

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
SEPTEMBER 28, 2016

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Kate Hartnett, Selectmen's Representative Fred McGarry, David Doran. Also present Town Planner Gerald Coogan and secretary Jane Boucher.

7PM Chair Schibbelhute called the meeting to order.

APPROVAL OF MINUTES

David Doran moved and Fred McGarry seconded to approve the minutes of August 24, 2016.

The following corrections were made to the minutes:

Page 2 Paragraph 4: Correct to read "...on the north side..."

Page 2 Paragraph 5: Correct to read "Fred McGarry noted that the number of parking spaces shown on the plan given the 1675 square feet on the floor area and in the building and proposed use is sufficient.

Page 4 Paragraph 5: Correct to read "Donald Jsirandanis, an abutter,..."

Voted in favor

David Doran moved to approve the minutes of September 14, 2016. Kate Hartnett seconded.

The following corrections were made to the minutes:

Page 3: Paragraph 4: Correct to read "...a site visit..."

Page 4: Paragraph 3: Correct to read "James Franklin raised some questions regarding the process".

Page 4: Paragraph 3: Correct to read "...internet."

Voted in favor with Fred McGarry abstaining.

APPROVAL OF MANIFEST

Fred McGarry moved and David Doran seconded to approve the manifest for a time sheet for Jane Boucher for 21 1/2 hours. Voted in favor.

COMPLETE STREETS

Fred McGarry advised that the Board of Selectmen met with SNHPC and the Board approved the expenditure of \$100.00 for marking lines and reflectors. SNHPC said they will provide paint. SNHPC will be in touch with the committee to complete the layout.

Kate Hartnett suggested that the Planning Board send a "Status Memo" to the Board of Selectmen, copying Mark Young, Police Chief Duquette and SNHPC. The memo to state that the following

was approved: 1. Road Agent to install reflectors and painting of lines 2. No Parking signs removed 3. Alternate Book drop off point 4. Police monitoring speed.

7:30PM CONTINUATION; PUBLIC HEARING; MAJOR SUBDIVISION; TIERRA DEVELOPMENT; CHURCH STREET  
Vincent Iacozzi, Aaron Firman, Jeff Burd and James Franklin were present.

Three members of the Planning Board conducted a site visit to the property on September 27, 2016. According to Chair Schibbelhute, one of the concerns discussed was the location of the entrance to the road. He questioned if the entrance could be moved 30 feet south.

Mr. Burd said they would like to keep the road closer to the property line and if it was moved further to the south, you end up with a gore piece of property. It would take away from the property on the first lot.

Fred McGarry questioned where the "E" Scale was located. Mr. Burd replied on the first page of the plan. Mr. McGarry said that the vertical scale needs to be added to Page 2.

Chair Schibbelhute questioned what their intent was as to the existing trees. They agreed to leave the existing trees.

James Franklin said that by moving the entrance 30 feet, it would probably require moving the location of all of the lots.

Proposed driveways will be shown on the plan.

Kate Hartnett referred to a statement previously made by James Franklin pertaining to the "Smith Ordinance" and extending the lot lines across the road which would become an easement. Mr. Franklin said he had not spoken with Tierra Development regarding this.

Fred McGarry questioned if this would be a conflict with the ordinance.

It was agreed that Town Counsel be asked to offer an opinion if Tierra Development wished to pursue Mr. Franklin's suggestion.

Mr. Iacozzi said they preferred to leave it as is, although Mr. Franklin's idea has merit.

Mr. Burd said he was concerned about the waivers and would like to discuss issues such as drainage study. He said that he would rather move the entrance than have to do a drainage design.

Fred McGarry noted that Old Centre Road should be changed to Church Street on the plan and the existing foundation also should be shown.

A letter from Steve Keach, KNA, dated September 14, 2016 offering comments and recommendations is attached to these minutes.

Mr. Burd submitted a list of waiver requests dated September 22, 2016, which is attached to these minutes.

