

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JULY 13, 2016

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute, Kate Hartnett, David Doran, Selectmen's Representative Fred McGarry (arrived at 7:30PM). Secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

BLUE BOWL STORE

Board members received a letter from Jim and Wendy Rappa advising that they are planning on opening the Blue Bowl Store on North Road. A copy of the letter is attached to these minutes.

The secretary advised that Building Inspector Rick Pelletier had issued a Building Permit and indicated that he had no specific issues with the proposal. Mr. Pelletier was going to provide a letter to the Board outlining his opinion.

NH FISH AND GAME

Board members received a letter from James Oehler, NH Fish and Game, offering recommendations for reclamation work at the site of Browns Mill Subdivision.

In his letter, Mr. Oehler recommended that the loam and boulder stockpiles be left undisturbed except for those boulders needed to line the right of way. It was agreed to further discuss the recommendations when applicants from BMI meet with the Board in September to continue the public hearing.

APPROVAL OF MANIFEST

Kate Hartnett moved and David Doran seconded to approve the manifest for a time sheet for Jane Boucher for 19 1/2 hours. Voted in favor.

PLEASANT LAKE PRESERVATION ASSOCIATION

Kate Hartnett advised that the Pleasant Lake Preservation Association will hold their annual meeting on July 23, 2016 from 9AM -12 Noon.

7:15 APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; H.GILE BEYE, NOTTINGHAM ROAD

James Franklin, H. Gile Beye and abutter Al Jaeger were present.

Chair Peter Schibbelhute read the notice of public hearing by which H. Gile Beye, 18 Harrington Road, Cambridge, Ma. will make application for a minor subdivision for property located

on Nottingham Road, Deerfield, NH (identified as Tax Map 409 Lot 54) consisting of 100+ acres and owned by the applicant. The intent of the application is to create one new lot consisting of 15 acres.

Gerald Coogan had submitted a memo regarding this application but no paper copies were available. Kate Hartnett read the memo from her cell phone, after asking if anyone present had any objections.

Mr. Coogan indicated, in his memo, the the application was complete and that the applicant is requesting 6 waivers.

David Doran moved to accept the application. Kate Hartnett seconded. Voted in favor.

The following requests for waivers were submitted:

1. Full perimeter survey
2. Topographic plan with 2 foot contours.
3. Bench marks (no construction proposed for road no need for bench marks)
4. Site specific soil mapping . (Given size of lot, soil mapping not necessary)
5. Test Pits (State does not require test pits for lots over 5 acres and no construction is being proposed)
6. Ledge Out croppings (only ledge outcrops are defined at the opposite ends of the parcel).

David Doran moved to approve the waiver requests. Fred McGarry seconded. Voted in favor.

Kate Hartnett noted that a woods road exists with a property line down the middle. She asked how access for the lot to the east will be handled along the road.

Mr. Franklin replied that the property line will be the center of the road and both parties have the right to access it .

Ms. Hartnett if Mr. Franklin would recommend that the issue be addressed so it is more explicit.

Mr. Franklin felt it would be a good idea to have a deed to address the issue of access. Board members agreed.

Fred McGarry said that it appears that the only conditions would be adding a pin to L14 L15 and draw a deed designating how the road will be used.

Gile Beye asked if the plan could be signed this evening, as she has a closing next week.

Mr. Franklin said the deed will be drawn up after the plan is recorded and the deed approved by the buyer of the property with their agent.

Al Jaeger, Perry Road, monitored the easement to the property and indicated that he has never been able to find a pin in the northwest corner of the property. Lots 27 and 28 and the subject lot. The Board felt that issue is not relevant to this application and had earlier granted a waiver for a full perimeter survey.

Fred McGarry moved to grant conditional approval to H. Gile Beye for a minor subdivision on Nottingham Road subject to showing an iron pin at the northeast corner of Lot 54-1. David Doran seconded. Voted in favor.

Peter Schibbelhute will meet with Mr. Franklin, who will revise the plans, on July 14 to sign.

SPM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; JAY MCGRATH AND DONNA LOBSIEN; RIDGE ROAD
Jay McGrath, Donna Lobsien, Tobin Farwell and James Franklin were present along with abutters Bob Foley and Nicole Rudmann.

