

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
JUNE 27, 2012

MINUTES OF MEETING

PRESENT Board members Fred McGarry, William Perron, Lisa Wolford. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

APPROVAL OF MINUTES

William Perron moved and Lisa Wolford seconded to approve the minutes of June 13, 2012.

The following corrections were made to the minutes:

Page 1 Paragraph 8: Correct to read "Chair McGarry felt the Board did not act out of order as none of the Board's members objected to statements made at that time."

Page 1 Paragraph 9: Add "A copy of the e-mail is attached."

Page 7: Last Paragraph Correct to read "Mount Delight Road"

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

APPROVAL OF INVOICES

William Perron moved and Lisa Wolford seconded to approve the manifest. (time sheet for Jane Boucher 16 3/4 hours). Voted in favor.

ENERGY CHAPTER

Members had reviewed copies of the revised Energy Chapter sent by Jillian Harris, SNHPC.

It was agreed to recommend that the Board of Selectmen consider the re-establishment of the Deerfield Local Energy Commission (LEC). The LEC would take a lead role in implementing the Energy Chapter.

Chair McGarry had noted some minor changes and Lisa Wolford will incorporate her recommendations and forward the information to Jillian Harris. The Board will schedule a Public Hearing to adopt the chapter at it's July 11, 2012 meeting.

7:15PM; CONTINUATION; SITE PLAN REVIEW; TOM AND JEAN CUMINGS;  
126 SOUTH ROAD

Tom and Jean Cumings were present along with abutters Susan Lapointe and Elaine Alexander.

Ms. Cumings provided copies of the revised plan.

Gerald Coogan reviewed the revisions noted by the Board at it's June 13, 2012 meeting.

The applicants were advised that the following revisions need to be included:

1. Sight Distance; The plan depicts 400 feet of sight distance. 6" of gravel will be added before apron is paved.
2. Easement from abutter re; access to the parking area. The easement must be recorded and Book and Page number be added to the plan.
3. Parking spaces: Parking space # 7 needs to be shown on the plan once fence is removed. Note on future parking area, when number of vehicle trips exceed 100 trips per day , vehicle trips for Phase 2 will include spaces 8-18
4. Identify the approximate number of vehicle trips per day. Add "Should not exceed 100 vehicle trips per day.
5. Show existing and proposed trails. Add " Existing woods road accesses trails"
6. No. 7 on plan revise to read "Trash and recyclables to be stored inside existing barn."
7. Detail on paved apron: change to 2 feet
8. #8 on plan: Revise to read "No more than three persons shall reside in existing home.
9. Show location of portable toilets
10. Number of camp sites need to be shown on plan. Any necessary State permits must be acquired.
11. Add signature box and Date.
12. Add normal hours of operation
13. Add note existing tree line/buffer to be maintained

Susan Lapointe voiced concern regarding the access for handicapped parking and the possibility that they may have to leave the site by backing out onto South Road.

Ms. Cumings felt that there was adequate room for handicapped vehicles to drive off the site.

Lisa Wolford referred to the Zoning Ordinance "Site Design Standards" # 26 Lot must be at least 3 acres with 200 feet of road frontage. Ms. Wolford felt that the frontage was not adequate.

It was agreed that this lot is grand fathered and the 200 feet of frontage is not required. No additional buildings are being proposed.

William Perron moved to grant conditional approval to Jean and Tom Cumings for a Site Plan Review for property located at 126 South Road with the aforementioned 13 conditions. Conditional Approval to lapse in 30 days (7/27/12). Lisa Wolford seconded. Voted in favor.

#### ROLLINS EXCAVATION SITE

Gerald Coogan will write to the Rollins to determine the status

of their site and the requirements that \$5,000 be submitted as a bond and trees planted.

BLAKES HILL SITE

Fred McGarry and William Perron visited the BLakes Road site, previously an excavation site, where the owner wished to construct a home.

William Perron moved and Lisa Wolford seconded to authorize the Building Inspector to issue a building permit to tie in with the the issuance of a Certificate of Occupancy which will require that final restoration be completed. Voted in favor.

The meeting was adjourned at 9:20PM.

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