

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
MARCH 25, 2015

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Richard Pitman, Peter Schibbelhute. Also present Alternate member David Doran and secretary Jane Boucher.

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

7:05PM Fred McGarry left the meeting and Vice Chair Kate Hartnett sat as chair.

ALLENSTOWN PLANNING BOARD/NOTICE OF DEVELOPMENT OF REGIONAL IMPACT

Board members reviewed a plan submitted by the Allenstown Planning Board . In a letter from the Allenstown Planning Board advising that the Merrimack County Registry of Deeds interprets RSA 674:53 to mean a plat showing land or streets in more than one town will need to in more than one town will need to be signed by all communities in order for the plan to be recorded. A copy of the letter is attached to these minutes.

After review, the Board agreed to comment that the application is silent on the issue of sight distance and the Deerfield Planning Board wants to establish that sight distance be addressed before approval

7:15PM INFORMAL DISCUSSION; PLEASANT LAKE WATERSHED MAJOR/MINOR APPLICATIONS; JOHN AND CHARLOTTE CROWLEY  
Tobin Farwell, John and Charlotte Crowley, Richard Pelletier and David Whatmough were present.

Tobin Farwell provided plans and explained that they were at the meeting because of the newly passed revisions to the Pleasant Lake Watershed Protection Ordinance. He noted that the Major Application is for any development that will render post-development impervious surface of more than 20% or more than 2500 square feet of the entire lot. Mr. Farwell noted that the site is on the west side of Pleasant Lake formerly known as Courtois Lane.

Mr. Farwell noted that lot consists of .4 acres, the entire lot is within 250 feet of the shoreland. He noted that they are shrinking the impervious surface. He noted that the total impervious surface is 25.4%.

According to Mr. Farwell the existing home and decks will be

removed and replaced with a slightly larger house and smaller decks. Mr. Farwell said they will be ending up with an impervious surface of 21.8% and a square footage of 3766 square feet. A bio retention area is also being proposed according to Mr. Farwell.

Mr. Farwell said they are reducing the impervious surface and a new septic system will be installed.

Mr. Farwell described the proposed bio-retention area, like a small detention pond, which will be 100 square feet.

Tobin Farwell said that their wish is for this to be considered a Minor Application which will be approved by the Building Inspector.

Board members agreed that the following issues be considered to require a Minor Application:

1. Decrease in impervious surface
2. Septic system to be installed
3. Bio - retention area added
4. Leach field added
- 5 Retaining vegetation on the north of the lot
6. No lawn in front and retaining natural slope and buffer

Richard Pitman moved and Peter Schibbelhute seconded to require a Minor Application for John and Charlotte Crowley with the issues aforementioned. Voted in favor.

#### APPROVAL OF INVOICES

Richard Pitman moved to approve the manifest for a time sheet for Jane Boucher for 15 hours. Peter Schibbelhute seconded. Voted in favor.

#### APPOINTMENT OF ALTERNATE MEMBER

Peter Schibbelhute moved and David Doran seconded to recommend the appointment of Richard Pelletier to serve as an alternate member of the Planning Board for a three year term. Voted in favor.

The meeting was adjourned at 7:55PM.

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



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**Planning Board**  
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**ALLENSTOWN PLANNING BOARD**  
**NOTICE OF DEVELOPMENT OF REGIONAL IMPACT**

**March 24, 2015**

Notice is hereby given in accordance with RSA 36:57 that the Allenstown Planning Board, at its meeting of March 18, 2015 determined, by unanimous vote, that the following application is a development of regional impact and that the Town of Deerfield shall be notified:

- 1. Major Subdivision Application. 4NH Homes. CASE # 01-2015.** Located at Map 402/LOT 152 and 484 Deerfield Road in the Open Space and Farming Zone and the Aquifer Protection District. The applicant proposes a four-lot subdivision of the 24.43+/- acre parcel with all four lots proposed to access Mount Delight Road and Deerfield Road.

Per RSA 36:57 both the Town of Deerfield and the Southern New Hampshire Planning Commission have the right to testify as abutters (in person or in writing) at the next meeting. The hearing was continued to April 1, 2015 at 6:30 PM at the Allenstown Fire Department, 1 Ferry Street, Allenstown New Hampshire. Written testimony can be submitted to the address above (cc'd to Matt Monahan, Central New Hampshire Regional Planning Commission, 28 Commercial Street, Suite 3, Concord NH 03301) or electronically to [planning@allenstownnh.gov](mailto:planning@allenstownnh.gov) (cc'd to [mmonahan@cnhrpc.org](mailto:mmonahan@cnhrpc.org)).

Copies of the Planning Board applications and associated materials are available for review at Allenstown Town Hall, 311 Allenstown Street, during normal **business hours: Monday 7:30 AM to 6:15 PM; Tuesday through Thursday 7:30 AM to 5:15 PM.** Material is also available online at [www.allenstownnh.gov](http://www.allenstownnh.gov). Phone 485-4276.

The Allenstown Planning Board also would like to inform the Town of Deerfield that the Merrimack County Registry of Deeds interprets RSA 674:53.IV to mean that a plat showing land in more than one town will need to be signed by all communities shown in order for the plan to be recorded. This includes not only plats showing development that straddles municipal borders but plats that show more than one town and the development activity entirely located within one municipality. Questions regarding this interpretation can be addressed to Matt Monahan at Central New Hampshire Regional Planning Commission at 226-6020.

Sincerely,

Chris Roy  
Chairman, Allenstown Planning Board

Enclosures:

- Plans
- Draft meeting minutes: March 18, 2015
- RSA 674:53.IV