

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 13, 2012

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, William Perron, Lisa Wolford, 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

William Perron moved and Lisa Wolford seconded to approve the minutes of May 23, 2012.

The following correction was made to the minutes:
Page 2; Paragraph 5: Correct to read"... She questioned the statements "Providing buildings that can be operated longer without impact" and "Keeping more money in the local and regional economy."

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

APPROVAL OF MANIFEST

William Perron moved to approve the manifest for \$255.00 and two time sheets for Jane Boucher. Lisa Wolford seconded. (Upton & Hatfield \$255.00, Time sheets 16 1/2 hours and 15 1/2 hours). Voted in favor.

OTHER BUSINESS

Chair McGarry advised that George Wright, Campton, NH had contacted him requesting a meeting with the Planning Board to discuss Northern Pass. This will be put on the agenda for June 27 for more discussion.

ENERGY CHAPTER

Chair McGarry referred to an e-mail from Harriet Cady stating that at the May 23 meeting the Planning Board should have voted on statements made by Lisa Wolford and Kate Hartnett to be added to the plan.

Chair McGarry felt the Board did not act out of order as no one objected to statements made at that time. He noted that Jillian Harris, SNHPC, was present and asked the Board for comments.

Lisa Wolford read a follow up e-mail to Jillian Harris after the May 23 meeting in which she made suggestions to Ms. Harris.

7:15PM APPLICATION FOR PUBLIC HEARING; PHILIP AND DAVID SIDMORE TRUSTEES ET AL; SUNSET LAND AND WILLOW LANE

James Franklin, David Sidmore, Peter Menard and Harriet Cady were present.

Chair McGarry read the Notice of Public Hearing by which David Sidmore, Philip Sidmore Trustees, 198 North Road, Deerfield, NH have made application for a Public Hearing for a Lot Line Adjustment for property located between Sunset Lane and Willow Lane, Pleasant Lake, Deerfield, NH (identified as Tax Map 207 Lots 53 and 76 and owned by the applicants). The intent of the application is to adjust the lot line between Lots 76 and 53 by conveying 1.475 acres on Lot 76 to Lot 53.

Gerald Coogan commented that after the Lot Line Adjustment , Lot 53 will consist of 1.634 acres and Lot 76 will consist of 23.5 +- acres. Mr. Coogan noted that the Sidmores own both lots and no new lots are being created. He recommended that the Planning Board accept and approve the application and that Mr. Franklin has set the boundary pins.

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

James Franklin presented plans depicting the proposed Lot Line Adjustment. Chair McGarry commented that two pins at the end of L2 on the plan were not shown.

William Perron moved and Lisa Wolford seconded to grant conditional approval to David Sidmore and Philip Sidmore for a Lot Line Adjustment with the condition that two pins be set. Approval to lapse in 30 days (July 13, 2012). Voted in favor.

7:30 PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; ERROL AND MARTHA RHODES, FIELDSTONE FAMILY TRUST, CHURCH ST. DEERFIELD, NH

James Franklin, David Sidmore, Peter Menard, Harriet Cady, Nancy Brown and Herbert Mckinney were present

Chair McGarry read the Notice of Public Hearing by which Errol and Martha Rhodes, Fieldstone Family Trust, 19 Comly Ave. Greenwich Ct. are making application for a Minor Subdivision for property on Church St., Deerfield, NH (identified as Tax Map 414 Lot 150) consisting of 60 acres and owned by the applicants. The intent is to create one new lot consisting of 5.074 acres around the existing home.

Gerald Coogan commented that the applicant desires to create a 5.074 acre lot which includes the existing home. He noted that section 325 Open Space Development applies in this case and that a total of three lots are allowed as exemptions under Section 325.3 C 1. Mr. Coogan advised that the applicant is requesting six waivers. He recommended that the Planning Board

accept the application as complete and begin the public hearing. He recommended approval of the application with the condition of setting boundary pins and a note on the plan relative to Section 325.3 C 1 and it's applicability.

