

PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 24, 2012

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron, Peter Schibbelhute (arrived at 8PM). 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 to approve the minutes of October 10, 2012. Fred McGarry seconded. The following revisions were made to the minutes

Page 1 Last Paragraph: Correct to read "The SNHPC and ZBA will be hosting.."

Page 2 Paragraph 2: correct to read "...does not feel that PSNH has adequately..."

Page 2 : Paragraph 3 :Correct to read "...required 10 feet off center diagonal..."

Page 3: Last Paragraph: Correct to read"...a full AOT.."

Page 4: Paragraph 1: Correct to read"...stating screening, diameter..."

Page 4; Paragraph 1: Correct to read "...and will fully address parking, lighting, signage for the proposed landscaping business."

Motion carries with Kate Hartnett abstaining.

Gerald Coogan will send a letter to Mr. Rollins confirming the requirements set by the Planning Board.

OTHER BUSINESS

Gerald Coogan provided a copy of "Northeast Utilities Substation Standards". This will be further discussed at the November 14 meeting when minutes from the PSNH Site Plan are available.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest in the amount of \$21.09 (Mileage) and three time sheets for Jane Boucher 14 1/2 hours, 14 1/2 hours and 8 hours. Voted in favor.

LOT MERGER

A request to combine Lots 42, 43, and 44 on Map 208 was received from James and Lisa Ciesluk. William Perron moved and Kate Hartnett seconded to approve the consolidation of Lots 42, 43, and 44 on Map 208. Voted in favor.

7:15PM A letter was received from Jeffrey Green LLS asking for a continuation for the Public Hearing for a Lot Line Adjustment

for Armond and Pamela Joplin and Charles Spellman and Cho-ae Schwallie on Danielle Way.

William Perron moved and Kate Hartnett seconded to continue the Public Hearing to November 28, 2012 at 7:15PM. Voted in favor.

7:30PM STEVE KEACH; SITE PLAN REVIEW REGULATIONS

Steve Keach was present and provided a Draft of the Site Plan Review Regulations.

Mr. Keach commented that he had proofed the previous draft and added a Table of Contents , application form and check list.

He noted the additional information added:

Page 18 A 1: Added "including Bicycles"

Page 20: Two sections added to Parking and Density Requirements 3. One or more bicycle racks, each having a fixed, secure and convenient location on the ground shall be provided on each non residential site . The minimum number of individual bicycle racking positions available at any given property shall be equal to 5% of the number of required vehicular parking spaces or 4 racking positions, whichever is greater."

Page 20 Parking Requirements: Added accommodations for delivery vehicle loading and unloading.

Kate Hartnett questioned motorcycle parking. Mr. Keach will address this on Page 21 D 4.

Mr. Keach reviewed Page 26 A. Exterior Lighting Provisions. Kate Hartnett noted there is no good lighting in Deerfield. Steve Keach noted that the Town of Sandown does have a lighting ordinance and he will forward that information to Gerald Coogan.

Mr. Keach felt that LED lighting could be strongly recommended by not mandatory.

Chair McGarry commented on a recent meeting with Lamprey River Watershed and noted specific wording regarding storm frequency. UNH Extension has specific wording on this . This will be added to Page 26 under A 2.

8PM At this time Peter Schibbelhute arrived.

REQUEST FOR EXTENSION; CATHLEEN PERRON; PHASE III

Peter Schibbelhute moved to grant a six month extension to McCarron Subdivision Phase III (April 26, 2013). Kate Hartnett seconded. Voted in favor with William Perron abstaining.

SITE PLAN REVIEW REGULATIONS

Kate Hartnett referred to Section II4.V-3 suggesting that it be

labeled "Landscaping and Visual Buffering Requirements".

Mr. Keach reviewed Landscape Standards on Page 22 noting they have a performance center side to it. He referred to A General Requirements "Any required plant materials found to be dead or diseased shall be replaced in kind. Failure to complete this requirement may result in a violation of site plan approval."

Kate Hartnett said she would be more comfortable if the Section read "General Requirements" Any design shall take into account placement of utilities , requirements for paving to ensure no damage to plants.

Steve Keach will add a section "General Design Requirements"

Kate Hartnett questioned adding "Energy Performance Standards".

Steve Keach replied that most of the Board considered that part of the Building Permit. Fred McGarry agreed noting that this does not deal with structures.

Mr. Keach reviewed # 4 under IV-II A. "All sites containing 15 or more on site parking spaces shall contain one or more islands of green space situated within the interior of the paved parking lot surface. The total area of all interior green spaces provided shall equal not less than ten percent of the cumulative area of all contiguous paved surfaces on the subject site."

Mr. Keach will add the requirement for services to be provided by a Licensed Landscape Designer.

Mr. Keach will send a revised draft to Gerald Coogan for review. The Planning Board will schedule a Public Hearing for acceptance of the Site Plan Regulations.

The meeting was adjourned at 9PM.

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