

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
NOVEMBER 9, 2016

MINUTES OF MEETING

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

7:00 Vice Chair Kate Hartnett called the meeting to order.

BROWNS MILL SUBDIVISION

Patricia Panciocco, and James Oehler NH Fish and Game were present.

Attorney Panciocco noted that NH Fish and Game had, in a letter from James Oehler dated 6/29/16, made several recommendations to reclaim the gravel pit on property owned by BMI Realty which abuts the Corey Wildlife Management Area. A copy of the letter is attached to these minutes.

Ms. Panciocco provided an updated plan reflecting the proposed parking area recommended by NH Fish and Game. Signs will be posted by NH Fish and Game.

Mr. Oehler presented a slide show depicting the reclamation area. He noted that the easement is to conserve and maintain the habitat of the wild life. He showed a slide outlining the 3.44 acres to be reclaimed.

He outlined several recommendations, which are also reflected in his letter.

- . Remove all trash and debris
- . Remove or burn all wood debris on site.
- . Leave rock piles, boulders as is.
- . Create at least two terraced banks that are least 4.5 feet high.

Fred McGarry voiced concerns regarding the height of the banks and safety.

- . Minimize grading in area.
- . Plant Grass/ Bunch grass

Mr. Oehler noted that the information on planting, as described in his letter, was received from a company based in Keene, NH which specialized in reclaiming gravel pits.

Mr. Oehler said that planting is best done in early summer.

Fred McGarry said that the Board will need a planting estimate

and perhaps require a bond be in place to cover the cost.

Kate Hartnett said that it may be advisable to have a meeting at the site with the Planning Board, a representative from NH Fish and Game and BMI.

Mr. Oehler said there were various ways to complete the seeding
.Hydroseeding
.No tell drill has been used.

Fred McGarry said that the Corey Wildlife area can be combined with the desires that NH Fish and Game would like to have for this portion of the property. He said it made it a lot easier to diverge from the requirements of the statutes.

Fred McGarry said that the items noted by Fish and Game should be indicated on the plan.

Ms. Panciocco asked if a note on the plan saying "No Building Permits Issued until Seeding is Complete" would be acceptable to the Board. Mr. McGarry replied that the Building Inspector is reluctant to have such a note on the plan.

Kate Hartnett said that the Conservation Commission has been working on a document on the easement with the applicant. She asked Ms. Panciocco to review the document.

Fred McGarry moved and William Perron seconded to grant a 60 day extension to BMI Realty Trust. (January 30, 2017). Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of October 26, 2016. David Doran seconded. The following corrections were made to the minutes.

Page 2 Paragraph 4: Correct to read "A letter was received from Fire Chief Mark Tibbetts that indicated that he had no problem with...."

Page 2 paragraph 5: correct to read "...and that Jeff Burd, Engineer for Tierra Development (RJB Engineering)..."

Page 3 paragraph 1:" Correct to read "Chair Schibbelhute replied that the initial permit will run for a shorter term to merge into the cycle in conjunction with the permit."

Page 3 Paragraph 8: Correct to read "...collected to fund the attorney and amount equals or exceeds \$10,000, a public hearing will be held by the Board of Selectmen..."

Page 4 Paragraph 1: Correct to read "...excerpts from existing documents, the Master Plan and the Plan NH Design Charette..."

Page 4 Paragraph 2: Correct to read "...Definition of Rural,..."

Page 4 Paragraph 8: Correct to read "...the bookkeeper..."

Voted in favor.

William Perron moved to approve the minutes of April 27, 2016. Fred McGarry seconded. The following corrections were made to the minutes.

Page 2 Paragraph 7: Correct to read: ", said that 200 feet of frontage have been cut..."

Voted in favor.

David Doran moved to approve the minutes of June 22, 2016. William Perron seconded. Voted in favor with Fred McGarry abstaining.

Fred McGarry moved and David Doran seconded to approve the minutes of September 28, 2016. The following corrections were made to the minutes.

Page 4 Add the following "Reasons for Granting Waivers" after Paragraph 9

1. Applicant agreed to place a sand blanket over all bedrock encountered during construction of road. Bond will reflect the 6" blanket of sand.