Gerald Coogan read a Memo from Steve Keach addressing the six waiver requests from Tierra Development. A copy is attached to these minutes.

1. Mr. Keach responds . On that basis we cannot support this waiver request.

Mr. Burd said they would be willing to post a bond when the road is constructed.

Mr. Iacozzi said that Tierra does have bond in place since the senior housing development was approved. He will forward a copy. He also advised that test pits were done when the original application was accepted.

Peter Schibbelhute noted that Jeff Quirk, KNA, will be making regular inspections during the development.

Mr. Coogan continued reading Mr. Keach's memo regarding waivers.  
#2.

Mr. Iacozzi noted that they have a Stormwater Protection Plan (SWPP) in place.

Mr. Burd noted that a great deal of work was done on the previous development which was far more dense.

Fred McGarry said he had no problem if Tierra provided calculations and any additional information.

Mr. Coogan continued reading Mr. Keach's memo regarding waivers.  
#3.

The applicant will pave the apron on Church Street into the development.

Mr. Coogan continued reading Mr. Keach's memo regarding waivers.

#4.

The Board will agree to a waiver based on approval by the Fire Chief and Road Agent.

Mr. Coogan continue reading Mr. Keach's memo regarding waivers.  
#5

The Board agreed to grant a waiver.

Mr. Coogan continue reading Mr. Keach's memo regarding waivers.  
#6

Fred McGarry said he assumed that the culverts have been designed for a 25 year storm. Mr. Burd said he would check calculations and data on extreme rain conditions will be added to plan.

Fred McGarry said that detail needs to be showing the sand level into the gravel.

Mr. Burd referred to adequate sight distance and if it needed to be reflected on the plan. Fred McGarry agreed that detail could be added to plan.

Mr. Burd also said he will submit a waiver request to have above ground utilities on the site.

Fred McGarry moved and Kate Hartnett seconded to grant the following 7 waivers as outlined in Mr. Keach's and Mr. Burd's letters:

1. Test Pits/ subject to a bond still being in place
2. Stormwater Management Report/ calculations for culverts design
3. Paving/ 35 foot entrance ramp coming off Church St./Detail shown on plan
4. Waive requirement for cul de sac/Hammer head acceptable with approval of Fire Chief.
5. Modification of Roadway alignment with approach to Church St.
6. Waiver from Stormwater Management
7. Waiver from Underground utilities (Pending letter for request.

Kate Hartnett amended the motion noting referencing the September 22, 2016 sent by Jeff Burd

Voted in favor.

Fred McGarry moved and David Doran seconded to continue the Public Hearing for Tierra Development to October 12, 2016 at

7:30PM. Voted in favor.

DECLARATION OF COVENANTS AND RESTRICTIONS/ SHELLEY TETRAULT  
James Franklin was present along with Donna Lobsien and Jay McGrath

Mr. Franklin noted that he was opposed to Declaration of Covenants and Restrictions as required for Shelley Tetrault and Donna Lobsien and Jay McGrath . Mr. Franklin said that both subdivisions were for two homes with an existing driveway and felt that a maintenance agreement, as was recorded for the Annis's, was far more acceptable. At the September 14, 2016 meeting Ms. Tetrault indicated that she would not sign the agreement as provided by Town Counsel.

According to Mr. Franklin he realized that the Subdivision for Shelley Tetrault and the Lot Line Adjustment for Mr. and Mrs. Annis are two different things but the effect is the same. He said that a "Declaration of Shared Driveway Easement and Maintenance Agreement was recorded for Mr. and Mrs. Annis and should be used for Shelley Tetrault and Donna Lobsien and Jay McGrath. Ms. Lobsien indicated that she would not sign the Declaration of Covenants as prepared by Town Counsel.

Board members received copies of the Maintenance Agreement which was recorded for the Annis Lot Line Adjustment. It was agreed that this be forwarded to Town Counsel for his opinion.

