

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
FEBRUARY 11, 2015

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron. Alternate David Doran. Secretary Jane Boucher.

Chair McGarry called the meeting to order at 7PM and appointed David Doran as a voting member.

APPROVAL OF MANIFEST

William Perron moved and David Doran seconded to approve the manifest. (Time Sheet for Jane Boucher 15 1/2 hours). Voted in favor.

REQUEST FOR EXTENSION OF CONDITIONAL APPROVAL

A request from Don Duval for an extension of conditional approval for Rustic Realty Trust to May 15, 2015 was received.

William Perron moved and David Doran seconded to grant the request for an extension of conditional approval to Rustic Realty Trust to May 15, 2015. Voted in favor.

APPROVAL OF MINUTES

David Doran moved to approve the minutes of January 28, 2015. Fred McGarry seconded.

The following corrections were made to the minutes

Page 1 Paragraph 6: Correct to read "Page 2 of the minutes of January 14, 2015."

Page 3: Add after Paragraph 5 "Chair McGarry noted that the easement deed stated that three lots could be created which would be required to be in conformance with the Town's Zoning Ordinance in existence at the time of this subdivision. He further stated that if the owners requested a variance for a third lot that by definition it would not be in conformance with the zoning regulations and therefore would be in violation of the easement deed. Mr. Franklin acknowledged this fact."

Kate Hartnett questioned if the Board could require a note on the plan stating that no further subdivision be allowed.

It was noted that conditions had been voted on at the 1/28/15 meeting and perhaps another public hearing would be necessary to add another condition.

The secretary was instructed to send a letter to Mr. and Mrs. Merrill and copy James Franklin noting Chair McGarry's statement correcting the minutes of 1/28/15.

Chair McGarry called on a vote to accept the minutes of January 28, 2015 as corrected. Voted in favor with Kate Hartnett and William Perron abstaining.

APPROVAL OF MINUTES 1/14/15

Board members reviewed Page 2, which was missing from the original mailing.

David Doran moved and William Perron seconded to approve the minutes of January 14, 2015 with corrections made by Kate Hartnett. Voted in favor.

THIBEAULT CORPORATION (TIERRA INVESTMENTS)

It was agreed to wait until March, 2015 to discuss this further. Chair McGarry said that hydro-sealing should be completed before the bond is returned and public hearing scheduled to revoke approval of the Site Plan Review. Keach Nordstrom will be asked to inspect the site at that time.

IMPACT FEE

Board members reviewed the Impact Fee Assessment Work sheet 2013 update submitted by Bruce Mayberry.

The fee on a single family home would be \$5920.00, a multi family home \$3025.00 and a mobile home \$2680.00. (A copy is attached to these minutes)

Board members were asked to review information further and will vote at a future meeting when a full board is present.

SHAUNESSY TRUCKING/MATT BOURQUE

Chair McGarry would like to meet with Attorney Raymond to discuss this further. David Doran suggested that Rick Pelletier also attend this meeting.

David Doran moved and William Perron seconded to authorize Chair Fred McGarry to schedule a meeting with Attorney James Raymond to discuss Shaunessy Trucking/Matt Bourque. Richard Pelletier and David Doran will also be invited to attend. Voted in favor.

CASTOR EXCAVATION

Chair McGarry will contact Kevin Fisher, who advised that the reclamation plan for the Castor Excavation is complete, and obtain the plan for the Planning Board to review at their next meeting.

OTHER BUSINESS

Kate Hartnett shared some articles from the Berlin newspaper noting that Berlin is working on creating common goals with leadership and residents. She urged the Board to consider doing

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the same for Deerfield.

The meeting was adjourned at 8:15PM.

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

TOWN OF DEERFIELD IMPACT FEE ASSESSMENT WORKSHEET 2013 UPDATE

APPLICANT: _____
 ADDRESS: _____
 CITY/TOWN: _____
 PROPERTY LOCATION: _____
 TRACT ADDRESS: _____
 TAX MAP/Lot I. D.: _____

Permit No.: _____

Date: _____

Worksheet Prepared By: _____

Title: _____

DESCRIPTION OF DEVELOPMENT

PART 1: SCHOOL IMPACT FEE	RESIDENTIAL DEVELOPMENT			OTHER NON RESIDENTIAL DEVELOPMENT
	SINGLE FAMILY DWELLING	MULTI FAMILY DWELLING	MOBILE HOME DWELLING	
CAPITAL COST PER UNIT Capital Cost Per Dwelling Unit	\$4,335	\$2,249	\$1,728	A B C D E F G H I J K NO SCHOOL FEE FOR NON-RES USES
CREDITS-PAST PAYMENTS (See Note 1) Standard Credit Based on 3 Ac./Unit:	(\$275)	(\$275)	(\$275)	
CREDITS-FUTURE PAYMENTS Standard Credit for Deficiency (Modulars)	(\$331)	(\$216)	(\$202)	
STANDARD IMPACT FEE PER UNIT (A+B+C)	\$3,729	\$1,758	\$1,251	
ALTERNATIVE FEE OPTION (WITH ATTACHMENT 1) Capital Cost Per Dwelling Unit	\$4,335	\$2,249	\$1,728	
Add Credit for Deficiency (Modulars)	(\$331)	(\$216)	(\$202)	
Enter Past Payment Credit as Negative Number (Attachment 1)				
ALTERNATIVE FEE PER UNIT (E+F+G)				
Enter Lower of Line D or Line H (=school fee per unit)				
Total School Fees for Development Enter No. of Dwelling Units:				
x fee per unit = total school fee for development				
Note 1: If tax records available, applicant may present a computation of past payment credit using Attachment 1.				

PART 2: IMPACT FEE FOR SOLID WASTE FACILITIES	SINGLE FAMILY DWELLING	MULTI FAMILY DWELLING	MOBILE HOME DWELLING	OTHER NON- RESIDENTIAL DEVELOPMENT
	Capital Cost Per Dwelling Unit	\$529	\$362	
Credit Per Unit	\$0	\$0	\$0	
Impact Fee Per Dwelling Unit	\$529	\$362	\$458	
Times Number of Units (in Line J) = Solid Waste Fee				

PART 3: IMPACT FEE FOR HIGHWAYS	RESIDENTIAL DEVELOPMENT			OTHER NON-RESIDENTIAL
	SINGLE FAMILY DWELLING	MULTI FAMILY DWELLING	MOBILE HOME DWELLING	
IMPACT FEE PER UNIT FOR HIGHWAYS	\$1,662	\$905	\$971	N O \$1,646 Per New PM Peak Trip x New PM Peak Trips
Times Number of Units (in Line J) = Road Impact Fee				

TOTAL FEES PER UNIT (Line I + Line L + Line N)				
TOTAL FEES FOR DEVELOPMENT (Line K + Line M + Line O)				

** Enter amounts approved by Planning Board from Special Studies