

DEERFIELD PLANNING BOARD  
DEERFIELD. NEW HAMPSHIRE

APRIL 13, 2011

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, William Perron, Lisa Wolford, Peter Schibbelhute. Alternate members Richard Pelletier and James Deely. Also present Planning Consultant Gerald Coogan, secretary Jane Boucher.

Chair McGarry called the meeting to order at 7PM and appointed Richard Pelletier a voting member.

APPROVAL OF MANIFEST

William Perron moved and Peter Schibbelhute seconded to approve the manifest in the amount of \$96.19. ( NH Office of Energy and Planning \$77.00, Jane Boucher mileage \$19.19, time sheet for Jane Boucher 16 hours). Voted in favor.

7:15PM CONTINUATION; PUBLIC HEARING; BMI REALTY TRUST; REQUEST FOR WAIVER FROM SUBDIVISION REGULATIONS

Wayne Hussey, representing BMI, and Betsey McNaughten, State of NH Fish & Game were present.

Mr. Hussey commented that Betsey McNaughten had forwarded a draft copy of an easement to him and he had no problem with the language.

Ms. McNaughten noted that she had spoken with Attorney Stiles, who represented buyers of land at Brown's Mill, and he said that the Conservation Easement, referenced on the approved plan, had not been recorded.

Chair McGarry will contact a member of the Conservation Commission and ask them to provided language for the easement. Mr. Hussey agreed to sign the easement when language is provided.

William Perron moved and Richard Pelletier seconded to grant a waiver to BMI Realty Trust from Subdivision Regulations (Section VI, 6.2) requiring the submission of "as built plans" for an approved subdivision on Mount Delight Road identified as "Brown's Mill ( Tax Map 411 Lot 45). Voted in favor.

7:30PM CONTINUATION; PUBLIC HEARING; SITE PLAN REVIEW; DEERFIELD VETERINARY CLINIC; SIMON AND JENNI GEORGE  
Simon George along with George Fredette, Bob DeRose and Richard and Pat Pitman were present.

Chair McGarry noted that the Planning Board conducted a site

visit and recommended that additional landscaping and vegetation be added to the plan between the proposed building and driveway going back to the rear of the building. He said that had been added to the revised plans submitted this evening.

Gerald Coogan said that Steve Keach had reviewed the plans and noted that the applicant was able to satisfactorily address the majority of preview comments and recommendations. Mr. Coogan noted that they have received the wetlands permit. He said that the applicant has requested a Conditional Use Permit (CUP) and two waivers.

Mr. Fredette showed the revised plans and noted the revised changes recommended by Steve Keach and the Planning Board.

Chair McGarry reviewed the request for a CUP noting that . The proposed development will support economic development in the Deerfield community, allowing for the expansion of an existing business and increasing the tax base for the community.

. The wetland impact areas provide the only reasonable way to accommodate the safety and convenience of clientele with trailered animals.

. This proposal incorporates the provisions of the NH Stormwater Manual issued December 2008 to manage the stormwater on site and protect downstream surface waters.

. Access to this portion of the site is over an access easement on the northwest side of the parcel. The wetland stream runs practically the entire length of this easement and a wetland crossing is necessary to access the parcel and is not avoidable.

. There are no alternatives available to the applicant that would result in less of an impact to the wetlands. This proposal is the alternative with the least impact to wetlands.

William Perron moved and Peter Schibbelhute seconded to grant a Conditional Use Permit to Deerfield Veterinary Clinic . Voted in favor.

William Perron moved and Richard Pelletier seconded to grant two waivers to Deerfield Veterinary Clinic . Section 5.1 (F) of the Deerfield Site Plan Review Regulations to allow the surface of the lower parking area to remain gravel . Section 5.6 of Site Plan Review Regulations to allow the location of the proposed dumpsters without the use of fencing or hedges. Voted in favor.

Peter Schibbelhute moved and Richard Pelletier seconded to grant conditional approval to Deerfield Veterinary Clinic for a

PLANNING BOARD 4/13/11

Site Plan review with the following conditions:

1. Proof of easement of the new secondary access drive to the property
2. Acknowledgement of CUP approval and waiver approvals.
3. Addition of signature block

Voted in favor. Conditional approval to lapse in 30 days (May 13, 2011).

#### APPROVAL OF MINUTES

Peter Schibbelhute moved to approve the minutes of December 29, 2011. William Perron seconded. Voted in favor with Lisa Wolford and Richard Pelletier abstaining.

#### HEIGHT REQUIREMENT

Lisa Wolford noted that she had spoken with SNHPC but had not received any information at this time. She said that she will try to obtain information by the next meeting and will prepare a memo.

The meeting was adjourned at 8:10PM.

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