Fred McGarry said he would not favor sending it to Town Counsel unless both parties agreed to pay the cost.

James Franklin said he would pay Shelley Tetrault's portion and Donna Lobsien and Jay McGrath agreed to pay half of the cost.

Gerald Coogan will forward to Town Counsel for his comments.

#### ROLLINS EXCAVATION RENEWAL

A letter was read by Chair Schibbelhute from Earl Sandford regarding the Rollins Excavation. A copy is attached to these minutes.

Chair Schibbelhute referred to the application submitted by Mr. Sandford noting that it was not properly completed as all of the questions were answered as N/A.

Fred McGarry said that they are technically operating without a permit.

Mr. Schibbelhute said that perhaps some of the questions could be answered as N/A but some need to be addressed. He also said that a list of abutters was not included. The Board has

PLANNING BOARD 9/28/16

scheduled a Public Hearing for October 26, 2016.

It was agreed that Mr. Schibbelhute contact Earl Sandford and advise that the Board needs a completed application for a renewal permit by October 6, 2016.

The meeting was adjourned at 10:20 PM.

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

September 22, 2016

Deerfield Planning Board  
Town Hall  
8 Raymond Road  
Deerfield, NH 03037

Re: Tierra Investments Subdivision  
Waiver Requests

Dear Members of the Board,

We respectfully request that the following waivers be granted from the Subdivision Regulations for the above-referenced project:

Section III-6.E(3) (c) (18), (item 15 on the KNA letter) requires test pits be provided along the proposed street to determine depth to ledge and the water table: This requirement seems extraneous since the road will be constructed by the applicant who fully understands the requirements of the Town in bedrock and high water table soils. We therefore request that this requirement be waived and the applicant be permitted to pursue the investigation during construction.

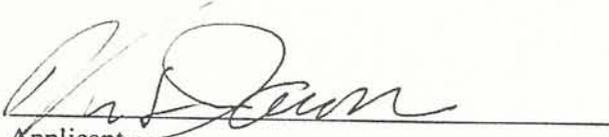
Section III-6.E (3) (f) (3), (item 19 on the KNA letter) requires a Stormwater Management Report: A Stormwater Management Report seems to be above and beyond what is necessary for this small rural subdivision. There are only four residential lots which are fairly large in size and will not likely cause any substantive change in the stormwater runoff. The proposed road was designed to collect the stormwater runoff in roadside drainage swales and route the drainage through two separate treatment swales that were previously constructed by the applicant as part of the previous approved development. These treatment swales will provide water quality treatment to all surface runoff coming off of the proposed private road before it enters the adjacent wetlands. The adjacent wetlands are fairly large in size and will naturally attenuate or absorb any minor increase in stormwater runoff that may occur as a result of the proposed development. We therefore believe there will be negligible effect, if any, to the stormwater runoff on the property and request that this requirement be waived.

Table IV-1 of the Subdivision Regulations requires the road be paved (Item 21 on the KNA letter): Whereas the proposed road will serve only four homes in perpetuity and these four homes will be required to maintain the proposed road, and applicant's intent is to maintain the rural characteristics of the surrounding area, we request that this requirement be waived.

Section IV-4.B (4) (a), (Item 22 on the KNA letter) requires a cul-de-sac turnaround: Again, because of the rural nature of the subdivision, and the fact that the road only serves four homes, we request that this waiver be granted to allow a hammerhead configuration at the road terminus. We understand this must be reviewed and approved by the Fire Department.

Section IV-4B(4) (b) (4), (Item 23 on the KNA letter) requires the roadway grade be less than 3% within 100 feet of an intersection: The roadway design proposes a vertical curve within the 100 feet of the intersection which transitions from a -2% to a +7%. There is essentially a 60 foot platform at the beginning of the proposed road which then transitions to a +7% grade. The grade slightly deviates from the maximum 3% requirement where it is approaching +4% at the 1+00 station and then thereafter transitions into the 7% grade. This is a very slight deviation from the regulation, and provides a very reasonable design intending to minimize the road cut at the entrance while providing a safe access into the development. We request this requirement be waived to allow this slight deviation.

