

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JULY 27, 2016

MINUTES OF MEETING

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

Chair Peter Schibbelhute called the meeting to order at 7PM.

APPROVAL OF MANIFEST

Fred McGarry moved and William Perron seconded to approve the manifest in the amount of \$3,055.05 and a time sheet for Jane Boucher. (Upton & Hatfield \$222.50; SNHPC \$2,762.55; time sheet for 15 hours). Voted in favor.

APPROVAL OF MINUTES

It was noted that Page 2 was missing from copies distributed to the Board. The secretary will mail copies.

Corrections to the minutes were as follows:

Page 2: First Line: Correct to read "Nottingham Road at the intersection of Perry Road."

Page 3 Paragraph 1: Correct to read "Mr. Franklin, Land Surveyor..."

Page 3 Paragraph 2; Correct to read "...has never been able to find a property corner pin.."

Page 3 Paragraph 2: Correct to read "adjacent to lots 27 and 28."

Page 3 Paragraph 10: Add "No one objected."

Page 4 Paragraph 1: Add "Mr. Coogan's comments were as follows:
.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

.Board should Conduct a site visit.

Page 4 Paragraph 4: Add "This is considered a Major
Subdivision, since a road is involved."

Page 4: Paragraph 9: Add " She felt that perhaps a "Simplified
Site Plan Review" be required."

No action was taken until the Board can review Page 2 of the
minutes.

BLUE BOWL STORE

Board members reviewed a letter from Richard Pelletier regarding the Blue Bowl Store re-opening. Mr. Pelletier states that he has designated the property to be a mixed use occupancy at this time. A copy of the letter is attached to these minutes.

Board members agreed that they would like to meet with James and Wendy Rappa to discuss the following:

- . Floor plan showing areas of food preparation and seating
- . Describe parking area and access
- . Copy of Septic Plan

Mr and Mrs. Rappa will be asked to meet with the Board on August 24, 2016.

7:15PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION/CASSIER FAMILY TRUST; MIDDLE ROAD
James Franklin, Land Surveyor and abutter Robert Nation were present.

Chair Schibbelhute read the Notice of Public Hearing by which The Cassier Family Trust, 94 South Road, Deerfield, NH will make application for a Public hearing to consider approval of a minor subdivision for property located on Middle Road, Deerfield, NH (identified as Map 419 Lot 95) consisting of 11.4 +- acres and owned by the applicants. The intent of the application is to create two new lots each consisting of 3 acres.

Chair Schibbelhute read comments submitted by Planning Consultant Gerald Coogan commenting that . Remove reference to Section 325 OSD; . Note the headstone and protective burial easement. A copy is attached to these minutes.

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

James Franklin provided a letter signed by Patrick and Sandra Cassier authorizing him to represent them.

Mr. Franklin said the intent is to subdivide property on the northerly side of Middle Road near the intersection of Route 43. They request to divide the 11.4 acres into three parcels, creating two new lots. Lot 95.1 consisting of 3.09 acres, Lot 95-2 consisting of 3.5 acres and existing Lot 95 consisting of 5.19 acres.

Mr. Franklin noted that they did receive State Subdivision Approval, which was sent to the Town.

Mr. Franklin said that the composition of soils are indicated on Page 2 of the proposed plan.

David Doran questioned the letters A F on the plan. Mr. Franklin replied that is an Angle Iron.

Fred McGarry noted that pins set on the frontage for lot line for the lot are not designated. Mr. Franklin said that will be done.

Mr. McGarry questioned the width of Middle Road. Mr. Franklin replied that he would have to look on the Town of Deerfield Road Report.

Peter Schibbelhute said that the road varies.

Abutter Robert Nation commented that he owns land directly across from the property on Lot 84. He said his garage is located about 4 feet from the edge of the road.

Kate Hartnett questioned what a "protective burial easement " means.

James Franklin replied there is a headstone located on Lot 95 which they would like to protect. The size is 53 x 56 feet. The Cassier's do not plan to sell the lot. He said that by putting it on the plan, it will be considered protective.

David Doran suggested that it be called a "proposed " protective easement.

Kate Hartnett referred to Lot 95-2 and questioned the building envelope. Board members felt there was adequate room for a house and septic.

