

PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 25, 2014

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Richard Pitman, William Perron, Peter Schibbelhute. Secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7:05PM.

APPROVAL OF MINUTES

Richard Pitman moved to approve the minutes of June 11, 2014. Fred McGarry seconded.

It was noted that page 2 of the minutes was not included in copies sent to the Board. Richard Pitman rescinded his motion and Fred McGarry his second.

Approval of the minutes of June 11 will be included on the agenda for July 9, 2014.

APPROVAL OF MANIFEST

Richard Pitman moved to approve the manifest in the amount of \$21.47 and a time sheet for Jane Boucher. (Mileage \$21.47 time sheet for 17 1/2 hours). William Perron seconded. Voted in favor.

OTHER BUSINESS

Chair McGarry provided copies of a letter to Steven Landry, DES, advising that the Planning Board fully supports the Pleasant Lake Association and SNHPC application for a grant for the preparation of a Watershed Restoration Plan for Pleasant Lake.

Richard Pitman suggested that information regarding Veasey Park and the Fish and Game ramp be included in the letter.

Mr. McGarry will add the information and send the letter to DES.

Chair McGarry also provided copies of a letter to Tierra Investments (Thibeault Corporation) advising that the Site Plan, approved in 2006, may be revoked. The letter indicates that before the Board takes formal action they are willing to meet with a representative of Tierra Investments to discuss the status of the project. Should the Board not hear from Tierra within 30 days of the date of the letter, a formal notice of revocation with reasons will be issued. Mr. McGarry said that Attorney James Raymond had reviewed the letter and Board members agreed to forward it to Tierra Investments.

BROWNS MILL

A letter was received from Jeff Quirk, KNA, noting that he and Mark Young had inspected Brown's Mill Road. He noted that this is the final inspection to determine acceptance of the project by the Town of Deerfield.

Mr. Quirk's report did not indicate any recommendation regarding releasing the bond being held for the project. Chair McGarry will contact Steve Keach, KNA, to question if KNA is recommending releasing the bond.

Peter Schibbelhute questioned when the road had been paved. Chair McGarry will ask Steve Keach when he speaks with him.

7:15PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT; ANNABELLE RAY; RESERVATION ROAD

Roscoe Blaisdell, Annabelle Ray, Jeanne Menard, Jason Moore, Thomas and Cynthia Welch were present.

Chair McGarry read the Notice of Public Hearing by which Annabelle Ray, 47 Reservation Road is applying for a Lot Line Adjustment for property located on Reservation Road (identified as Tax Map 418 Lots 55 and 57). The intent of the application is to add 4.075 acres to Lot 57. After the adjustment Lot 55 will consist of 5.0010 acres and Lot 57 will consist of 11.2637 acres.

Mr. McGarry read a memo from Gerald Coogan regarding the application. A copy of the memo is attached to these minutes.

Peter Schibbelhute moved to accept the application. Richard Pitman seconded. Voted in favor.

Roscoe Blaisdell presented copies of the proposed plan noting that Mrs. Ray would like to sell her home which is located on Lot 55.

Chair McGarry read a letter received from abutter Fran Bioteau expressing concern for a potential driveway cut.

Roscoe Blaisdell noted that this is a lot of record and driveway locations cannot be changed. Mr. McGarry agreed.

Thomas Welch, an abutter, asked Mr. Blaisdell to explain where the Lot Line Adjustment was located on the property. Mr. Welch indicated that he had no objection to the application.

Richard Pitman moved to approve the application for a Lot Line Adjustment for Annabelle Ray on Reservation Road. Peter Schibbelhute seconded. Voted in favor.

7:45 PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;
JOHN AND SARAH MILLER; RAYMOND ROAD
James Franklin, John and Sarah Miller and Alan O'Neal were present.

Chair McGarry read the Notice of Public Hearing by which John and Sarah Miller, 36 Raymond Road have applied for a Lot Line Adjustment for property located on Raymond Road (Identified as Tax Map 415 Lot 13 (consisting of 44+- acres) and Map 415 Lot 13-1 (consisting of 5.2 +-acres). The intent of the application is to add 4.3 acres to Lot 13-1. After the adjustment Lot 13 will consist of 40 +- acres and Lot 12-1 will consist of 5.2 +- acres.