Sections IV-4.D and IV-5, (Item 25 on the KNA letter) requires streetscape design standards and standards for stormwater management facilities: We request both these requirements be waived, again for the reasons stated above, that this is a rural, large lot, subdivision. It is presumed that the homeowners will provide their own landscaping which will serve to enhance the development. The stormwater management was addressed in the previous item.

  
Applicant

Tienna Investments LLC  

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*Rec'd*  
*9/28/16*

# Memo

**To:** Mr. Peter Schibbelhute, Chairman – Deerfield Planning Board  
**From:** Steven B. Keach, P.E.  
**Date:** September 28, 2016  
**Subject:** Subdivision of the Land of Tierra Investments, LLC  
Church Road (Map 210 – Lot 9) Deerfield, New Hampshire  
KNA Project No. 16-0906-1

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As you may recall, on September 14<sup>th</sup> we issued a letter report within which we offered a series of comments and recommendations generated as a result of our consideration and review of project plans received through that date. Subsequent to that date the Town Planning Consultant has continued to share various communications between the applicant and himself regarding progression of the subject application. Earlier today we received a copy of an email forwarded to Mr. Coogan by the applicant's consultant advising him that the applicant has opted to defer revising previously submitted project plans to address those comments and recommendations offered by this office in our cited correspondence of September 14<sup>th</sup> and instead "want to see if they (your Board) grant all waivers (requested by or on behalf of the applicant) before addressing any comments." Based upon our receipt of a copy of correspondence addressed to your Board prepared by the applicant on September 22<sup>nd</sup>, we presume the applicant's consultant's reference to "waivers" means and implies the series of six separate waivers from various Sections of the Subdivision Regulations identified in the same. As you are aware, over the years it has been our practice to often offer comment and/or recommendations in regard to applicant generated waiver requests. Despite the fact that we have yet to receive revised project plans we offer the following in regard to the series of waiver requests outlined in the applicant's correspondence of September 22<sup>nd</sup>:

1. • The applicant seeks a waiver of the requirements of Section III-6.E (3) (c) (18) of the Subdivision Regulations to avoid need to provide test pit data along the centerline of the proposed roadway. Obviously, the purpose of this requirement is to make basic depth to bedrock and/or seasonal water table information available for consideration during the project design and review processes. This information is typically used for a variety of purposes including but not limited to objective determination as to whether or not underdrain may be warranted and establishment of proper surety value (obviously the need for bedrock excavation has the potential to dramatically influence the value of a

performance guarantee) required under Section V-2 of the Regulations. In the current instance the proposed roadway profile (see Sheet 1 of 4) specifies an excavated "cut" to a depth of ten feet or more will be required in order to construct the platted street to the proposed line and grade. Obviously, if a portion of this excavation volume is bedrock rather than earth the value of the required performance guarantee should properly reflect that. How can the volume of required bedrock excavation be properly estimated without benefit of test pit data? Further, this area requiring maximum excavation is situated immediately adjacent to Church Road. We can only presume your Board and Road Agent would be interested in knowing whether or not implementation of the proposed plan may require bedrock excavation and/or blasting at this location given its immediate adjacency to both Church Road and adjacent properties. On that basis we cannot support this waiver request. ←

2.

- The applicant seeks a waiver of the requirement of Section III-6.E (3) (f) (3) of the Subdivision Regulations to avoid need to prepare and submit a Stormwater Management Report. Based on the fact that land upon which proposed development is planned is immediately upslope of adjacent public and private lands upon which existing improvements are situated we cannot support this waiver request. ←

3.

