

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
MAY 13, 2015

MINUTES OF MEETING

PRESENT: Board members Kate Hartnett, Richard Pitman(arrived at 8PM), William Perron, Peter Schibbelhute. Alternate member David Doran, Secretary Jane Boucher.

Vice Chair Kate Hartnett called the meeting to order at 7:02PM and appointed David Doran a voting member.

REQUEST FOR RELEASE OF BOND; TUKCOR REAL ESTATE & DEV.
Jeff White was present.

Mr. White provided copies of a letter from Jeff Quirk, KNA, recommending the release of \$94,940.30 for work completed on Phase II and Phase III of the Forest Glen Project.

Peter Schibbelhute moved and William Perron seconded to authorize the release of \$94,940.30 as recommended by Jeff Quirk, KNA. Voted in favor.

Mr. White advised that paving is scheduled to be done next week and requested that the Board vote to authorize Chair Fred McGarry to sign off on the release of up to \$70,000.00 with the recommendation of Jeff Quirk, KNA.

Peter Schibbelhute moved and William Perron seconded to authorize Chair Fred McGarry to approve the release of up to \$70,000.00 for Tukcor Real Estate and Development based on a recommendation from Jeff Quirk, KNA. Voted in favor

ALLENSTOWN SUB DIVISION

Copies of a plan conditionally approved by the Allenstown Planning Board were submitted by Surveyor Arthur Siciliano Jr. for signature by the Deerfield Planning Board.

Kate Hartnett read the following from the Town of Allenstown "The Allenstown Planning Board 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."

After reviewing the plan, David Doran moved and Peter Schibbelhute seconded to authorize Vice Chair Kate Hartnett to sign the plan. Voted in favor

7:15PM.APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;
MEETINGHOUSE HILL ROAD; AARON CADY

Aaron Cady and James Franklin were present.

Vice Chair Kate Hartnett read the Notice of Public Hearing by which Aaron Cady, 28 Old Centre Road is making application for a Lot Line Adjustment for property located on Meetinghouse Hill Road, Deerfield, NH (identified as Tax Map 209 Lot 8 consisting of 26 acres and Map 209 Lot 10 consisting of 9.45 acres) and owned by the applicant. The intent of the application is to adjust the lot line by adding 21 acres to Lot 10. Lot 8 would then consist of 5+- acres and Lot 10 would consist of 30.45 acres.

Peter Schibbelhute moved to accept the application. William Perron seconded. Voted in favor.

Kate Hartnett referred to a memo from Town Planner Gerald Coogan noting that the plan should show Aaron Cady as owner and a well is located on the lot line and an easement or covenant should be in place.

James Franklin said the plan does show Aaron Cady as owner of the land and he did not show the existing division lines between Lots 8 and 10 as he felt it would be confusing. He noted that the Locus does show the complete lot and he will be happy to show the division line on the plan.

Peter Schibbelhute said the that State will supply a form that will cover the requirement of a covenant.

Kate Hartnett questioned the statement of intent provided by Mr. Cady on the application and why he was applying for the Lot Line Adjustment.

Mr. Cady replied that he wanted to sell the existing home on Lot 8 that was built for his daughter.

Peter Schibbelhute moved and William Perron seconded to grant conditionally approval to Aaron Cady for a Lot Line Adjustment on Meetinghouse Hill Road with the following condition
. Add existing lot lines to plan.

Conditional approval to lapse in 30 days (June 13, 2015). Voted in favor

ROLLINS EXCAVATION/PARADE ROAD

Steve Rollins was present along with abutters Cheryl and Ron Brosnahan and Mr. and Mrs. Mark Todd.

The secretary advised that she had received a great deal of information regarding the excavation that was given to Planning

Board members this evening, which they have not had time to review. She also noted that she had been advised that Mr. and Mrs. Brosnahan were scheduled to meet with the Board of Selectmen regarding the Excavation Site on June 1, 2015.

Mrs. Brosnahan said that her reason for being at this meeting was basically fact finding. She noted that they wanted to find out their rights regarding this operation which abuts their properties.

She said that she had a great deal of questions and concerns among them;

- . Air quality control
- . Noise Level control
- . Commercial/residential difference
- . Water a concern

Mrs. Brosnahan said that she cannot enjoy her property and something has to be done about the blasting and dust control.

Board members reviewed the approved plans noting that the following was indicated on the plan.

- . Hours of Operation 7AM-5 PM Monday through Friday
- . Average Daily Truck Activity- 6 trucks per day
- . Peak truck activity- 40 trucks per day

Cheryl Brosnahan noted that they cannot open windows or sit outside due to the constant noise from the site. She said that she has spoken with Steve Rollins several times and understand it is his business, however she has to live there and does not enjoy her home any longer. Mrs. Brosnahan said that the constant noise coming from the site and the excavation is closer to her home.

Kate Hartnett questioned the removal of trees and said it was beyond the limits of excavation.

Approved plans will be left in the Assessor's Office for anyone to review if they wished.

Kate Hartnett noted that this is an informal discussion and the Board trying to better understand the concerns of abutters are and it is very helpful to hear those concerns.

It as reiterated that the Brosnahan's and Todd's will meet with the Board of Selectmen on Monday, June 1, 2015.

Mr. Todd expressed concern regarding the quality of life.

Steve Rollins said that blasting has been completed in the area abutting the Brosnahans and Todds.

David Doran noted that it appears that some excavation has taken place outside the limits of permits and suggested that Mr. Rollins follow the limits.

Richard Pitman suggested that Steve Rollins leave the area in question as is until this situation is resolved.

The Planning Board will discuss this further on May 27 and further discuss when abutters are present on June 10, 2015, after they meet with the Board of Selectmen.

APPROVAL OF MANIFEST

Peter Schibbelhute moved and David Doran seconded to approve the manifest in the amount of \$22.00, mileage Jane Boucher and two time sheets for Jane Boucher. Voted in favor.

The meeting was adjourned at 9PM.

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