Chair McGarry read a memo from Gerald Coogan regarding this application. A copy of the memo is attached to these minutes.

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

James Franklin provided plans outlining the proposed Lot Line Adjustment.

Chair McGarry voiced concern that Lot 13 was not completely shown on the plan and suggested that a second sheet be provided.

Mr. Franklin said he had not surveyed the entire lot and Mr. Miller noted that he did have a survey done by True Chesley back in 1973.

Mr. Franklin agreed to draw a second sheet based on True Chesley's survey and set corner.

William Perron moved and Richard Pitman seconded to grant conditional approval to John and Sarah Miller for a Lot Line Adjustment for property located on Raymond Road with the following conditions:

1. Provide a second sheet showing the balance of Lot 13 based on True Chesley's survey
2. Corners be set

Conditional approval to lapse in 60 days. (August 25, 2014).

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

The meeting was adjourned at 8PM.

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

MEMORANDUM

June 20, 2014

TO: Deerfield Planning Board
FR: Gerald Coogan, Planning Consultant *HC*
RE: Plan Review --- Miller LLA

Owner: John and Sarah Miller, 36 Raymond Road, Deerfield, NH

Agent: James L. Franklin

Wetland Scientist: NA

Land Area: Before the LLA adjustment --- Lot 13 has 44 acres + or - and Lot 13-1 has 1.0 acre + -

Location: Tax Map 415, Lots 13 and 13-1; 36 and 40 Raymond Road, Deerfield, NH

The purpose of the Lot Line Adjustment Plan (LLA) is to adjust the lot line between the property identified as map 415, lot 13 and the property identified as map 415, lot 13-1 to transfer 4.3± acres from Lot 13 to Lot 13-1. The land to be transferred consists of field and woodland located east of the current easterly boundary of Lot 1 and extending further easterly to the Lamprey River. The two sketches illustrate the effect of the lot line adjustment. Mr. Miller states: "My purpose in effecting this adjustment is to maintain the referenced 4.3± acres as a permanent part of the grounds of my residence at Lot 1 (36 Raymond Road). This transfer will not adversely impact the zoning status of either lot in that no road frontage is involved. The size of Lot 13 will be reduced from 44± acres to 39.7± acres; it will continue to vastly exceed the current 3 acre zoning requirement. In addition, Lot 13-1, which is currently grandfathered at 1± acre, will be increased to 5.3± acres, thus bringing it well into compliance with the current 3 acre zoning requirement."

The LLA plan will adjust the lot lines in the following manner.

Lot	Existing	Change area	Area after adjustment
Map 415, Lot 13	44 acres + -	4.3 acres + -	39.7 acres + -
Map 415, Lot 13-1	1.0 acre + -	4.3 acres + -	5.3 acres + -

Recommendation:

1. Move to accept the application as complete
2. Move to approve the Lot Line Adjustment Plan as shown on the plan.

Cc: James L. Franklin, Surveyor

MEMORANDUM

June 20, 2014

TO: Deerfield Planning Board
FR: Gerald Coogan, Planning Consultant
RE: Plan Review ---- Annabelle Roy LLA

Owner: Annabelle Roy, 47 Reservation Road, Deerfield, NH
Agent: Roscoe Blaisdell, Blaisdell Survey, LLC Licensed Land Surveyor, NH Lic No. 642
Wetland Scientist: NA
Land Area: Lot 55 has 9.0815 acres and Lot 57 has 7.1922 acres before the adjustment.
Location: Tax Map 418, Lots 55 and 57; 47 Reservation Road

The purpose of the Lot Line Adjustment Plan (LLA) is to take parcel A (4.0715 acres + -) from lot 55 and add it to lot 57.

The LLA plan will adjust the lot lines between lots 55 and 57 in the following manner.

Lot	Existing	Change area	Area after adjustment
Map 418, Lot 55	9.0815 acres	(4.0715) acres	5.01 acres
Map 418, Lot 57	7.1922 acres	4.0715 acres	11. 2637 acres

Recommendation:

1. Accept the application as complete;
2. Move to approve the Lot Line Adjustment Plan as shown on the plan.

Cc: Roscoe Blaisdell, LLC, Surveyor

