

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 24, 2015

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron. Alternate member David Doran, Planning Consultant Gerald Coogan, Secretary Jane Boucher.

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

APPROVAL OF MANIFEST

William Perron moved and David Doran seconded to approve the manifest in the amount of \$604.43 and two time sheets for Jane Boucher (Upton & Hatfield \$583.58, Mileage Jane Boucher \$21.85). Voted in favor.

APPROVAL OF MINUTES

William Perron moved and David Doran seconded to approve the minutes of May 27, 2015 with the following correction:
Page 3 Paragraph 2: Correct to read "...the terms of service..."
Voted in favor with Kate Hartnett abstaining.

7:15PM INFORMAL CONSULTATION; MAJOR SUBDIVISION; DAVID PELLETIER; MIDDLE ROAD

David Pelletier and Scott Franquist, Brown Engineering, were present.

Mr. Franquist provided copies of a Yield Plan and Conceptual Open Space Plan for the Board's review . He noted that the existing lot consists of 34.04 acres with 470 feet of frontage on Middle Road. The Yield Plan shows eight lots with three acres or more with 2100 feet of road to the cul de sac. The Open Space plan shows eight lots with a 50 foot buffer around the lots to be developed. The Open Space is about 68 % of the overall parcel .

Kate Hartnett questioned soils. Mr. Franquist replied that they have not done soil testing. David Pelletier said there is no sign of ledge.

David Pelletier said that he hopes to attract first time home buyers and builds \$225,000 to 250,000 homes. He said he builds three bedroom 1100 sq ft ranches , which is a great seller.

Fred McGarry referred to the Yield Plan and noted that he would prefer to see the houses staggered to obtain the feeling of

more open space.

David Doran questioned if Mr. Pelletier would be looking at shared driveways.

Mr. Pelletier noted that no one likes shared driveways but if the Board felt less driveways would be better, he would be happy to consider shared driveways.

Kate Hartnett suggested that perhaps a shared entrance could be done.

Fred McGarry questioned if soil types can support a three bedroom home.

Kate Hartnett recommended building homes with passive solar south exposure.

Fred McGarry said we would have to look at our regulations regarding the 100 buffer and if the intent is to include it as part of open space. Gerald Coogan commented that it appears that it goes with open space.

David Pelletier noted that he has spoken with Mark Tibbetts regarding a cistern and Mark indicated that because there is an existing cistern on Country Way a cistern may not be necessary.

Kate Hartnett said that , based on conversation, the Board would like to see staggering of the eight homes; can proposed lots, with soils, support well and septic; issue of driveways open at this point; issue of 100 foot buffer.

Board members felt another informal meeting would be beneficial.

Mr. Pelletier will meet with the Board on July 8, 2015 at 7:15PM.

8PM INFORMAL CONSULTATION; MINOR SUBDIVISION; SHELLY TETREULT; GRIFFIN ROAD

Shelly Tetreault was present and provided a concept plan for property on 165 Griffin Road. The property consists of 22.17+- acres and Ms. Tetreault proposes to subdivide Lot 6 with the home and 17.0 acres , leaving Lot 6-1 with 5 +- acres. Lot 6 currently has 201 +- acres of frontage on Griffin Road. The proposal would be submitted under provisions of the Smith Ordinance.

Ms. Tetreault advised that she would like to sell the existing home and build a home on Lot 6-1.

Chair McGarry referred to the Regulations for Subdivision on a

Private Way noting that a road serving two houses calls for a 16 foot travel way up to 200 feet of travel way. 200 feet of frontage is required for both lots and the Smith Ordinance Road in provides frontage for both lots and a shared driveway could be used for two homes.

Chair McGarry advised Ms. Tetreault should speak with an engineer to design the road and the design reviewed and approved by Steve Keach, KNA.

Chair McGarry read a letter from Fire Chief Mark Tibbetts advising that he has inspected the site and none of the Town's apparatus will have a problem responding to her current home or her proposed sub division.

8:30 CONTINUATION; PUBLIC HEARING SITE PLAN REVIEW; SHANE AND ROBIN CARTER, PARADE ROAD
Shane and Robin Carter were present.

Chair McGarry read a letter from abutter John Howard indicated that he had no issues with the application.

Chair McGarry asked if sanitary facilities would be included in the proposed building. Mr. Carter replied that that have received DES Septic Approval. Chair McGarry said that the proposed septic and well needs to be shown on the plan.

Steve Keach had noted that drainage studies should be done for the proposed plan to address runoff from roof and parking areas.

Shane Carter said that grading shown on plan has water flowing out to grass paddocks. He noted that his friends at TF Moran have said that they are comfortable with a 25 year storm event. He noted that he is comfortable with that.

Fred McGarry noted that the proposed structure has 12,000 feet of roof and issues it remains to be seen how water coming off the roof will be handled.

Mr. Carter said that is shown on the drainage plan.

Chair McGarry said that he wants Steve Keach to look at it as he does not feel comfortable with the situation.

David Doran said he would be more concerned about drainage issues around the structure.

Shane Carter felt that with water flowing out onto the fields, he did not feel it was necessary to build retention ponds.

David Doran felt it may not be necessary to put in retention ponds but he would be uncomfortable waiving drainage calculations.

Fred McGarry said that the water could be handled with a level spreader.

Shane Carter said the reality is the will not hurt anyone.

Fred McGarry commented that they want to make sure that concerns regarding runoff , drainage and grading are addressed. He also noted that the manure storage area and dimensions also need to be shown on the plan.

Shane Carter said that there are dozens of horse barns in Town that don't have to go through this. He noted that if he wanted to build a barn for his family and not board horses, they would not need to go through this. He felt the requests made by the Board did not seem right.

It was noted that the site plan showed 17 requests for waivers and some did not apply to the application. Gerald Coogan will review the waiver requests with Shane Carter to determine which do apply and the Board will vote on whether to grant requests for waivers at the July 8, 2015 meeting.

William Perron moved and David Doran seconded to continue the Public hearing for a Site Plan Review for Shane and Robin Carter to July 8, 2015 at 7:45PM. Voted in favor.

9:30 PM ROLLINS GRAVEL EXCAVATION
Steve Rollins was present.

Chair McGarry read a letter from Kathy Shigo regarding the gravel pit. Ms. Shigo saying that she felt the area should be enclosing with fencing and bushes.

Gerald Coogan had provided copies of Draft #4 to Mr. Rollins which included comments from Attorney James Raymond.

Steve Rollins provided revised copies of plans of the southwest corner of the pit for the Board's review.

Board members agreed that a site visit be held on Monday, June 29 at 6:30PM.

The meeting was adjourned at 9:50 PM.

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