

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
APRIL 9, 2014

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Selectmen's Representative Richard Pitman, William Perron. Also present secretary Jane Boucher

Chair Fred McGarry called the meeting to order at 7PM.

7PM CONTINUATION; PUBLIC HEARING NH ELECTRIC COOP; REMOVAL OF TREES, CANDIA ROAD

Scott Carlson, NHEC, was present.

Kate Hartnett visited the site along with Barbara Mathews and Julie DeCosta. Ms. Hartnett advised that the information provided by Mr. Carlson showing the trees to be cut made it very helpful to assess the proposed project. She noted that some cutting at the intersection needed to be cut more flush. Mr. Carlson said that they would be correcting that situation when the snow melts and the project is underway.

7:10 PM Chair McGarry closed the Public Hearing.

Richard Pitman moved and William Perron seconded to approve the request by NHEC to remove trees on Candia Road. Voted in favor.

APPROVAL OF MANIFEST

Richard Pitman moved and William Perron seconded to approve the manifest for a time sheet for Jane Boucher for 15 1/2 hours. Voted in favor.

APPROVAL OF MINUTES

William Perron moved and Kate Hartnett seconded to approve the minute of March 26, 2014.

The following corrections were made to the minutes:

Page 2 Paragraph 4: Correct to read "...with electric meters."

Page 3: Paragraph 3: Add to last sentence "...and the project overall meets requirements for subdivision completion."

Chair McGarry called for a vote on the motion. Voted in favor with Richard Pitman abstaining.

COMPLIANCE HEARING; ROLLINS EXCAVATION

The secretary advised that a check for payment of KNA invoices had been received.

William Perron moved and Richard Pitman seconded to cancel the scheduled

Compliance Hearing for the Rollins Excavation Site. Voted in favor.

2014 BUDGET

Chair McGarry advised that the auditor has agreed to apply the grant money received for the Village District to the line item reflecting the overdraft.

CAPITOL IMPROVEMENT PLAN (CIP)
Erick Berglund and Lisa Wolford

Mr. Berglund said that he had questioned the status of the CIP at the Deliberative Session and was somewhat surprised by the answers. One of the answers was "we are working on it". He noted it was a very important document.

Mr. Berglund said they were at the meeting this evening to find out if there is a plan and what is the status of that plan.

Lisa Wolford said that Leslie Boswak had meetings with Department Heads and did provide information from some. Ms. Wolford noted that this was a good starting point.

Kate Hartnett noted that she was not aware of any MBC using the current CIP.
Board members agreed.

Erick Berglund said we need a strong effort to complete the CIP and educate the public.

Lisa Wolford stressed the importance of getting information from the public and having meetings with Department Heads with members of the public.

Ms. Wolford said she had met with Town Administrator Michael Wright, who has had experience with developing CIPS in other Towns and he is willing to serve as facilitator and become more involved with completing a CIP. She added that Mr. Wright had indicated that he would be happy to meet with the Planning Board and also with SNHPC to find out if grants were available.

Mr. Wright will be invited to attend the May 14, 2014 of the board at 7:15PM.

Erick Berglund stressed the importance of appointing a committee and Kate Hartnett noted that someone should be able to get information out to the public.

APPOINTMENT OF ALTERNATE MEMBER

Richard Pitman moved to nominate David Doran to serve as an Alternate Member to the Planning Board for a three year term.

(April, 2017). William Perron seconded. Voted in favor.

7:45pm APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION;
ROBERT OSGOOD AND BRYNN OLIN; LANG ROAD
Robert Osgood and Roscoe Blaisdell were present.

Chair McGarry read the notice of public hearing by which Robert Osgood and Brynn Olin, 23 Lang Road are making application for a Public Hearing to consider approval of a minor subdivision for property located on Lang Road (Identified as Map 414 Lot 110) consisting of 51.7 acres and owned by the applicants. The intent of the application is to create one new lot consisting of 5.0 acres.

A memo was received from Gerald Coogan and read by Chair McGarry. A copy of the memo is attached to these minutes.