- The applicant requests a waiver from the requirements of Table IV-1 of the Regulations to permit the proposed street to be constructed with an unpaved rather than paved surface. Given our understanding the proposed road will serve not more than four single-family residential parcels and is to be privately owned and maintained we are not opposed to the granting of this waiver as requested provided the first 35± feet of the road (Sta. 0+00 to Sta. 0+35±) is paved in order to create a stabilized dustless apron surface at the intersection of the proposed private road with Church Road. ←

4.

- The applicant seeks a waiver from the requirements of Section IV-4.B (4) (a) to construct a hammerhead style turnaround at the easterly end of the proposed roadway in lieu of a cul-de-sac. Again, given our understanding that the proposed street is to serve not more than four single-family residential properties and is to be privately owned and maintained we are not opposed to the granting of this waiver provided this option and its geometry are acceptable to the Fire Department.

5.

- The applicant seeks a waiver from the requirements of Section IV-4.B (4) (b) (4) of the Subdivision Regulations to permit modifications in the vertical roadway alignment at its approach to Church Road. Given the low volume of traffic to be served by the planned street we are not opposed to the granting of this waiver as requested. ←

6.

- The applicant seeks a waiver from the requirements of Sections IV-4.D & IV-5 of the Subdivision Regulations which include design standards for streetscape design and stormwater management facilities respectively. For similar reasons to our opposition to the waiver request pertaining to Section III-6.E (3) (f) (3), we cannot recommend approval of the request to waive Section IV-5. Prior to

acting on the applicant's request to waive Section IV-4.D we recommend the Planning Board review the actual requirements of that Section and make an objective determination as to whether or not the majority of Board members believe the applicant's request is in keeping with the spirit and intent of the Regulations given the subject parcel's immediate proximity to Deerfield Center.

Again, those comments and recommendations offered above have been provided based on this writer's reaction to the substance of each waiver requested by or on behalf of the applicant. That said as you are aware Section I-8 of the Subdivision Regulations, adopted pursuant to RSA 674:36, II (n), authorizes the Planning Board to grant waivers of specific requirements of the Regulations when the Board, by majority vote, finds:

1. Strict conformity would pose an unnecessary hardship to the applicant and the waiver(s) would not be contrary to the spirit and intent of the Regulations; or
2. Specific circumstances relative to the subdivision, or conditions of the land in such subdivision, indicate that the waiver will properly carry out the spirit and intent of the Regulations.

\* Under either criterion, the granting of one or more waivers must preserve the spirit and intent of the Regulations and not simply be granted as a matter of "convenience" to the applicant. Although the applicant's correspondence of September 22<sup>nd</sup> speaks to what I will term the "practicality" of many of the requested waivers it does not attempt to advance arguments as to why the applicant believes the spirit and intent of the Regulations will be preserved under each request. As those Board members who were involved in the most recent update of the Subdivision Regulations will recall, each requirement and design standard contained in the current Regulations was adopted for a specific purpose. Those purposes may be properly viewed as being representative of the spirit and intent of each individual section or sub-section of the Regulations. We recommend the Board be mindful of the underlying purpose of each section as well as the requirements of Section I-8 of the Subdivision Regulations when contemplating each requested waiver.

September 14, 2016

Mr. Peter Schibbelhute, Chairman  
Deerfield Planning Board  
Post Office Box 159  
Deerfield, New Hampshire 03037

Subject: **Subdivision of the Land of Tierra Investments, LLC  
Church Road (Map 210 – Lot 9); Deerfield, New Hampshire  
KNA Project No. 16-0906-1**

Dear Mr. Schibbelhute:

At your request we have completed a technical review of project plans submitted to your Board by or on behalf of the applicant in the subject matter. Specifically, we acknowledge receipt of project plans (6 drawings) dated July 11 and/or June 01, 2016. Based upon our careful consideration and review of these drawings we offer the following comments and recommendations at this time:

**General Comments**

1. It appears the only State project permit required under this application is NHDES Subdivision Approval for platted Lots 9-1 and 9-4. As always we recommend: this required State project permit be received prior to or as a condition of any approval granted by your Board; and receipt of this required permit be acknowledged in the form of a note on the final plat.
2. Pursuant to the provisions of Section IV-8 of the Subdivision Regulations we recommend the Deerfield Fire Department review and comment on this proposal.
3. In order to satisfy the requirements of Section V-2 of the Subdivision Regulations we recommend any approval granted to this application be conditional upon the applicant providing a performance guarantee, in an amount and form acceptable to your Board, to serve as a financial surety for full and final completion of all proposed roadway and infrastructure improvements.