2. Previous study done on drainage. Only one culvert involved with such a long run on the property for the swale that would reduce the peak runoff flow. The engineer will provide a copy of calculations sizing the culvert.

3. The Board required a 35 foot entrance ramp onto Church Street be paved.

4. Hammer Head acceptable with approval of Fire Chief.

5. To move away from north westerly corner of lot . To reduce the number of trees to be cut on Church St. and improve sight distance.

6. Provide calculations on sizing of culvert

Strike # 7 and Add paragraph " Tierra will submit a letter requesting a waiver from underground utilities.

Page 5 Last sentence: "The Board hopes to possibly schedule a Public Hearing for October 26, 2016."

Voted in favor with William Perron abstaining.

APPROVAL OF MANIFEST

Fred McGarry moved and William Perron seconded to approve the manifest for a time sheet for Jane Boucher for 23 1/2 hours. Voted in favor.

PART TIME PLANNING POSITION

Fred McGarry advised that he had spoken with SNHPC regarding the position of part time planner and they have expressed interest. They would like to meet during the day with Peter Schibbelhute and any other Board members. Peter Schibbelhute will contact Jack Munn. Approval would have to come from the

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entire Board.

Kate Hartnett said she has serious reservations about SNHPC's capabilities.

David Doran moved and William Perron seconded to extend the existing contract with Gerald Coogan to January 31, 2017. Voted in favor.

ACCESSORY DWELLING UNITS

Gerald Coogan will attend the November 16, 2016 meeting to discuss proposed zoning amendments.

Fred McGarry said he had spoken with Richard Pelletier who said he would prefer to put the Accessory Dwelling Units in as a separate item and strike everything pertaining to it currently in the ordinance.

SCENIC ROADS SIGNS

Kate Hartnett advised that the signs have been ordered and Mark Young has agreed to install them.

SEC

Kate Hartnett noted that the information has been sent to Attorney Whitley for review and a Public Hearing will be held by the Board of Selectmen on November 21, 2016.

COMPLETE STREETS

Fred McGarry said the painted lines seem to be faded out. He said that he intends to speak to the Board of Selectmen about approving the cost of painting in the Budget.

David Doran said that he thought it was a good idea and would be in favor.

The meeting was adjourned at 9:30PM.

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



Glenn Normandeau
Executive Director

New Hampshire Fish and Game Department

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June 29, 2016

Pete Schibbelhute, Chair
Town of Deerfield Planning Board
8 Raymond Road
Deerfield, NH 03037

Re: Browns Mill Subdivision – Mt. Delight Road

Dear Mr. Schibblehute,

Recently, the Deerfield Planning Board requested input from NH Fish & Game (NHFG) on the best means to reclaim the gravel pit on BMI Realty property off of Mount Delight Rd. This pit nearly abuts NHFG's 200-acre Corey Wildlife Management Area. Department staff visited the site a few weeks ago. Below are our recommendations.

It is evident that the goal of the owner, site designer, Planning Board, Board of Selectmen, and NHFG is to return the area to an attractive, ecologically healthy area that is an asset to the residents, the Town, and the State. NHFG staff were impressed with the potential to relatively easily manage the area to maintain habitat for several species of conservation concern, as well as other game and non-game species.

To that end, NHFG respectfully offers the following recommendations for reclamation work:

- **Trash and Debris:** Remove all man made trash and debris on site, including: old tires, plastic fencing, netting, and erosion cloth; old asphalt piles, concrete and stone fence sections and old sonna tubes, etc.
- **Cordwood, Logs, Slash, and Other Woody Debris:** Remove or burn on site.
- **Loam and Boulder Stockpiles:** Leave undisturbed, except for those boulders needed to and line the NHFF right of way. Boulder piles provide excellent wildlife habitat for many species including potential denning areas for fox and black racers, a species of conservation concern. Please **DO NOT** spread loam on the area. If desired, the one active loam stockpile on the east side near the stone wall debris could be removed for use outside the open space area.
- **Grading and Seeding:** Minimize site disturbance by minimizing grading. Do not disturb the filled area at the northeasterly end of the disturbed open space area (which drops off to natural grade). Sandy and gravelly soils, like those found in the pit, slow plant succession, keeping the area in an open condition much longer. The grass and shrub community that will slowly develop will remain for quite some time, providing excellent nesting opportunities for several species of turtles

