

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
MAY 11, 2016

MINUTES OF MEETING

PRESENT: Planning Board members Peter Schibbelhute, Kate Hartnett, Selectmen's Representative Fred McGarry, David Doran. Secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest in the amount of \$21.85 and a time sheet for Jane Boucher (Jane Boucher mileage \$21.85: Time Sheet 21 1/2 hours). David Doran seconded. Voted in favor.

APPROVAL OF MINUTES

David Doran moved to approve the minutes of April 27, 2016. Fred McGarry seconded.

The following corrections were made to the minutes:

Page 1, Page 2 and Page 3: Correct name to "Catalina Celentano"

Page 2, Page 4: Correct name to: "Denny Greig"

Page 3; Page 4: Correct name to: "Joanne Bradbury"

Page 2: Paragraph 3: Correct to read "..is now on the maintenance brochure

Page 2: Paragraph 6: Correct to read "..and 10 feet below the power line."

Page 2: Paragraph 9: Correct to read "...the Road Agent..."

Page 2: Paragraph 10: Correct to read "..RSA 231 158 and 159..."

Page 3: Paragraph 3: Correct to read "..ETT Program has not..."

Page 4: Paragraph 4: Correct to read "...should be flush."

Page 4: Paragraph 13: Correct to read"..said the Board will discuss.."

Page 5: Paragraph 2: Correct to read"...ownership of the right of way and each member will pay their fair share of taxes."

Page 6: Paragraph 4: Correct to read "Mr. Rollins and his engineer did not know that the approval lapsed in 120 days."

Kate Hartnett questioned Paragraph 8 on Page 3 which indicated that "two trees have been cut" from Al Yeager's land. Board members recalled that Mr. Yeager had mentioned "two" trees. Kate Hartnett will check the site on Perry Road and verify how many trees have been cut. Final approval for the minutes of April 27 will be voted on at the May 25, 2016 meeting.

CUTTING ON SCENIC ROADS

Kate Hartnett expressed the opinion that Eversource installers should be responsible for knowing which roads in Deerfield are classified as scenic.

7:15 CONTINUATION; PUBLIC HEARING; LOT LINE ADJUSTMENT; RICHARD AND NICOLE TOMBS; SUNSET LANE  
James Franklin, Mr. and Mrs. Robinson were present.

Mr. Franklin said that, at a previous meeting, it was agreed that an access easement be submitted to the Board for approval for Lots 30 and 28. This easement will have to be agreeable to both parties.

Mr. Franklin provided a plan showing the elimination of the existing 30 foot right of way and location of a new 30 foot right of way for access to Lots 28, 30 and 31.

Mrs. Robinson said she did receive a copy of the draft and she would like to "stay " with the current easement, which is on her deed. She noted that parking will be a problem with the new easement as well as entering and exiting the property. She reiterated that she would like to use the existing easement.

James Franklin said he did not know how long the existing easement had been there. He also did not know when the existing 20 foot wide right of way, that is very close to the house on Lot 31, was removed as access.

Chair Schibbelhute told Mrs. Robinson that the Planning Board cannot act on the proposed application for a Lot Line Adjustment until an agreement is reached between the Tombs and Robinsons. He suggested that she or an attorney speak with Mr. and Mrs. Tombs to arrive at a solution.

Fred McGarry moved and David Doran seconded to continue the Public Hearing to Wednesday, October 12, 2016 at 7:15PM. Voted in favor

#### REQUEST FOR EXTENSION OF CONDITIONAL APPROVAL

Fred McGarry moved and David Doran seconded to grant an extension for conditional approval for a subdivision for David Pelletier to June 8, 2016. The motion to include the installation of under drains on both sides of the road, approximately 150 feet.

#### NORTHERN PASS TRANSMISSION

Kate Hartnett referred to a letter from Barry Needleman. McLane Middle ton, accepting the invitation from the Board of Selectmen to representatives of Northern Pass to meet with them on May 16, 2016 to discuss the application filed by Northern Pass with the NH Site Evaluation Committee (SEC). A copy of the letter is attached to these minutes.

Kate Hartnett said that the Agenda listed on the web site and

on the Forum indicate that the sub-station will be discussed. She wanted to clarify this.

At this time Chair Schibbelhute noted that an 8PM appointment is scheduled and this topic will be discussed later in the meeting.

8PM CONCEPTUAL YIELD PLAN MT. DELIGHT ROAD; 4NH HOMES  
Eric Mitchell and Mike Gallo, 4 NH Homes were present.

