

PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
NOVEMBER 13, 2013

MINUTES OF MEETING

PRESENT: Fred McGarry, Kate Hartnett, Alan O'Neal, Lisa Wolford, Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7PM.

APPROVAL OF MINUTES

It was noted that the following be added to the minutes of October 9, 2013

Page 1: Lot Mergers: Add "Ms. Touchette submitted a sample form proposed to replace the current form". Replace " violations " with "encumbrances".

Page 2: Between paragraphs 2 and 3: More information on conversation regarding three driveways. No mention of detail regarding a plan to go over wetlands.

More detail on points discussed regarding Perry Road.

More detail on comments made by Norma Koski regarding putting structure on the best and most accessible land.

Add motion to accept Lot line Adjustment for Deborah Thomas and James and Dawn White.

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Lisa Wolford noted that the minutes lacked major information regarding the JCR Site Plan ie. lighting, landscaping, snow removal. Abutters names not mentioned as well as their comments.

It was also noted that minutes indicated comments made by Lisa Wolford were made by Kate Hartnett and visa versa.

Gerald Coogan will contact Katie Libbie and ask her to review the tape and make corrections/revisions.

APPROVAL OF MANIFEST

Alan O'Neal moved to approve the manifest in the amount of \$442.00 and a time sheet for Jane Boucher (Upton & Hatfield \$442.00/ Jane Boucher time sheet 14 1/2 hours). Peter Schibbelhute seconded. Voted in favor.

JCR CONSTRUCTION SITE PLAN

A date for a site visit will be determined at the Public Hearing on November 20, 2013. Chair McGarry asked Gerald Coogan to contact Attorney James Raymond and ask if it is acceptable for abutters to attend the Site Visit, when sound of helicopters is determined. Mr. McGarry questioned the liability of the owner.

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Lisa Wolford disagreed noting that the public should be able to attend.

7:30 VILLAGE DISTRICT; JACK METTEE
Jack Mettee was present.

Mr. Mettee presented a summary of the Charette held on October 26, 2013. He noted that thirty people attended and provided comments made by the public;

1. Village district needs to be more pedestrian friendly.
2. Make connections with Village Area and other parts of general area.

Kate Hartnett mentioned Jeanne Menard's point about diversity of the Village Center. Mr. Mettee replied that this should be addressed through Village Zoning.

Mr. Mettee said a number of drawings and plans were done based on the discussion. He said that there was discussion regarding side walks and planting trees. He noted that this does not have to be done tomorrow but if a conceptual plan was in place it could be done in the future.

He said the ultimate goal of this project is not to make physical changes but it is what can we do in terms of zoning to help provide opportunity to put these goals in place.

Mr. Mettee discussed a multi-use path to connect the village center to the ball fields . He also mentioned the intersection and all parties viewing the site ,agreed that it should be kept as is because the site line and grades could be problematic.

He advised that he had met with Fire Chief Mark Tibbetts and Building Inspector Richard Pelletier.

Mr. Mettee noted that the Advisory Committee has been having good discussions. They are currently working on a Draft Ordinance, which he provided copies for the Board. He noted the Draft outlined carving out a separate district with mixed uses. It also addressed conditional uses and agricultural uses.

Mr. Mettee noted that he would like to see smaller lot sizes and suggested looking at the district as it is today and consider an mini build out. He felt the Advisory Committee and the Planning Board should look closer at this.

The Advisory Committee will meet next on November 19.

Lisa Wolford questioned the differences between uses and

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density on Church St. and not Church Street . Mr. Mettee replied there is no difference

8PM CONTINUATION; PUBLIC HEARING; MINOR SUBDIVISION; JOYCE YEATON, RITCHIE ROAD
Joyce Yeaton, Patricia Dail and F.Webster Stout, surveyor, were present.

Mr. Stout provided a copy of a letter from the Epsom Planning Board indicating that they have no issues with the proposed subdivision.

Mr. Stout noted that they have received State Subdivision Approval. He noted he had met with the Road Agent, Alex Cote, who indicated he wanted a 10 foot maintenance easement for future expansion needs. Mr. Stout noted that easement is shown on the plan and indicated where trees have been removed.

Mr. Stout referred to Alex Cote's request to widen the road. He asked if this could wait to be done when a lot is sold. He also noted that the Impact Fee Statement has been added to the plan.

Mr. Stout referred to an area on the Yeaton farm used as a gravel pit 30 or 35 years ago.

Chair McGarry said that if material were removed from that area an earth excavation permit would be required.

Mr. McGarry voiced concern regarding the cost of road improvements and who would be responsible. He felt that this information should be part of conditional approval.

It was agreed that Alex Cote be contacted regarding cost of improvements and scope of work.

Peter Schibbelhute moved and Alan O'Neal seconded to continue the public hearing for a minor subdivision for Joyce Yeaton to November 20, 2013 at 7PM. Voted in favor.

WATERSHED ORDINANCE

Chair McGarry said he had been doing research on the Town of Windham's Watershed District and noted that there was no stipulation for tree cutting and a Major Watershed Application was required to be approved by the Planning Board. Mr. McGarry will go to the Town of Windham to get more information and report back to the Board.

JCR CONSTRUCTION

Lisa Wolford felt it was important that the minutes reflect the fact that Gerald Coogan had been notified by Tobin Farwell that

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JCR was withdrawing their application and this is why the Site Visit scheduled for October 26, 2013 had been cancelled.

Gerald Coogan said that a continuation of the public hearing will be held on November 20 and this information will be provided.

The meeting was adjourned at 9PM.

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