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

The Board voted on the six waiver requests:

1. William Perron moved and Peter Schibbelhute seconded to grant a waiver for Section III 3 C3 A-13-Areas of each lot with poorly drained soils, very poorly drained soils. Voted in favor.
2. William Perron moved and Peter Schibbelhute seconded to grant a waiver for Section III 3 C 3A 17- Jurisdictional wetlands identification. Voted in favor.
2. William Perron moved and Peter Schibbelhute seconded to grant a waiver for Section III 3 C3 A-18- Notation regarding jurisdictional wetlands identification. Voted in favor.
4. William Perron moved and Lisa Wolford seconded to grant a waiver for Section III 3 C3 B-2- Two foot contours. Voted in favor.
5. William Perron moved and Lisa Wolford seconded to grant a waiver for Section III 3 C3 B-3-Two benchmarks NGVD of 1929. Voted in favor.
6. William Perron moved and Peter Schibbelhute seconded to grant a waiver for Section III 3 C3 B-4 Site Specific Soil Mapping. Voted in favor.

James Franklin presented the plans for the proposed subdivision noting that no new construction is being proposed.

The following conditions were required:

1. Show distance from lot corner to end on locus.
2. Identification of lot corners
3. Drill holes and iron pins set
4. Show approximate location of septic
5. Delete Section 30 from Subdivision Plan

William Perron moved and Peter Schibbelhute seconded to grant conditional approval for a minor subdivision to Errol and Martha Rhodes with the aforementioned conditions. Conditional approval to expire in 60 days (August 13, 2012). Voted in favor.

7:55PM APPLICATION FOR SITE PLAN REVIEW; JEAN AND THOMAS CUMINGS; SOUTH ROAD; CONSERVATION CENTER
Jean and Tom Cumings, Peter Menard, Harriet Cady, Elaine Alexander, Susan Lapointe, Jane Burkland were present.

Chair McGarry read the Notice of Public Hearing by which Jean

and Thomas Cumings have applied for a Site Plan Review for property located at 126 South Road, Deerfield, NH (identified as Tax Map 419 Lot 15 and Map 422 Lot 18) consisting of 47 acres and owned by the applicants. The intent of the application is to use the property for a non profit educational facility.

Gerald Coogan provided information noting

1. Project description: Mr. and Mrs. Cumings desire to use the property as a non profit education facility, the Cumings Conservation Center. Their information states "The property consists of 47 acres, the back 23 of which is under a watershed conservation easement. We do plan to convert the 1840 farmhouse into a visitor center with interactive display areas featuring NH wildlife and focusing on how to live and enjoy nature. The yard will host a variety of bird feeders, butterfly and hummingbird gardens, organic fruit, herb and vegetable gardens and picnic areas. Our focus on the entire project is sustainable, low impact appreciation and use of the natural system,"
2. Zoning: this use is allowed Under Section 212 Commercial/Industrial Flexible Overlay District.
3. Traffic: The applicant states: Expected maximum capacity for the building itself is no more than 25 persons at one time. Phase I includes 12 parking spaces, two of which will be ADA compliant. At present, the applicant plans to use the parking areas near the barn. These accommodate approximately seven vehicles. The applicant expects 10 to 20 cars per day. There may be need for additional information of the approximate amount of traffic.
4. Utilities: On site water and sewer. Existing drilled well. The existing home has a 3 bedroom septic system. The applicant plans to have one handicap rest room in the house and use portable toilets until a composting toilet can be purchased.
5. Off street parking. The plan provides for twelve parking spaces.
6. Trail System: A woods road exists that runs the length of the property. Other crisscrossing trails exist in the back which transverse different parcels. On site, there may be opportunities to connect to other existing trails.
7. Snow Storage: Not shown on plan. However, a significant drop off behind the barn exists where one can deposit snow.
8. Outdoor waste storage. Waste Storage exists inside the small existing barn. Organic materials will be composted and recyclables will be recycled. Waste products will be stored securely to avoid animal interference. Not shown on plan.
9. Hours of operation: 10AM to 6PM in the summer, spring and fall. In winter the proposal calls for a Wed. thru Sunday and 10AM to 4PM on weekends.
10. Fire Chief requested hard wired smoke alarms. States a maximum of 25 people in the main building.
10. This proposal references Phase I which calls for no more

than 25 persons at the facility at any one time. The Planning Board can approve Phase I as presented with the condition that once the Center grows beyond a certain threshold level and enters into Phase II, the applicant will apply again for approval of Phase II

Mr. Coogan recommended that the Board can accept the plan as complete and begin the Public hearing, receive information from the agent, applicants and abutters during the hearing and approve Phase I with the following condition:
if and when the activity expands beyond what was represented on the application, the applicant will return to the Planning Board with an engineered site plan.

