

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
APRIL 13, 2016

MINUTES OF MEETING

PRESENT: Board members Kate Hartnett, Selectmen's Representative Fred McGarry, William Perron, David Doran. Also present secretary Jane Boucher.

In the absence of Chair Peter Schibbelhute, Vice Chair Kate Hartnett called the meeting to order at 7:10PM.

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest in the amount of \$27.84 and two time sheets for Jane Boucher. (\$27.84 State of NH Office of Energy and Planning; Time sheets for 17 1/2 and 21 Hours). David Doran seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of March 23, 2016. William Perron seconded.

The following corrections were made to the minutes:

Page 1: Paragraph 1: Correct by adding Gerald Coogan to those listed as present.

Page 1: Paragraph 3: Correct to read "...NRCS...."

Page 1: Paragraph 8: Correct to read". Septic Operational Approval System"

Page 2: Paragraph 2: Correct to read"..sprinkler systems for individual homes are often not properly maintained..."

Page 2 Paragraph 2: Correct to read "..plans for the cistern for the..."

Page 2 Paragraph 4 #6: Correct to read:"He would like to have the requirement for a bond be placed as a note..."

Page 2: Paragraph 6""Act on Waiver request

Page 4: Paragraph 10:Correct to read "The Board went back to discussion on item #6".

Page 4: Paragraph 11: Correct to read "..any building permits can be issued..."

Page 4: Paragraph 12: Correct to read"...with a sign."

Page 4: Paragraph 13: Eliminate sentence

Page 5: Paragraph 2: Correct to read "...issues regarding the home and septic system."

Page 5: Paragraph 5: Correct to read "..for access to a well on Lot 45-13 for Lot 45-12...."

Page 5: Paragraph 9: Correct to read ' Fred McGarry moved to appoint David Doran to serve as a member of the Planning Board for a one year term (2017)."

The following corrections were made to the Conditions of Approval for BMI

1. b. Correct to read "Provide a restoration plan for review

and approval by the Board.

7. Construct a 10, 000 gallon cistern on a parcel which is part of the Corey Road right of way; the Deerfield Fire Chief and Planning Board shall review and approve the construction plan for the cistern prior to signed the subdivision plans.

9. The easement for a well and water line for Lot 45-13 to be shown on the plan.

Add #18 As built for septic system for Lot 45-12.

Add #19 No further excavation

Vice Chair Hartnett called for a vote on the motion. Motion carries.

7:20PM APPLICATION FOR PUBLIC HEARING; TRIMMING AND REMOVAL OF TREES/SCENIC ROAD; EVERSOURCE ENERGY.

Steven and Debbie Faulkner, Saddleback Mt. Road and Mr. Page, South Road were present.

Vice Chair Hartnett read the Notice of Public Hearing by which Eversource Energy is applying to trim and remove trees and brush adjacent to and beneath some of it's power lines within the town. The work will be done on Bean Road, Candia Road, Gulf Road, Harvey Road, Meetinghouse Hill Road, Perry Road and Whittier Road, all scenic roads in the Town of Deerfield.

No representative from Eversource was present.

Mr. and Mrs. Faulkner and Mr. Page voiced concern regarding the cutting of trees being done in Deerfield . They said that, although they do not reside on a scenic road, they felt the cutting being done made no sense and would like to ask a representative from Eversource to explain.

Fred McGarry moved and William Perron seconded to continue the public hearing for Eversource to April 27, 2016 at 7:45PM. Voted in favor.

7:50PM CONTINUATION; PUBLIC HEARING; LOT LINE ADJUSTMENT; 4NH HOMES; MOUNT DELIGHT ROAD

Mike Gallo and Bernie Temple, Eric Mitchell Associates, were present.

It was noted that this hearing had been continued due to a boundary dispute between 4NH Homes and Heirs of Emma Hogan. Mr. Gallo had told the Board at the previous hearing that the dispute had been settled and 4NH Homes will transfer 10 acres to the heirs of Emma Hogan.

Board members received a memo from Town Counsel advising that the Board continue with it's review of the plan and let the parties claiming an interest in the property seek other

remedies.

Fred McGarry commented that the plan submitted reflects the 10 acre parcel to be transferred to the Hogans. It was noted that the application for this public hearing is to adjust the lot line between Tax Map 413 Lot 62 with Tax Map 402 Lot 152.3 in Allenstown creating Parcel A. Map 413 Lot 62 would then consist of 30.48 acres. Mr. McGarry said that the 10 acres being transferred to the Hogans must be considered as a separate application for a Lot Line Adjustment.

Fred McGarry moved to grant conditional approval to 4NH Homes for a Lot line adjustment on Mount Delight Road with the following condition:

. Property line reflecting 10 acres to be transferred to Hogans be removed from plan.

William Perron seconded.

Conditional approval to lapse in 30 days (May 13, 2016). Voted in favor.

4NH Homes will submit an application for a Lot line Adjustment , transferring 10 acres to Heirs of Emma Hogan.

CONCEPTUAL REVIEW; YIELD PLAN; 4 NH HOMES; MOUNT DELIGHT ROAD
Mike Gallo and Bernie Temple were present.

Board members reviewed a Yield Plan for Map 413 Lot 62 consisting of 30.48 acres. The plan proposed 6 lots with 150 feet of frontage.

Board members felt they would be "hard pressed" to get six lots on the property given the amount of ledge and wetlands.

Fred McGarry said there was a 20% slope over most of lot 3 and suggested that they shade out any 20% slope and wetlands.

David Doran commented that realistically, six lots cannot be created on the parcel. He said that they would be lucky to get two lots.

Mr. Temple and Mr. Gallo will shade out the slope and wetlands and meet again with the Board on May 11.

CONDITIONAL APPROVAL; SITE PLAN REVIEW; STEVE ROLLINS
The secretary advised that conditional approval for the Rollins Site Plan Review had lapsed on March 9, 2016 and Mr. Rollins has not submitted any information for approval as requested when the Site Plan was originally conditionally approved.

Fred McGarry noted that Peter Schibbelhute had spoken with Mr.

Rollins and he felt that the Board should further discuss this when Mr. Schibbelhute is present and can offer input.

This item will be put on the agenda for the April 25, 2016 meeting.

STATE OF NH SITE EVALUATION COMMITTEE

Fred McGarry noted that he has been attending meetings of the SEC and they have created a new municipal group consisting of Canterbury, Concord, Pembroke and Deerfield. He said that the Town intervener is the Board of Selectmen and the Planning Board. Kate Hartnett said that the Conservation Commission is also an intervener.

Mr. McGarry said that he has been representing the Board of Selectmen and his issue is that he has no authority. He noted that he is proposing to get a vote from the Board of Selectmen and the Planning Board authorizing him act on behalf of the Town. Mr. McGarry also said that there is a possibility that the Board of Selectmen may want to hire an attorney to represent the Town. He will speak with the Board of Selectmen at the April 18, meeting.

The meeting was adjourned at 9:15PM.

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