Eric Mitchell provided plans .

The plan showed the creation of six lots with and a road to cut with significant ledge . They have also looked at the possibility of maybe having a common driveway of going into maybe three units with no public street having a condominium with three single families. He said that they believe that the open space yield plan having six lots with about 1208 feet of road. The majority of lots would be off a cul de sac. Mr. Mitchell said, as an alternative, they would be proposing a common lot driveway with three units. He said that if using the cluster plan, they would end up with 26 acres of open space, and end up with 10.6 acres of land not 20% wetlands. Mr. Mitchell said that if going with a common drive with three homes, they would be looking at much more open land.

At this time Mr. Mitchell provided copies of plans showing each of the proposals.

Fred McGarry commented that because the frontage is 69 feet, a waiver would be required of at least 200 feet. Another issue, was the fact that this would be the first condominium complex coming before the Board.

Peter Schibbelhute questioned the projected road costs. Mr. Gallo replied "not yet". He said that he felt it made more sense to go with the three .

Kate Hartnett asked Mr. Mitchell if he had any past experience working with open space.

Mr. Mitchell replied that some communities require an open space with an easement, most important is that there is a mechanism in place for the Town of enforce open space restrictions if they need to.

Kate Hartnett said this Town does not have the funds available for the Conservation Commission or Bear Paw to enforce restrictions.

Fred McGarry noted that the subject of a condominium should be

brought to Town Counsel for comments.

Mike Gallo questioned the possibility of three separate lots on Mount Delight Road. Fred McGarry replied that each lot would require 200 feet of frontage. In this case the applicant would require a variance from the ZBA.

Board members felt that they should conduct a site visit. The Board will meet at the site on Sunday, May 22, 2016 at 9AM.

4NH Homes will meet with the Planning Board to discuss the yield plan further on June 22, 2016 at 7:15PM.

NORTHERN PASS SEC

Fred McGarry said that he has requested a depreciation schedule from Northern Pass as well as draft data requests. Road assessment will be done by Northern Pass as well as construction equipment accessing sub stations and bridge assessment.

NAME OF PERSON TO MAKE DECISIONS FOR PLANNING BOARD

Both Fred McGarry and Kate Hartnett felt that a "point person " should be names to make decisions for the Board during SEC meetings, if necessary.

David Doran felt that Fred McGarry could represent the Planning Board as well as the Board of Selectmen. It was agreed if Mr. McGarry was not present, Kate Hartnett, representing the Conservation Commission should make any decisions.

STIPEND TO BE PAID TO ORGANIZE PLANNING BOARD FILES

It was agreed to pay minimum wage as a stipend.

The meeting was adjourned at 9:35PM.

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

# MCLANE MIDDLETON

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## VIA U.S. Mail

May 4, 2016

Mr. Stephen R. Barry, Chairman, Board of Selectmen  
Town of Deerfield  
8 Raymond Road  
P.O. Box 159  
Deerfield, NH 03037

**Re: Northern Pass Transmission, LLC**

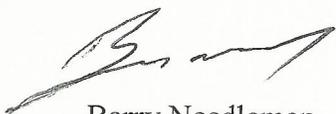
Dear Chairman Barry:

As counsel to Northern Pass Transmission LLC (“Northern Pass” or the “Project”), I am pleased to write you to accept your invitation and confirm that representatives of Northern Pass will be attending a meeting with the Town of Deerfield’s Board of Selectmen (the “Board”) scheduled for May 16, 2016 at 5:30 pm to discuss the application filed by Northern Pass with the New Hampshire Site Evaluation Committee (“SEC”).

As I understand it, the Board has questions on issues within the scope of its jurisdiction regarding the information in its application as it relates to the proposed Project route in the Town of Deerfield. We are happy to participate in the meeting to help the Board identify the information in the application that relates to the Town of Deerfield, and to explain that information. To that end, the Project representatives who will attend will be James Jiottis and Brian Bosse, who can speak to the technical and design elements of the Project in Deerfield, Catalina Celentano and Patrick McDermott, Community Relations Specialists.

Since the Commission has filed a petition to intervene with the SEC to participate more formally in that process, I will also attend the meeting so that I can identify those matters that are best addressed in the formal SEC proceeding.

Sincerely,



Barry Needleman

BN:amd

cc: Frederick J. McGarry, Chairman, Town of Deerfield Planning Board  
Bonnie Kurylo

McLane Middleton, Professional Association  
Manchester, Concord, Portsmouth, NH | Woburn, MA

McLane.com