**Zoning Matters**

1. We understand this application is being advanced in accordance with applicable provisions of Article II – Section 207.1.B of the Zoning Ordinance (aka “Smith

Ordinance”) such that the minimum street frontage requirements of Section 207 of the Ordinance are to be fulfilled along the lines of a platted private way. On that basis we offer the following comments and recommendations:

- In order to satisfy the requirements of Section 207.1.B (1) of the Zoning Ordinance we recommend the final plat be expanded to indicate the proposed private way is to have a right-of-way width of not less than 50 feet.
- We recommend the applicant prepare and submit a draft copy of documents intended to create a homeowners association, within which all future lot owners shall have mandatory membership, whose responsibilities are to include ownership and maintenance of the platted private way. Upon receipt of this draft, we recommend your Board forward the same to Town Counsel for review and comment.
- We recommend the following note be added to the final plat: *“The street shown on this plat is intended by the applicant and the Town of Deerfield to be platted, constructed, owned and maintained as a private way. The recording of this plat shall not be construed to represent an offer of dedication of this street as a public way under New Hampshire law of dedication and acceptance.”*

#### **Planning/Design Matters**

1. In order to satisfy applicable requirements of Section III-3.C (3) (a) of the Subdivision Regulations we recommend the subdivision plat be expanded to:
  - Cite the book and page numbers of the owner’s reference deed(s);
  - Indicate the map and lot numbers of those abutting parcels situated immediately west of the subject parcel’s frontage on Church Street;
  - Specify the status (Class V), right-of-way and paved width of Church Street;
  - Specify the total (existing) area of the parcel to be subdivided;
  - Identify any reference plans the applicant’s Land Surveyor may have relied upon when preparing the proposed subdivision plat;
  - Be stamped by the Certified Wetland Scientist who delineated and defined the extent of jurisdictional wetland shown on the plans;
  - Identify the name of the proposed private way;
  - Include a note indicating whether or not any portion of the subject parcel is situated in a Special Flood Hazard Area; and
  - Acknowledge the limits of jurisdictional wetland shown on the plat also constitute the boundaries of the Town of Deerfield’s Wetland Conservation District.
2. We recommend the spelling of the word “adjustment” be corrected in the text of the note located directly beneath the Planning Board approval block on Sheet 1.
3. We recommend notes on Sheets 1 & 2 be revised to indicate the subject parcel is situated in the “Agricultural-Residential District” rather than the “Residential” zone.