Kate Hartnett noted several spelling errors and that the locus map showing Lot 34 should be corrected to Lot 84.

Kate Hartnett questioned test pits. A test pit log had been submitted and is attached to these minutes.

Fred McGarry voiced concern regarding the width of the road and if it is less than 50 feet an easement may be needed. Mr. Franklin will clarify the width of the road.

Other issues are identify drill holes and pins to be set; spelling corrections; removal of statement regarding 325 Open Space; show distance from the southeast corner on the locus map.

Because the width of the road could not be clarified at this time, it was agreed to continue the public hearing.

Fred McGarry moved to continue the public hearing for the Cassier Family Trust to August 24, 2016 at 7:15PM. David Doran seconded. Voted in favor.

SPM CONTINUATION; PUBLIC HEARING; MAJOR SUBDIVISION; JAY MCGRATH/DONNA LOBSIEN; RIDGE ROAD
Jay McGrath, Donna Lobsien, Tobin Farwell, James Franklin were present.

Fred McGarry said that after a site visit, it was determined that a hammerhead be constructed on the proposed road for access for emergency vehicles. A note on the plan putting limits on Lot 29 ie. prohibiting the issuing of a building permit until the Planning Board inspects the road and a letter is sent to the Building Inspector authorizing the issuance of a building permit. Mr. McGarry said he had spoken with the Building Inspector who had no problem with this procedure.

Tobin Farwell said he did add a note to the plan which he read "No building permit shall be issued for Lot 29 until the gravel turn around has been inspected by the Planning Board and a letter of acceptance has been provided to the Building Inspector."

Mr. Farwell said that they will submit a letter to the Board of Selectmen requesting a name for the road.

Mr. Farwell will submit road maintenance agreement to Gerald Coogan, who will submit it to James Raymond, Town Counsel.

Fred McGarry advised that Fire Chief Mark Tibbetts advised that he has no problem with the proposed subdivision.

Mr. Farwell referred to Steve Keach's letter:
. f. Under Planning Design Matter: "It appears the southerly line of the Ridge Road right of way may be located closer than 25 feet to the occupied corner line of this existing town highway along the frontage of the subject parcel. If so, in order to satisfy the requirements of Section IV-1-F of the subdivision regulations we recommend the applicant grant the Town of Deerfield a general highway easement over any portion of the subject parcel so situated."

Mr. Farwell said that this is not relevant as the road is not the center line.

Mr. Farwell also requested the use of iron pins rather than granite bounds.

At this time Chair Schibbelhute read the requested waivers submitted by Tobin Farwell. A copy is attached to these minutes.

On Page 2: # 10 C. Provisions for a turn around are not met. This statement to be omitted.

On Page 2 Add #12: Iron pins, rather than granite bounds to be used.

Fred McGarry moved to grant the waivers requested by the applicant. William Perron seconded. Voted in favor.

Fred McGarry asked that a general note identifying the turn around location and the area to be filled in be added to the plan.

James Franklin suggested that a note be added that additional plans for construction are available at the Town Office.

Fred McGarry moved to grant conditional approval to Jay McGrath and Donna Lobsien for a subdivision on Ridge Road with the following conditions.

- . Approval & Recording of Road Maintenance Agreement
- . Construction Plan showing the 3 one sided slopes off of the proposed gravel turn around
- . Note on plan showing contour gravel to the place on the road to repair wash out that has occurred generally from the Eversource right of way to the point to the turn around.
- . Putting a drill hole on the wall to identify the PC of the westerly side line of the roadway L20
- . The revision on the plan to show iron pins instead of stone bounds.

William Perron seconded. Conditional Approval to lapse in 60 days (September 27, 2016). Voted in favor.

EXCAVATION APPLICATION

Copies of a Draft of an Excavation Application were provided by Gerald Coogan for the Board's review.

It was agreed that after approval, a copy will be sent to Steve Rollins and Earl Sanford giving them 60 days to submit the application.

Peter Schibbelhute will contact Gerald Coogan and ask him to forward the draft to James Raymond for his comments before approval.