William Perron moved to accept the application. Richard Pitman seconded. Voted in favor.

Kate Hartnett questioned if Mr. Coogan had made any comments regarding the checklist submitted by Mr. Blaisdell. None were received.

Ms. Hartnett also questioned the fact that an abutter notice had been mailed to Sylvia Clifford, now deceased, to her Meetinghouse Hill address. Chair McGarry said that applicants must use the information provided by the Assessing Office for notification.

William Perron moved to grant the following waivers:

1. Section III 3 C 3 A-13- areas of each lot with poorly drained soils, very poor soils.
2. Section III 3 C 3 A-17- jurisdictional wetlands identification
3. Section III 3 C 3 A-18-notation regarding jurisdictional wetlands identification
4. Section III 3 C 3 B- 2 two foot contours
5. Section III 3 C 3 B-3 two benchmarks NGVD of 1929
6. Section III 3 C 3 B-4 site specific soil mapping

Chair Fred McGarry noted that these waivers were for the proposed 46 acre lot. Richard Pitman seconded. Voted in favor.

William Perron moved and Richard Pitman seconded to continue the Public hearing to April 23, 2014 at 7PM. In the meantime the Road Agent will be asked if he has any negative comments regarding Lang Road. Voted in favor.

Gerald Coogan will be asked to comment on the checklist provided by Mr. Blaisdell.

JCR CONSTRUCTION

Plans have been received for the JCR Site Plan Review. Chair McGarry noted that no road bond is in place at this time. Mr. McGarry will contact Gerald Coogan and Tobin Farwell requiring that a bond be in place before the plans are formally approved.

CONTRACT; GERALD COOGAN

Board members received a revised contract from Mr. Coogan dated April 8, 2014. Fred McGarry provided additional comments and Kate Hartnett noted that she would like to review the contract , adding a calendar to make it more explicit. It was also agreed to approve a contract for six months. This item will be placed on the Agenda for April 23, 2014.

William Perron moved to extend the contract for Gerald Coogan (which originally expired on March 13, 2014 and was extended to April 13, 2014) to May 14, 2014. Richard Pitman seconded. Voted in favor.

The meeting was adjourned at 8:30PM.

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

MEMORANDUM

April 7, 2014

TO: Deerfield Planning Board
FR: Gerald Coogan, Planning Consultant
RE: Plan Review ---- Subdivision Plan for Land of Robert Osgood & Brynn Olin, Tax Map 414, Lot 110

Applicants: Robert Osgood & Brynn Olin,
Owner: Robert Osgood & Brynn Olin,
Agent: Roscoe Blaisdell, Blaisdell Survey, LLC Lic # 642
Area: 51.7 acres
Location: 23 Lang Road, Deerfield, NH, Tax Map 414, Lot 110

Purpose: The applicant / owner desires to create a 5.6 acre lot to be known as Tax Map 414, Lot 110-1. Section 325 Open Space Development applies in this case and the applicant / owner seeks a one (1) lot exemption as allowed under Section 325.3 C 1. The balance of the remaining lot with the existing house is 46 acres.

Waiver Requests: It appears the agent requests the following waivers for the remaining 46 acre lot:

1. Section III 3 C 3 A – 13 – areas of each lot with poorly drained soils, very poor soils
2. Section III 3 C 3 A – 17 – jurisdictional wetlands identification
3. Section III 3 C 3 A – 18 – notation regarding jurisdictional wetlands identification
4. Section III 3 C 3 B – 2 - Two foot contours
5. Section III 3 C 3 B – 3 - Two benchmarks NGVD of 1929
6. Section III 3 C 3 B – 4 - site specific soil mapping

Considering the proposed one lot subdivision and remaining 46 acre lot, the waiver requests are reasonable and recommend the Planning Board grant them.

Recommendation: The Planning Board can accept the application as complete and begin the public hearing. Recommend approval of the application with the condition of setting boundary pins. The plan includes a note plan relative to Section 325.3 C 1 and its applicability.

Cc: Roscoe Blaisdell, LLS