

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
APRIL 23, 2014

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Richard Pitman, William Perron, Peter Schibbelhute (arrived at 7:20PM), Alternate member David Doran, secretary Jane Boucher.

7PM Chair Fred McGarry called the meeting to order and appointed David Doran as a voting member in the absence of Peter Schibbelhute.

7PM CONTINUATION; PUBLIC HEARING; MINOR SUBDIVISION ROBERT OSGOOD AND BRYNN OLIN; LANG ROAD.

A letter was received from Highway Agent Mark Young advising that no road improvements were necessary from the front of the proposed subdivision to Church Street.

William Perron moved and Richard Pitman seconded to grant conditional approval to Robert Osgood and Brynn Olin for a minor subdivision on Lang Road with the condition that pins be set. Conditional approval to lapse in 60 days. (June 23, 2014). Voted in favor.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of April 9, 2014. Richard Pitman seconded.

The following corrections were made to the minutes:

Page 1 Paragraph 4: Correct to read "... some cutting of stumps at the intersection needed to be done".

Page 2 Paragraph 6 Correct to read "...she was not aware of any MBC..."

Page 2 Add after Paragraph 8: " The Board discussed using the OEP Handbook for format. Fred McGarry will check with SNHPC regarding available grants.:

Page 2 Paragraph 11: Add "Kate Hartnett stressed the importance of marketing the CIP and building awareness to the public."

Page 3 Paragraph 7: #2 Correct to read "...and very poorly drained soils."

Page 3 Paragraph 9: Correct to read "...he has any comments regarding the need for improvements to the front of the proposed lot or between the lot and Church Street."

Chair McGarry called for a vote on the motion. Voted in favor with David Doran abstaining.

7:15PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;  
DIANA STEVENS ,NORTH ROAD  
Diana Stevens, Kevin Marquis and Surveyor David Noyes were

present.

Chair McGarry read the Notice of Public Hearing by which Diana Stevens, P O BOX 87, Deerfield, NH is applying for a Lot Line Adjustment for property located on North Road (identified as Map 209 Lot 21 and 21-2). Both properties are owned by the applicant. The intent of the application is to add 0.237 acres to Lot 21-2. After the adjustment Lot 21 would consist of 14.961 acres and Lot 21-2 would consist of 0.766 acres.

Chair McGarry read a memo from Gerald Coogan. ( A copy is attached to these minutes.

Peter Schibbelhute moved to accept the application. William Perron seconded. Voted in favor.

Mr. Noyes provided plans depicting the proposed lot line adjustment. Diana Stevens provided copies of deeds from 1976 and the original deed dated 1950. It was determined that Lot 21-2 was created prior to 1969.

Chair McGarry advised Mr. Noyes that Sheet 1 should show the proposed piece from the larger lot to the smaller lot and Sheet 2 showing detail.

William Perron moved to grant conditional approval to Diana Stevens for a Lot Line Adjustment on North Road (Map 209 Lot 21 and Lot 21-1) with the condition noted above. Conditional Approval to lapse in 60 days. (June 23, 2014) Richard Pitman seconded. Voted in favor.

#### REQUEST FOR EXTENSION/VERIZON WIRELESS

A request for a 30 day extension was received from Attorney John Weaver for Verizon Wireless. The current extension will lapse on April 27, 2014.

William Perron moved and Richard Pitman seconded to grant a 30 day extension to Verizon Wireless ( May 27, 2014). Voted in favor.

#### APPROVAL OF MANIFEST

Richard Pitman moved to approve the manifest in the amount of \$426.32 and a time sheet for Jane Boucher. William Perron seconded. (Anco \$11.40; Upton & Hatfield \$171.92 reimbursed by Verizon; KNA \$135.00 reimbursed by Verizon; KNA \$108.00 reimbursed by JCR; Jane Boucher time sheet 17 hours.) Voted in favor.

#### THIBEAULT CORPORATION: TIERRA DEVELOPMENT

The Board received a certificate for renewal of a Bond for Thibeault Corporation from Berkely Insurance Company

Chair McGarry referred to RSA 674:44 IV b "Shall provided that , in lieu of the completion of street work and utility installations prior to the final approval of a plat, the planning board shall accept a performance bond, irrevocable letter of credit, or other type or types of security as shall be specified in the site plan review regulations. The planning board shall have the discretion to prescribe the type and the amount of the bond or other security , require satisfactory evidence of the financial ability of any surety or financial institution to pay such bond or other type of security, and specify a period for completion of the improvements and utilities to be expressed in the bond or other security, in order to secure to the municipality the actual construction and installation of such improvements and utilities. The municipality shall have the power to enforce such bonds or other securities by all appropriate legal and equitable remedies."

Chair McGarry will contact Attorney James Raymond to discuss this further.

8PM Gina White did not come in for her scheduled appointment to discuss building on Phase III Lot 14 of the Forest Glen Development.

Board members were given copies of the Subdivision Development Agreement dated 2007. Chair McGarry will discuss this agreement with Attorney Raymond.

The meeting was adjourned at 8:30PM.

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

**DRAFT MEMORANDUM**

April 21, 2014

TO: Deerfield Planning Board  
FR: Gerald Coogan, Planning Consultant  
RE: Plan Review ---- Diana Stevens, Lot Line Adjustment (LLA)

**Owner:** Diana Stevens, P.O. Box 187, Deerfield, NH 03037

**Agent:** David R. Noyes, Epsom, NH, LLC Licensed Land Surveyor, NH Lic No. 84

**Wetland Scientist:** NA

**Land Area:** Before the LLA: TM 209, Lot 21 - 15.198 acres and Lot 21-2 – 0.529 acres

**Location:** Tax Map 209 Lots 21 and 21-2, 58 North Road, Deerfield, NH

Tax Map 209, Lot 21-2 was created prior to 1969.

The purpose of the Lot Line Adjustment Plan (LLA) is to add 0.237 acres to Lot 21-2 in order to build a garage. The proposed LLA will add 0.237 acres to Lot 21-2 for a total of 0.766 acres. It appears that Diana Stevens is the owner of both lots.

The LLA plan will adjust the lot lines between lots 9 and 10 in the following manner.

<b>Lot</b>	<b>Existing</b>	<b>Change area</b>	<b>Area after adjustment</b>
Map 209, Lot 21 (Stevens)	15.198 acres	(0.237) acres	14.961 acres
Map 209, Lot 21-2 (Stevens)	0.529 acres	0.237 acres	0.766 acres

**Recommendation:**

- Accept the application as complete; and
- Move to approve the Lot Line Adjustment Plan as shown on the plan.

Cc: David R. Noyes, LLC, Surveyor