NEW HAMPSHIRE MUNICIPAL ASSOCIATION

Kate Hartnett stressed the importance of reviewing and commenting on the policy recommendations . The Floor policies are due on August 12 and the conference will be held on September 23. This will be on the agenda for the August 10 meeting.

EVERSOURCE

PLANNING BOARD 7/27/16

Mr. Page, South Road, Deerfield resident was present to ask if tapes were available from the meetings with Eversource representatives.

It was noted that recording of the meetings began in May and those meetings were held previously.

Mr. Page commented on meetings with Eversource and Lewis Logging noting that they cut trees from his property that he did not authorize.

Mr. Page was advised that minutes of the meetings were available on the web site as well as in the Town Clerk's Office.

Kate Hartnett noted that she is still waiting to hear from Mr. Berner regarding cutting on scenic roads.

The meeting was adjourned at 9:15PM

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

Memorandum

To: Deerfield Planning Board Members
CC: Building File
From: Rick Building inspector
Date: 7/26/2016
Re: 38 North Rd former Blue Bowl site and current Deerfield Automotive garage

Dear Planning Board Members,

The property listed above is the current home of Mr. & Mrs Rappa. Whom reside on the second floor. The building was built in 1950's and been the home of numerous small businesses through the years. The left hand side is currently an automotive center and the right side was last used as a convenience store serving coffee and sandwiches. The upstairs is an apartment. The building is essentially unchanged in use and appearance since it was built. The current owner daughter and son in law of the previous owners are looking to reopen the convenience store portion of the building for the purpose of a coffee and sandwich shop. The building is located in what was once the commercial district now part of commercial business overlay district. The proposed use falls well within the allowed uses for the district and based on past history has had no negative impact on the area. The store portion is currently under renovations and pursuit of the necessary state license to reopen. I have recommended to the owners to meet with the planning board for the purpose of discussing any concerns the board may have. I have designated the property to be a mixed use occupancy at this time.

Yours Truly

Richard Pelletier
Building and zoning Official

MEMORANDUM

July 26, 2016

TO: Deerfield Planning Board
FR: Gerald Coogan
RE: Plan Review – Subdivision Plan - Land of Cassier Family Trust, Tax Map 419, Lot 95

Owner: Cassier Family Trust, 94 South Road, Deerfield, NH

Applicant: Cassier Family Trust, 94 South Road, Deerfield, NH

Agent: James Franklin, LLS, Lic # 733

Wetlands scientist: John P. Hayes III, CSS, CWS, 7 Limestone Way, North Hampton, NH 03862

Lot Area: 11.4 acres

Location: Middle Road, Deerfield, NH, Tax Map 419, Lot 95

Background: The owner proposes to subdivide the 11.4 acre into two new lots and maintain the parent lot with 5.19 acres. This subdivision is not subject to Section 325 Open Space Development (OSD), Section 325.3 A and the reference on the plan to Section 325 is not needed and should be removed.

Project description: The applicant proposes to subdivide the 11.4 acre parcel (TM 419, Lot 95) into three lots. The proposed subdivision will consist of:

1. Proposed Lot 95-2 with 3.23 acres +/-.
2. Proposed Lot 95-1 with 3.090 acres +/-.
3. Existing Lot 95 with 5.19 acres.

Comments:

1. Remove reference to Section 325 OSD.
2. Note the headstone and protective burial easement.

Recommendations:

1. Accept the application as complete;
2. Open the public hearing; and
3. Conditionally approve the application.

Conditions:

1. Set monuments
2. Receipt of NH DES subdivision approval for proposed lots 95-1 and 95-2 and place approval number on the plan.

cc: James Franklin, LLS

TEST PIT LOG

Inspected by: Jason Franklin
130 South Rd
Deerfield, NH 03037
NH Septic Designer #1803

Lot Owner: Patrick Cassier
Location: Middle Rd
Deerfield, NH 03037
Tax Map 419 Lot 95

Test pits inspected May 25, 2016

Soil Type: 43C- Canton Gravelly, Fine Sandy Loam

Source: www.websoilsurvey.com

Test Pit 1

0-4"	10YR 3/3	Fine Sandy Loam	Massive	Very Friable
4-18"	10YR 2/6	Sandy Loam	Massive	Very Friable
18-54"	10YR 5/8	Coarse Sand	Granular	Loose

