

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JANUARY 27, 2016

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Richard Pitman, William Perron, Peter Schibbelhute. Alternate member David Doran.
Secretary Jane Boucher

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

APPROVAL OF MINUTES

Peter Schibbelhute moved and Richard Pitman seconded to approve the minutes of December 16, 2015. The following corrections were made to the minutes

Page 1 Last Paragraph: Correct to read "...odor or other characteristics,..."

Voted in favor with Fred McGarry and William Perron abstaining.

William Perron moved and Peter Schibbelhute seconded to approve the minutes of January 13, 2016. The following corrections were made to the minutes.

Page 1 Paragraph 6: Correct to read "...it was found that the language posted for the hearing was not the latest version."

Page 1 paragraph 8: Correct to read "...said that before they adopt it, they should look at if it is continuous or intermittent."

Page 2 Paragraph 3: "Repair and Service facilities:"

Page 3 Paragraph 8: Add "The Planning Board agreed not to proceed for this year.

Page 3 Last paragraph: Add ",that filing does not require but allows the Planning Board to make comments as the review process continues."

Page 4: First Paragraph: Add "should file for intervener status."

Voted in favor with Richard Pitman abstaining.

APPROVAL OF MANIFEST

Peter Schibbelhute moved and William Perron seconded to approve the manifest for a time sheet for Jane Boucher (18 hours).

Voted in favor.

REQUESTS FOR EXTENSIONS

A request for an extension for 90 days was received from Michael and Judith Annis, Summer Pasture Road. Peter Schibbelhute moved and Richard Pitman seconded to grant a 90 extension to Michael and Judith Annis for a Lot Line Adjustment

on Summer Pasture Road. (May 1, 2016). Voted in favor.

A request for an extension for 90 days was received from David Pelletier, Middle Road. Richard Pitman moved and Peter Schibbelhute seconded to grant a 90 day extension to David Pelletier for a Subdivision on Middle Road. (May 9, 2016). Voted in favor.

7:15PM INFORMAL CONSULTATION; SMITH ROAD SUBDIVISION; PAUL HELLINGS; SOUTH ROAD
Tobin Farwell and Paul Hellings were present.

Mr. Farwell provided plans showing the property located at 220 South Road with 26 acres and 200 feet of frontage. He noted that there was only 32 feet from the front setback and they need 40 feet. Mr. Farwell said they will first go to the ZBA requesting a variance.

Mr. Farwell noted that the property abuts conservation land. Chair McGarry advised that they will require a Homeowners Association Agreement. Mr. Farwell said that sight distance is adequate.

SNHPC/IMPACT FEE; FIRE AND POLICE
Chair McGarry said that SNHPC advises that they are working on the proposed impact fee, which will go into effect in 2017.

DISCUSSION WITH STEVE KEACH/KATE HARTNETT
Kate Hartnett had submitted information regarding a conversation with Steve Keach noting that he offered to waive his invoice in the amount of \$270.00 for Shelly Tetrault. She asked, in her e-mail if balance of charges could be paid by the Planning Board.

The secretary advised that in a statement from KNA the amount of \$715.50 had been waived. It was agreed to discuss this issue further when Ms. Hartnett was present.

8PM INFORMAL CONSULTATION; SMITH ROAD SUBDIVISION; JOHN BROCK, BABB ROAD
Mr. and Mrs. Brock and their family were present.

Mr. Brock provided a copy of the tax map showing his property located on Babb Road, with 209 feet of frontage on Old Centre Road, consisting of 49.5 acres. He would like to subdivide two lots for his children.

Chair McGarry stressed that the biggest issue was sight distance from Babb Road onto Old Centre Road. He noted that Babb Road is no longer a Town right of way and has been reverted back to abutters. Mr. McGarry also said that currently

there are three homes on Babb Road, including Mr. Brock's and the Smith Road Ordinance allows for only four homes.

It was suggested that the Brocks consider creating a road from Old Centre onto their property, using that road as frontage for the two new lots. The Board recommended that Mr. and Mrs. Brock hire an engineer/surveyor to survey the property and look at the sight distance based on 30mph.

Mr. Brock will also speak with Aaron Cady, an abutter to the north, to further discuss sight distance.

The meeting was adjourned at 8:45PM.

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