4. The project plans identify two or more future drainage swales to be situated on individual platted lots. We recommend the final plat be expanded to define drainage easements over all lots or portions thereof upon which common infrastructure improvements are to be constructed and maintained.
5. We recommend any approval granted to this application be conditional upon installation of all proposed boundary monuments identified as “to be set” on the final plat.
6. In order to satisfy the requirements of Section III-3.C (3) (b) of the Subdivision Regulations we recommend the Topographic Subdivision Plan to revised or expanded to:
  - Specify the source of and datum to which topographical mapping provided is referenced. A minimum of two benchmarks must also be shown on the final plans;
  - Include Site Specific Soil Survey Mapping prepared and sealed by a Certified Soil Scientist;
  - Provide a 4,000 square foot area suitable for on-site sewage disposal with corresponding test pit(s) demonstrating compliance with applicable NHDES Rules on each lot;
  - Identify a suitable water well location on each lot;
  - Identify a suitable driveway location for each platted lot; and
  - Identify existing tree-lines.
7. We recommend the applicant’s consultant recheck/correct the name of the street noted on Sheets 1 through 4 of 4 of the roadway design plans.
8. In order to satisfy the requirements of Sections III-6.E (3) (c) (3) and III-6.E (3) (c) (4) of the Subdivision Regulations we recommend Sheets 1 & 2 of 4 of the roadway design plans be expanded to depict the location of each street bound to be set for the purposes of defining the lines of the platted street right-of-way as well as identify the lines and corresponding map and lot number of each parcel fronting on the same.
9. In order to satisfy the requirements of Sections III-6.E (3) (c) (6) & III-6.E (3) (c) (7) of the Subdivision Regulations we recommend Sheets 1 & 2 of the roadway design plans be expanded to define centerline stationing and to specify the design radii of all pavement curves and flares.
10. In order to satisfy the requirements of Section III-6.E (3) (c) (8) of the Subdivision Regulations we recommend Sheets 1 & 2 of the roadway design plans be expanded to identify the location of driveway aprons to be provided at each platted lot.
11. In order to satisfy the requirements of Section III-6.E (3) (c) (10) of the Subdivision Regulations we recommend Sheets 1 & 2 of the roadway design plans be expanded to: (a) specify end treatments (headwalls or flared end-sections as applicable) for the roadway culvert planned at Sta. 1+20; (b) specify the station and off-set dimension for each such

- headwall or end-section; (c) identify suitable drainage easements for all common drainage improvements beyond platted right-of-way limits (all such easements must also be defined by metes and bounds on the final subdivision plat as well); and (d) specify installation of under drain where required in order to satisfy the requirements of Section IV-5.B.6 of the Regulations.
12. In order to satisfy the requirements of Section III-6.E (3) (c) (11) of the Subdivision Regulations a minimum of one benchmark should be identified on Sheets 1 & 2 of the roadway design plans respectively.
  13. In order to satisfy the requirements of Section III-6.E (3) (c) (14) of the Subdivision Regulations Sheets 1 & 2 of the roadway design plans should be expanded to identify the design location of all above and below ground utilities.
  14. In order to satisfy the requirements of Section III-6.E (3) (c) (16) of the Subdivision Regulations the following note should be added to Sheet 1 of the roadway design plans: *"All workmanship and materials incorporated into this work shall conform to applicable requirements of Standard Specifications for Road & Bridge Construction as published and amended by the NHDOT, latest edition, and the Deerfield Subdivision Regulations."*
  15. In order to satisfy the requirements of Section III-6.E (3) (c) (18) of the Subdivision Regulations a sufficient number of test pits must be provided along the centerline of the proposed street to determine depth to seasonal water table and bedrock.
  16. In order to satisfy the requirements of Section III-6.E (3) (d) of the Subdivision Regulations roadway cross-sections at 50 foot intervals must be provided.
  17. In order to satisfy the requirements of Section III-6.E (3) (e) of the Subdivision Regulations the project plans should be expanded to include typical construction details of the following: (a) driveway apron construction; and (b) utility trench construction.
  18. In order to satisfy the requirements of Sections III-6.E (3) (f) (1) & IV-1.G of the Subdivision Regulations test pit and percolation test data sufficient to demonstrate suitability for on-site sewage disposal on each platted lot must be provided.
  19. In order to satisfy the requirements of Section III-6.E (3) (f) (3) of the Subdivision Regulations a Stormwater Management Report must be provided.
  20. As shown on the subdivision plat, the proposed private way will create frontage for abutting Map 414 – Lot 152. Is it the applicant's intent to allow this abutting property owner access via the platted private way?
  21. Sheet 3 of the roadway design plans includes a typical roadway cross-section. As presented this typical includes departures from the following minimum requirements of Table IV-1 to the Subdivision Regulations:

Mr. Peter Schibbelhute  
September 14, 2016

- The typical specifies a gravel rather than paved roadway surface (18 foot min.).
- The typical specifies a 4 inch rather than a 6 inch nominal thickness of crushed gravel;
- The typical fail to specify a minimum depth of 12 inches of sand above ledge;  
and
- The typical specifies a ¼ inch per foot (0.02 feet/foot) rather than a 0.03 feet/foot crown slope.

