

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JULY 8, 2015

MINUTES OF MEETING

PRESENT; Board members Fred McGarry, Richard Pitman, William Perron, Peter Schibbelhute. Alternate member David Doran and secretary Jane Boucher.

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

APPROVAL OF MINUTES

Peter Schibbelhute moved and William Perron seconded to approve the minutes of June 29, 2015.

The following correction was made to the minutes:

Page 1: Paragraph 7: Correct to read: "...either White Pines or Scotch Pines..."

Chair McGarry called for a vote on the motion. Voted in favor with Richard Pitman abstaining.

William Perron moved and David Doran seconded to approve the minutes of June 24, 2015 with the following corrections:

Page 2 Paragraph 3: Correct to read : "...if soil types on each of the eight lots..."

Page 2: Paragraph 10: Correct to read: "...currently has 201 +- feet of frontage..."

Page 3: Paragraph 1: Correct to read "...that a road serving two houses calls for a 16 foot travel way. Two Hundred feet of frontage is required for both lots . Once the frontage requirement is met the Smith Ordinance could be terminated and a shared driveway could provide access to the two lots."

Page 3 Paragraph 5: Correct to read "...from abutter John Howard which..."

Page 3 paragraph 6: Correct to read "...that they have..."

Page 3 Paragraph 9: Correct to read "...has 12,000 sq.ft....."

Page 4 Paragraph 3: Correct to read "...is the water will not..."

Chair McGarry called for a vote on the motion. Voted in favor with Richard Pitman and Peter Schibbelhute abstaining.

APPROVAL OF MANIFEST

William Perron moved and Richard Pitman seconded to approve the manifest in the amount of \$1,542.00 and a time sheet for Jane Boucher (KNA \$432.00, KNA \$270.00, Gerald Coogan \$840.00) , Time Sheet 17 1/2 hours. Voted in favor.

7:15PM INFORMAL CONSULTATION; MAJOR SUBDIVISION; DAVID PELLETIER; MIDDLE ROAD
David Pelletier and Scott Franquist, Brown Engineering, were present.

Mr. Franquist provided revised plans for the Board's review. He referred to soil types and "Lot loading Calculations " on Page 2 of the revised plan. Mr. Franquist also noted that lot lines have been moved back and the smallest lot frontage is 44 feet. One of the driveways has been combined on Lots 4 and 3 and house locations moved.

David Pelletier noted that Fire Chief Mark Tibbetts will contact Fred McGarry regarding existing cisterns in the area and possibly adding to them.

Fred McGarry said that the 100 foot buffer requirement was originally intended to be part of the Open Space, however, the Planning board could waive that requirement and restricting its use.

Mr. McGarry said that set backs for houses on Lots 3 and 4 could be slid back further.

The Board agreed that they would be receptive to waiving the 100 foot buffer requirement.

A Public Hearing for the proposed subdivision will be held on September 9, 2015 at 7:15PM.

7:45PM CONTINUATION; PUBLIC HEARING; SITE PLAN REVIEW; SHANE AND ROBIN CARTER; PARADE ROAD
Shane and Robin Carter were present.

Mr. Carter provided copies of a "Stormwater Maintenance Plan" from TF Moran. A copy is attached to these minutes. He also provided copies of revised plans.

Mr. Carter noted that Steve Keach, KNA, had sent a memo dated July 8 commenting on the information he received. Copies of that memo have not yet been received by the Planning Board.

David Doran said that he had seen the memo from Steve Keach and he had indicated that he would like to see some spot elevations.

Chair McGarry noted that it appears that the ground drops off very quickly at the door at the north end. He suggested that Mr. Carter consider changing the grading at that location.

Fred McGarry said that the lighting symbol was not clear and a

note needed to be added to see Sheet 2 for detail.

Mr. Carter advised that, with Mr. Coogan's help, the waiver requests have been revised. They are now requesting four waivers.

Mr. Carter was asked to show stone drip edge with a detail of the 4 inch pipe on the plan.

Fred McGarry said that a statement needs to be added showing the width of the proposed driveway.

At this time the Board voted on the requested waivers:

1. Section II-3, E (3) a (4)a Sealed certification by a Licensed Land Surveyor: Reason: Previous plan completed by Brown Engineering is referenced
Peter Schibbelhute moved and William Perron seconded to grant Waiver 1 as indicated on the plan. Voted in favor.

2. Section II-3 E (3) b (7) Solid waste, snow storage, traffic control: Reason: We will have no solid waste disposal as trash will be minimal and brought to the Town transfer facility with household trash Snow storage is shown on the plans. Traffic control is the waiver we are requesting as this is a small facility with a very low and intermittent traffic volume.
William Perron moved and Peter Schibbelhute seconded to grant Waiver request 2 as indicated on the plan. Voted in favor.

3. Section II-3 E (3) b (9). Landscape Design Plan; Reason: Small scale private equine facility. Plus the horses would just eat it anyway.
Peter Schibbelhute moved and Richard Pitman seconded to grant Waiver request number 3 as indicated on the plan. Voted in favor.

4. Section 11-3 e (3) b (17) Water Design and plan:
Reason: we have a new drilled well shown on the plan, small facility with no water design necessary.

Board members felt no waiver is required for Waiver request 4. Mr. Carter was asked to show the line from the well line to the building.

Peter Schibbelhute moved and William Perron seconded to continue the public hearing for the Site Plan Review for Shane and Robin Carter to July 22, 2015 at 7:15P. Voted in favor.

ROLLINS EXCAVATION SITE; PARADE ROAD

Board members had visited the site on June 29, 2015. A copy of the minutes of that site visit is attached to these minutes. They were approved earlier at this meeting.

