

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
MARCH 14, 2012

MINUTES OF MEETING

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

7:05PM Vice Chair Kate Hartnett called the meeting to order.

PROPOSED ZONING AMENDMENTS; 2012

The Board discussed that the two proposed Amendments to Zoning regarding Workforce Housing had been defeated.

Kate Hartnett commented that she felt the explanation on the warrant was not very helpful to people trying to understand it. She noted that the explanation covered what we were trying to do , but not why we are doing it.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest in the amount of \$1151.88. Peter Schibbelhute seconded. ( Upton & Hatfield \$751.38; KNA \$400.50 and a time sheet for Jane Boucher for 17 hours)

It was noted that the Upton & Hatfield invoice was for work done on the Bognaski extension request and that Mr. Bognaski had indicated that he would be responsible for any cost relating to that project. The secretary will mail a copy of the invoice to Attorney Cronin requesting that a check be mailed to the Town of Deerfield.

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

7:20 APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;  
SANBORN FAMILY TRUST; RUTH SANBORN REVOCABLE TRUST; RANGE AND  
MIDDLE ROADS

Charles and Cheri Sanborn were present along with Gary Sanborn and Lee Gagnon, T.F. Moran. Several abutters were also present.

Vice Chair Hartnett read the notice of public hearing by which the Board is considering a Lot Line Adjustment for the Sanborn Family Revocable Trust/Ruth Sanborn Revocable Trust; Ruth Norcross Trustee, for property located on Middle Road (Map 419 Lot 69) and Donald and Priscilla Watts (Map 414 Lot 62) for property located on Range Road. The intent of the application is to adjust the lot line between Lots 69 and 62 by adding 18 acres to Lot 62. Also to consolidate the remaining historical

parcels which make up Lot 69.

Gerald Coogan commented that the applicant is requesting two waiver requests for wetlands and topography.

Mr. Coogan noted that the applicant is proposing to add 18 acres to Lot 62, which currently has 3.2 acres. The 18 acres will be taken from Lot 69 which has 271 acres. The two homes currently on the properties will remain the same and no new lots will be created. Mr. Coogan gave some historical background noting that there is a lot called the "Haynes Lot" created back in 1781. Mr. Coogan said the application is complete.

William Perron moved and Lisa Wolford seconded to accept the application. Voted in favor.

Lee Gagnon, T.F. Moran, presented the plans depicting the proposed lot line adjustment where 18 acres will be added to Lot 62 from Lot 69.

The applicant submitted a written request for two waivers;  
1.111,C.3a 17 and 18 Wetlands  
2.111-3C. 3b Topography

William Perron moved and Peter Schibbelhute seconded to approve the requests for waivers. Voted in favor.

Mr. Gagnon advised that monumentation has been set.

Vice Chair Hartnett asked if anyone present had any comments. No one spoke.

Peter Schibbelhute moved to approve the Lot Line Adjustment for the Sanborn Family Trust/Ruth Sanborn Revocable Trust. William Perron seconded. Voted in favor.

#### APPROVAL OF MINUTES

William Perron moved and Lisa Wolford seconded to approve the minutes of February 22, 2012 as printed. Voted in favor with Peter Schibbelhute abstaining.

7:45PM JILLIAN HARRIS; SNHPC/ETAP

Jillian Harris was present. Tom True, Wes Golomb, Gary ,and Scott Milliken were also present.

Ms. Harris provided copies of the "Deerfield Master Plan Energy Chapter Outline".

Ms. Harris then provided a slide presentation outlining the proposed chapter.

- A. Introduction
  - a. Purpose
  - b. Energy Conservation related to Sustainability
  - c. State Statutes/Plans related to Energy
- B. Deerfield Energy Values and Goals
- C. Existing conditions
  - a. Global
  - b. National
  - c. New Hampshire
  - d. Deerfield
    - 1. Inventories/Audits
  - e. Renewable Energy
  - f. Transportation
  - g. Building Codes
- D. Planning Roles, Organizations and Programs
  - a. State Planning for Energy Efficiency
  - b. Local Planning for Energy Efficiency
  - c. Tools for Energy Efficiency
- E. Issues and Concerns
- F. Trends and tools
- G. Recommendations
- H. Action Plan

During discussion those present discussed Values and Goals which included;

Values

- 1. Encourage Energy Efficiency
- 2. Resilience from Natural Hazards
- 3. Support Local jobs
- 4. Energy Self Reliance

Goals

- 1. Encourage new construction or renovation that encourages energy independence.
- 2. Reduce Energy Use
- 3. Education outreach/Behavioral Changes
- 4. Adapt to climate instability

Ms. Harris will attend a meeting of the Board in May to review the draft and discuss Energy Vision and Recommendations. She will provide copies of the draft to the Board in April for their review. A public hearing will be held in June to adopt the chapter.

Kate Hartnett suggested that everyone try to read "Climate Action Plan" available through DES.

#### NORTHERN PASS

Tom True, a member of the Northern Pass committee in Town and a consultant to the project, was present.

Mr. True was present because he had seen "Northern Pass" included on the Planning Board Agenda under "New Business". He questioned a meeting scheduled for April 10, 2012. He said the project has only spoken with the Board of Selectmen and they would like to be invited to the meeting.

Board members advised that the Planning Board has no involvement with the meeting.

Kate Hartnett commented that she had requested that Northern Pass be put on the agenda for discussion because she felt the Planning Board should have a discussion on whether this is something we need to know more about, what should we do about it and what is the Board's position on the project, if any.

Mr. True advised that the project held a forum for the public in Pembroke with several stations to answer questions. He said that, even though the project is in early stages, they would be happy to meet with the Board to answer any questions.

Peter Schibbelhute felt that the Planning Board should meet with the project engineers first to ask questions and later schedule a public meeting.

Lisa Wolford disagreed noting that a public meeting should be held where questions can be asked by both the Board and public.

William Perron will ask the Board of Selectmen if they would be interested in co-chairing a meeting with the Planning Board.

The Board will discuss this further at their March 28, 2012 meeting and conduct a site visit to the PSNH Sub Station at 6PM that evening. Mr. True will make arrangements with a representative of PSNH.

The meeting was adjourned at 9:45PM.

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