds, by majority vote that:
1 Strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of the regulations; or
2. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the regulations."

Chair McGarry commented that if there was an accident on the site, the Planning Board could be easily sued for granting a waiver against what our engineer and ASHTO recommended.

Mrs. Cady referred to Deerfield Veterinary Clinic and again questioned why sight distance was never addressed.

Chair McGarry said that sight distance has always been in the forefront for all previous applications on the Meetinghouse

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Hill Road property. He said the Planning Board would be remiss to ignore all the sessions held previously to eliminate sight distance as a requirement.

Aaron Cady commented that he has researched concave mirror installations and has found instances where waivers have been granted. Mr. Cady said he had measured the distance with a tape measure and feels that they can come very close to what is required. He commented that he would be comfortable installing a mirror with a sight distance of 300 feet. He said that he felt hardship can be shown.

Mr. Cady will measure the sight distance from the point where the road is going to be constructed. Peter Schibbelhute said that the measurement should be done now, before leaves fall from trees, to get an accurate distance measurement.

Mr. Cady will advise the Board of the measurement at their September 14 meeting, at which time the Board will consider "reconsideration" of the sight distance requirement and if agreed will schedule a public hearing at that time.

Lisa Wolford noted that it would be helpful if Mr. Cady could provide more information on concave mirrors used in other towns.

ROLLINS EXCAVATION

Gerald Coogan said that he had spoken with Nellie Rollins and advised her that the Planning Board would conduct a site visit in September. He requested that she have as-built plans prepared by her surveyor Mr. Sanford. The Board will discuss a date for the site visit at their September 14 meeting.

The meeting was adjourned at 9PM.

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