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

Jean Cummings provided a copy of the proposed plan noting that they are currently renovating the house, yard and building public gardens. They are also clearing trails . She noted that there was a variety of habitat and abundance of wild life.

At this time the Board reviewed the plan and agreed the following needs to be added to the plan:

Traffic and Transportation

1. Verify the sight distance and include a detail (2nd sheet) on the plan
2. Note easement from the abutter re: access to the parking area
3. Proposed gravel parking area; show note with woven fabric and 8 inches of stone for parking
4. Number the parking spaces 1 through 12
5. Mark two parking spaces for ADA compliant spaces
6. Detail 20 foot paved apron into the 1840 farmhouse
7. Identify the approximate number of vehicle trips per day with a scenario as the rationale, (i.e. 10 visitors per a 2 to 3 hour period

Other

1. Identify Lot 18 on the Locus plan as a separate box
2. Stone wall is an existing feature to be retained
3. 2nd Sheet to include details; line of sight, gravel road and locus.
4. Show existing and proposed trails
5. Information on the existing leach field and septic system
6. Note the location of snow storage
7. Note waste to be stored in the existing barn
8. Detail on existing landscape and permaculture approach
9. Note re" Existing buffer to be retained
- 10 Deerfield Planning board recommends that all tires be removed from the site

11. Note that 1 to 3 people may reside at the visitor center
12. Note that the timbers for parking will be anchored.

At this time Chair McGarry asked if any abutters would like to speak.

Elaine Alexander questioned if this application requires ZBA approval. Chair McGarry replied no. It falls under the Commercial Industrial Flexible Overlay.

Harriet Cady questioned the 250 foot of sight distance. Chair McGarry said that 250 feet is adequate for a driveway but not a road.

Susan Lapointe commented that 25 People at one time is a significant impact.

Elaine Alexander said that traffic is heavy and fast on that portion of South Road and the driveway is located right on a curve.

At this time Gerald Coogan reviewed the Absolute Criteria Chart, the Criteria for Commercial Activity the percentage earned for applicable points.

Thomas Cumings noted that Fire Chief Mark Tibbetts had visited the site and said he wanted to see the building hard wired and no more than 25 people at one time in the building. Chair McGarry noted that the Board would like to see a report from Chief Tibbetts.

Lisa Wolford referred to the Zoning Ordinance "Site Design Standards: Sire Plan #26 "Is the lot at least 3 acres with 200 feet of road frontage and does it meet all applicable subdivision or site plan regulations?" Ms. Wolford felt this application does not meet the requirements.

Jean Cumings said that lighting has not been addressed as the center will only be opened to the public during daylight hours. She added that if this changes they will go to Phase II.

Elaine Alexander questioned if the Planning Board will approve Phase II. Chair McGarry replied they would have to accept another application and all abutters would be noticed.

Chair McGarry advised the applicants that it was very important to verify the sight distance.

William Perron moved to continue the public hearing for a Site Plan Review for Jean and Thomas Cumings to June 27, 2012 at 7:15PM. Peter Schibbelhute seconded. Voted in favor.

OTHER BUSINESS

Fred McGarry advised that Richard Pelletier had spoken with him regarding an application for a building permit on Blakes Hill Road, the location of a former gravel pit. The applicant has agreed to re-seed slopes prior to occupying house. Mr. Pelletier indicated that he could require this prior to issuing a certificate of occupancy.

Fred McGarry will contact Richard Pelletier and schedule a site visit. William Perron and Peter Schibbelhute will also attend.

Gerald Coogan advised that he had met with Matthew Bognaski who would like to revoke the existing approved subdivision and do a Lot Line Adjustment for his property on Meetinghouse Hill Road.

The meeting was adjourned at 9:45PM.

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