Notes:

Common Roots to 9"; Observed water at 54"; Refusal at 54"
ESHWT at 54"
Estimated perc rate: 6 min/inch

Test Pit 2

0-12"	10YR 3/3	Fine Sandy Loam	Massive	Friable
13-36"	10YR 5/6	Fine Sand	Granular	Loose
36-55"	5Y 5/3	Coarse Sand	Granular	Loose

Notes:

Common Roots to 12"; No Observed Water; Refusal at 55"
36-55" Stony- Many Cobbles and Boulders
ESHWT at 55"
Estimated perc rate: 6min/inch

NEW HAMPSHIRE
Designer
of
Subsurface Disposal
Systems
Jacob E. Franklin
5/25/16



265 Wadleigh Falls Road Lee, NH 03861 Ph(603)292-5787
WWW.FARWELLENGINEERING.COM

June 28, 2016

Deerfield Planning Board
8 Raymond Rd
Deerfield, NH 03037

**Re: Minor Subdivision
Tax map 414 Lot 29
60 Ridge Road
Deerfield, NH**

Dear Planning Board,

Farwell Engineering Services is submitting the attached subdivision application on behalf of the applicant Mr Jay McGrath and Donna Lobsien. We are requesting to be placed on the Planning Board Agenda. The application is for a 2 lot residential subdivision. We are requesting the use of Section 207 of the Deerfield Zoning ordinance 207.1-B allowing a private ROW for frontage.

We are requesting waivers to the following requirements from the town of Deerfield Subdivision Regulations.

1. Section III-3.C.3(a)-7 The boundaries of all platted or residual lots, defined by metes and bounds.
Reason: The remaining parcel is greater than 100 acres. No disturbance will outside the area shown.
2. Section III-3.C.3(a)(17) location of all Jurisdictional wetlands.
Reason: The subdivision is creating 2 large lots (greater than 5 Acres) wetlands on site is not a limiting factor. Please note that a portion of the wetlands have been delineated. Some of these wetlands are non-jurisdictional.
3. Section III-3.C.3(a) 19. The limits of all required yards, setbacks and buffers required under the zoning ordinance.
Reason: The existing house is not being changed. The proposed lot is greater than 100 acres and no activity is occurring outside the shown area.
4. Section III-3 Minor subdivision C-3-b-2 Topographic plan showing 2 foot contours
Reason: This is a 2 lot subdivision one is 17 acres and 117 acres. There is reasonable amount of room for house and septic etc.
5. Section III-3 C-3-b-3 Bench marks
Reason: There is minor construction for the road. No need for benchmarks.
6. Section III-3 C-3-b-4 Site specific soil mapping
Reason: Given the size of the lots soil mapping is not necessary.

Ms. Lobsien
Deerfield, NH
June 28, 2016
Page 2

7. Section III-3 C-3-b-6 & Section III-3.C.4 and IV-1.G Test pits
Reason: Given the large area of land there is plenty of room for a septic. A test pit will need to be performed with the septic design.
8. Section III-3 C-3-b -9 Existing tree lines
Reason: The site is mostly wooded, a tree line will provide little usable information.
9. Section III-3 C-3-b-10 Ledge outcrops
Reason: Given the large lot sizes there is suitable area on site for a septic.
10. Sections IV-4.B.2 through IV-4.B.4 Geometric Design Standards and Table IV-1 Table of Geometric Roadway Design Standards.
 - a. Deviation include 14' wide gravel where 20' paved is required
 - b. Gravel cross section requirements. We have no information as to what they are.
 - c. Provisions for a turn around are not met.

Reason: This street is intended to service 2 homes and has little traffic therefore does not need to have the required width of town roads.

11. Section IV-5 Design and construction standards for Drainage and stormwater management facilities.
Reason: This impervious area percentage for this project is very low and does not require drainage improvements.

12.

Given that the proposed lots area 117 acres + and 17 acres + with an existing house, we believe that the above requested information is not necessary to review the proposed subdivision.

Thank you for your consideration in this matter.

Sincerely,
Farwell Engineering Services

Tobin Farwell, P.E.
Principal