Chair McGarry said that the berm will have to be extended 50 feet at both ends. Trees will be needed to be planted on the section to be extended.

It was agreed that the berm needs to be 6 feet high and 4 feet wide at the top with a two -one slope.

Two rows of trees be planted , staggered. Suggested trees i.e. white pine, white scotch, hemlock or spruce.

Chair McGarry will send information to Gerald Coogan who will draft a letter to Mr. Rollins with a completion date of September 1, 2015.

The meeting was adjourned at 8:30PM.

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



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

A Division of TFMoran, Inc.

Memo

To: Gerald Coogan, Town Planner and Members of the Deerfield Planning Board

From: John P. Lorden, PE

Date: July 8, 2015

Subject: Stormwater Maintenance Plan for Parade Hill Farm, Deerfield

MSC a division of TFMoran, Inc. (MSC) was retained by Shane and Robin Carter of 3 Parade Road in Deerfield to review the proposed design and provide engineering services related to grading, drainage and erosion control for the proposed development at Parade Hill Farm. The proposal includes a riding arena, stable, septic system, manure storage, parking for vehicles and trailers, and a gravel driveway.

MSC's main task was to provide a Stormwater Management Plan for submission to the Town of Deerfield that would incorporate erosion control measures and a means to collect, store, infiltrate and reduce concentrated flows associated with the development.

A few changes have been made since the last Planning Board meeting on June 24, 2015 that help alleviate and control stormwater runoff. A silt sock was added to the plans around the disturbed areas on the downhill side during construction. We have found that silt socks are easier to install and do not require disturbance in the ground to be installed correctly. Also, vehicle parking spaces previously designated as gravel have been revised to be lawn area above compacted gravel. The stormwater that would have previously runoff off of the gravel now has an opportunity to infiltrate into the lawn, while the gravel below helps provides a sturdy surface for vehicles and trailers to park.

In order to manage stormwater from the riding arena, a series of collection pipes from the riding arena roof will join into an outlet pipe directed into a stormwater storage area. The stormwater storage area is designed to allow storage and infiltration of the clean water from the roof. Flows beyond the capacity of the storage area will be directed through a stone berm level spreader designed to convert the concentrated flow to sheet flow as it works its way down the sloped lawn/pasture, through the forested area and ultimately into the existing wetlands.

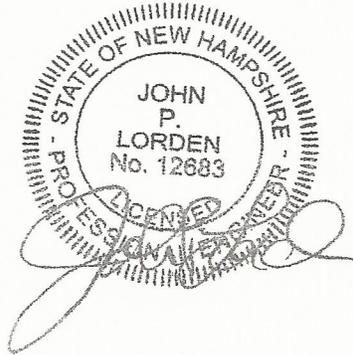
The proposed stormwater storage area is outside of both the 75-foot setback from the approved leach field bed and septic tank, and the 75-foot wetland buffer for existing properties. This wetland buffer has been added to the plan and in fact all proposed work is outside of this wetland buffer.

In order to provide a basis for our design approach, we used the Rational Method to determine the peak flow from the developed site in comparison to the existing conditions. There is a 1.4 cubic feet per second (cfs) increase in runoff (from 3.5 cfs to 4.9 cfs) for the 25-year, 24-hour storm event having an intensity of 5.60 inches per hour. This minimal increase is distributed over the 150 foot separation between the proposed

development and the existing wetlands. That increase of 1.4 cfs over the 150-foot buffer creates an increase of 0.01 cfs over each linear foot that the stormwater will travel over.

Based on interpolation between the assumed seasonal high water and the wetlands, the designed stormwater storage provides sufficient clearance above the estimated seasonal high water table.

In summary, we believe that the changes and improvements made to the plans with regards to drainage, grading and erosion control help to alleviate the impact this development will have on the property and that the project will not have an overall negative impact on stormwater flows or quality.



DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
June 29, 2015

MINUTES OF MEETING held on site of Rollins Earth Excavation, Parade Road:

PRESENT: Board members Fred McGarry, Kate Hartnett, Peter Schibbelhute, and alternate David Doran.

Also present were Steven Rollins.

Meeting began at 6:32PM.

The Board visited the site to see the stake out by Mr. Rollins engineer, Mr. Sandford: the buffer along the southerly property line and Parade Road; the "Limits of Project" lines shown on the approved earth excavation plan; and the limits of the 150' setback from the dwelling as called for in the State Statutes.

Mr. William Peron arrived at 6:35 PM.

Mr. Rollins discussed how he would prefer leaving the existing berm along the southerly of Pit Road (the access road into the site) and not have an "emergency driveway" as previously authorized by the Board and discussed at the last Board meeting. He would prefer to keep the berm present and possibly flatten the slopes to be able to mow it. At present the slope is 1:1 or steeper and has several trees growing. The Board thought the berm as it is screens the pit and the trees growing now would eventually add to that screening.

Mr. Rollins discussed how he wants to address the southwest corner of the site. He proposes to extend the berm along Parade Road through where the emergency driveway was located. The extended berm would be at the same elevation as the existing berm and would connect to the berm on the north side of the emergency driveway. For the remainder of the southwest corner, there would be no further excavation but the slopes would be regraded to flatten the grade. The existing bottom of the excavation would remain and the slopes would extend up from the existing grade at a slope that was not discussed at the time.

He proposes to extend the existing berm located between the pit and the southerly neighbor by 50' east and west of the end of the existing berm. The Board discussed planting of either White Pines or ??? on all berms to be constructed.

The schedule for completion of the work was discussed. He felt a completion date of 1 September 2015 was reasonable and acceptable to him.

Meeting finished at 7:20 PM.