including state-endangered Blanding's turtle. Turkeys may use the reclaimed pit as a dusting area. It could also be used as a woodcock singing ground. As shrubs and trees eventually colonize the area, you can expect to see songbirds like prairie warbler and indigo bunting moving in. Some areas of the pit could be seeded with a native mix of big bluestem, little bluestem, Canada wildrye, and indiangrass. Little bluestem is a warm season, drought tolerant grass growing to 3 feet. Big bluestem and indian grass are warm season grasses that grow taller, have deeper roots and will help diversify the plant community. Canada wildrye, growing to 2-3 feet, is a cool season grass used for early establishment of a site before warm season grasses are established. If desired, NHFG can provide additional seeding recommendations.

- Gravel Bank: On the west side of the gravel pit is a bank that could eventually harbor bank swallows (figure 1). Bank swallows are a species of conservation concern because their populations have experienced significant declines in recent decades. As their name suggests, they excavate their nests in sand and gravel banks. These banks are typically associated with rivers, but they will also use man-made banks such as the one in the gravel pit. Banks need to have a vertical face. Their height requirements are variable, but based on the literature it appears that banks should be at least 4.5 feet high (figure 2). From the existing gravel bank we suggest creating at least two terraced banks that are at least 4.5 foot high.



Figure 1. Gravel bank located on the west side of the BMI Realty gravel pit.

a) Vertical face - High probability of being colonised

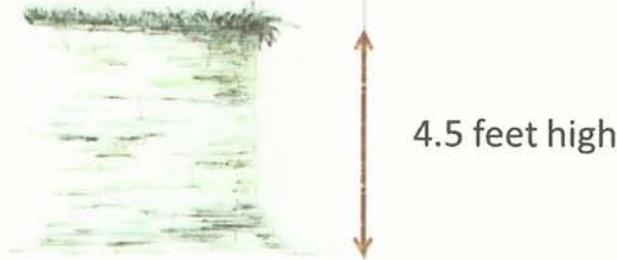


Figure 2. Diagram showing minimum suggested height of gravel or sand banks if to be used by bank swallows.

- Long Term Management Strategy: NHFG understands that BMI Realty and the Planning Board are working on language for the Conservation Easement on the resident owned open space, to be held by the Town. As mentioned above, NHFG staff were impressed with the potential to relatively easily manage the area to maintain habitat for species of conservation concern. To support that goal, NHFG provides the following language for consideration to use in that easement:

Easement Purposes

The protection of important wildlife habitat for upland and wetland species and furtherance of the goals of the New Hampshire Wildlife Action Plan including but not limited to protecting and conserving critical habitats, and threatened and endangered animals or other species at risk identified in the New Hampshire Wildlife Action Plan; and to ensure the protection and sound management of natural resources including the protection of wildlife bio-diversity and habitat preservation.

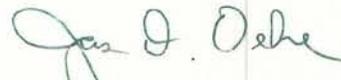
Affirmative Rights of the Grantee [in this case the town of Deerfield]

The Grantee has the right to perform "wildlife habitat management" which shall include, but not be limited to, alteration of vegetation and soil and the placement of structures to provide habitat for a wide range of wildlife species.

NHFG appreciates the opportunity to contribute this input with the aim of maximizing the potential of the site to provide critical habitat for several species of wildlife. We are ready to provide additional technical assistance, or to attend future meetings if desired. If additional assistance is desired, please feel free to contact Jim Oehler, State Lands Habitat Biologist (james.oehler@wildlife.nh.gov; 603-271-0453) or Betsey McNaughten, Land Agent (Elizabeth.McNaughten@wildlife.nh.gov; 603-271-6640).

Thank you for your time and consideration.

Sincerely,



James D. Oehler
State Lands Habitat Biologist

Cc: Attorney Patricia M. Panciocco, Senior Attorney Baroff P.A.
George Chadwick, Bedford Design Consultants
Chris Aslin, Assistant Attorney General