Chair Peter Schibbelhute read the notice of public hearing by which Jay McGrath and Donna Lobsien, 60 Ridge Road, Deerfield, NH will make application for a public hearing to consider approval of a minor subdivision for property located on Ridge Road, Deerfield, NH. (identified as Tax Map 414 Lot 29) consisting of 134 acres and owned by the applicants. The intent of the application is to create one new lot consisting of 17 acres utilizing the "Smith Road Ordinance".

Fred McGarry moved and David Doran seconded to accept the application . Voted in favor.

Tobin Farwell provided the proposed plans. It was noted that Road Agent Mark Young has indicated that he has no issues with the proposed subdivision. Fire Chief Mark Tibbetts has not responded at this time.

Mr. Farwell said the road was 14 feet wide and will not be paved. He noted that there was a current cul de sac on the property proposed to be used for emergencies and they wanted Mark Tibbetts opinion on it.

Kate Hartnett noted that comments from Town Planner Gerald Coogan were not available on paper copies and asked if anyone objected to using the electronic version .

Peter Schibbelhute reviewed Mr. Coogan's comments.

Applicant proposes to subdivide a 17 acre lot from a 134 acre parcel. Mr. Coogan referred to the 11 waiver requests.

The proposed road is approximately 700 feet long. The applicant seeks one lot exemption under 325 Open Space Subdivision. The road needs some technical review . Town Road Agent and Fire Chief should review. Submission of road maintenance agreement necessary. Mr. Coogan also recommended that the Board conduct a site visit.

Fred McGarry questioned if the shed shown on the plan, would be removed. Mr. Farwell said that they did not plan on removing the shed. Mr. McGarry said that he would like to see the shed removed and an easement granted to accommodate a turn around.

The secretary advised that she had received an e-mail from Gerald Coogan noting that Attorney James Raymond advised that the notice re; a Minor Subdivision is non material and the McGrath/Lobsien subdivision can proceed as noticed.

The Board will conduct a site visit to the Ridge Road location on Tuesday, July 19, 2016 at 6PM.

It was agreed to discuss the waiver requests after the site visit.

Fred McGarry moved and David Doran seconded to continue the public hearing to July 27, 2016 at 7:45PM. Voted in favor.

BLUE BOWL STORE

Fred McGarry felt that Wendy and Jim Rappa should provide a floor plan showing the proposed area which will include a dining area. Mr. McGarry also noted that NHDOT should be contacted.

Kate Hartnett questioned the septic system and if it was adequate.

The secretary will ask Rick Pelletier to provide a letter regarding the proposal and the Board will ask to meet with Jim and Wendy Rappa.

The meeting was adjourned at 9:30PM.

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

TO: The Deerfield Planning Board
FROM: James and Wendy Rappa, 38 North Road
DATE: June 27, 2016
RE: The Blue Bowl Store, 38 North Road

We have been working with Rick Pelletier on our renovation project at the Blue Bowl Store and he recently suggested we write to inform you of our plans to reopen the business. Our plan is to provide a retail outlet for fresh local foods and products in support of local farms and farmers. We also intend to offer a variety of prepared foods such as fresh breads, pies, homemade ice cream, sandwiches and meals to go.

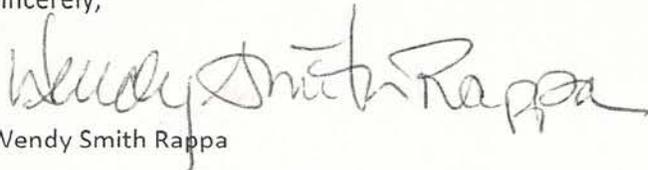
We have simultaneously been working with the State of New Hampshire Department of Health and Human Services providing them with all the required water testing and septic approval information for a retail food store with one food prep area and were recently approved for a Class C New Hampshire food service license through the NH Division of Public Health Services Food Protection Section.

We are hopeful there will be no objections from the board as we prepare to reopen the Blue Bowl and continue the important community service the store has provided to the town and neighboring communities for nearly 100 years.

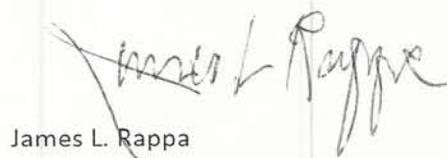
If you have any questions or concerns about our project, we welcome you to contact us at 603-370-2671 or purplecrow@metrocast.net.

Thank you.

Sincerely,



Wendy Smith Rappa



James L. Rappa