

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
MARCH 11, 2015

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Richard Pitman, William Perron, Peter Schibbelhute. Alternate member David Doran, Planning Consultant Gerald Coogan, secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7PM and appointed David Doran to sit as a voting member in the absence of Kate Hartnett.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest in the amount of \$588.37 and two time sheets for Jane Boucher. (Upton & Hatfield \$588.37; time sheets for 11 and 14 hours) Peter Schibbelhute seconded. Voted in favor.

7:05 Kate Hartnett arrived and sat as a voting member.

SHAUGHNESSY INDUSTRIAL RIGGING & STORAGE/MATT BOURQUE

Gerald Coogan reported that he, Fred McGarry, Richard Pelletier and David Doran had met with Attorney James Raymond to discuss the situation regarding Shaughnessy/Matt Bourque. Mr. Coogan said that Attorney Raymond felt we did not have much of a case if we wished to pursue a legal route.

Chair McGarry disagreed with that noting that he felt that Attorney Raymond did not feel it was a hopeless cause if the Board decided to go forward with legal action.

Gerald Coogan said that Attorney Raymond suggested that the Planning Board should decide what they wanted to see on the site such as

- .screening of trucks on Parade Road
- .parking area for propane
- . no parking on North Road
- . define hours of operation

Mr. Coogan noted that after the Board determines what issues need to be addressed by Mr. Bourque, they should meet with the Board of Selectmen to obtain their support and then meet with Mr. Bourque at the site.

David Doran said that one of the other issues discussed was to remove trucks from the Right of Way onto Parade Road.

Chair McGarry provided some pictures of the site showing the trucks parked on the site.

Mr. McGarry noted that Attorney Raymond suggested that the Board prepare a list of items they would like to see addressed on a site plan and submit them to Mr. Bourque, indicating that they would not require a site plan if items on the list were completed.

One of the issues, also mentioned by Mr. McGarry, was not to allow a driveway 40 wide onto Parade Road.

It was agreed that a copy of the driveway permit issued by Road Agent Alex Cote. Chair McGarry will check with current Road Agent Mark Young and Carl Oehler to determine the status of the site. Chair McGarry will also check with DOT regarding the required frontage on Route 107.

Kate Hartnett felt that Mr. Bourque is not meeting requirements of the town and should be held accountable.

Fred McGarry felt we should give him the opportunity to comply with a list provided by the Town.

Chair McGarry will obtain copies of permits and bring this information back to the Board..

OTHER BUSINESS

Kate Hartnett suggested that the Planning Board invite other members of Town Government to a meeting in order to improve communication between departments.

Chair McGarry advised that he had received a call from Building Inspector Richard Pelletier advising that the owner of Deerfield Market had been in to get information about closing the deli at the market and opening a Dunkin Donut Shop. It was agreed that the applicant come into the Planning Board to discuss this further.

PLEASANT LAKE WATERSHED ORDINANCE

Gerald Coogan noted that the amendments to the Watershed Ordinance had been approved by voters.

Mr. Coogan provided copies of Major and Minor Applications for the Board's review.

Gerald Coogan advised that he had met with Tobin Farwell, Engineer for John and Charlotte Crowley, who are proposing to replace an existing cottage on Pleasant Lake. Mr. Coogan that Mr. Farwell had requested a waiver for third party review. There was some discussion as to whether a Major or Minor application was necessary in this case. Gerald Coogan noted that he was recommending a fee of \$100.00 for a Major and

\$50.00 for a Minor

Mr. Farwell will be invited to attend the March 25 meeting for an informal discussion regarding this application.

Gerald Coogan will call James Raymond for his opinion if a Public Hearing is necessary for a Major Application.

DEERFIELD VILLAGE DISTRICT/WORKFORCE HOUSING

Board members agreed that residents be invited to an open meeting to further discuss the Village District.

Peter Schibbelhute voiced concern regarding the fact that Deerfield has no ordinance reflecting workforce housing. Mr. Schibbelhute noted that workforce housing is the law and we are not in compliance.

Gerald Coogan suggested the the Board schedule a meeting to address the Village District and workforce housing and invite residents of the village district as well as other residents of Town for discussion.

It was agreed to schedule the April 8, 2015 meeting of the Board to obtain public comment regarding this. Mr. Coogan will draft a letter and submit it to Board members for their approval.

8:35PM Richard Pitman left the meeting at this time.

COMMERCIAL INDUSTRIAL OVERLAY

Board members felt this ordinance should be brought back to the table for discussion.

Kate Hartnett referred to Laconia Guidelines and felt we should combine design standards with dimensional standards.

The meeting was adjourned at 9PM.

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