We recommend the applicant either revise the plans to comply with the requirements of Table IV-1 or formally request one or more waivers for specific departures for your Board's consideration.

22. Sheet 2 specifies a hammerhead style turn-around rather than a cul-de-sac is proposed at the easterly terminus of the proposed private way. Approval of this option will require your Board to grant a waiver from the requirements of Section IV-4.B (4) (a) of the Subdivision Regulations.
23. Section IV-4.B (4) (b) (4) of the Subdivision Regulations limits centerline roadway slope within 100 feet of an intersection at a stop condition to not more than 3 percent. Based on the profile provided on Sheet 1 it is obvious the current design does not conform to this design standard.
24. We recommend the design engineer demonstrate a measure of intersection sight distance sufficient to satisfy the minimum requirements of Section IV-4.B (4) (b) (6) of the Subdivision Regulations will be available at the proposed intersection of the platted private way and Church Street.
25. We recommend the project plans be expanded to satisfy the requirements of Sections IV-4.D (Streetscape Design Standards) and IV-5 (Design and Construction Standards for Drainage and Stormwater management facilities).

We trust the foregoing comments and recommendations will prove useful to your Board in your consideration of the subject application. As always, please contact the writer if you should have specific questions or further instructions related to this application.

Sincerely:

Steven B. Keach, P.E.  
President  
Keach-Nordstrom Associates, Inc.

Chairman  
Deerfield Planning Board  
P.O. Box 159  
Deerfield, New Hampshire 03037

27 September 2016

**Re: Gravel Pit Renewal, Deerfield Sand and Gravel Tax Map 209 / Lot 35  
Operated by Steve Rollings at 35 Parade Road, Deerfield, New Hampshire.**

Dear Chair,

On behalf of Steve Rollins I request the renewal be granted for continuation of his above referenced earth moving gravel operation.

I also request that the procedure for ongoing renewals be defined in writing if it has not yet been done. Mr. Rollins has expressed his willingness to comply without delinquency if he knew what procedure to follow.

That attached form has been filled out the best I know how, but it did not strike me as a "Renewal Form" which made it awkward and time consuming to process.

The following is summarized from the 9/13/16 email sent to Mr. Coogan upon receipt of the "Form".

My suggestion is that the renewal process should be kept as simple as possible, and to achieve simplicity I suggest that a renewal be differentiated from other forms, using a three form process:

- 1) **Initial Site Plan Submission Form** - Long comprehensive form, the 9± page form you sent me is appropriate, Engineer cert. needed. This establishes "THE APPROVED PLAN"
- 2) **Renewal with "AS-BUILT PLAN" Form** - 1 to 2 pages with Focus on updated volumes and contours and limits of work using "THE APPROVED PLAN" updated to an "AS-BUILT PLAN" (5 year clock recommended to coincide with AoT). Engineer cert. needed.
- 3) **Renewal without any plan Form** - 1 page-short narrative only - confirm "*fees paid*" and "*plan adhered to*" (annual or whatever is appropriate to keep the operation current and in good standing with the town in a non-ambiguous fashion). Engineer and plan only needed if changes.

My visceral reaction to the initial form sent me was based on my perspective that a 9 page comprehensive initial site plan form should be a different animal than a periodic "renewal" form. Using the same form for renewals felt like trying to fit a square block in a round hole. If the plan was acceptable at the onset, it should not have to be redone every renewal (other than for things that have changed beyond that allowed by the permit, and in the 5 year cycle required by AoT).

Thank you for your consideration of this request for a renewal.

Respectfully submitted,