

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 8, 2014

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Richard Pitman, William Perron, Peter Schibbelhute. Also present Jane Boucher secretary.

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

Building Inspector Richard Pelletier was present. Mr. Pelletier expressed concern regarding a recent subdivision approved by the Planning Board. The subdivision approval was granted to Strategic Construction for property located on Mount Delight Road. He said his concern was that whoever purchases the lot will probably want to build other structures and because of set back requirements he would have to send them to the ZBA for variances.

Fred McGarry noted that the person buying the lot should look and the plan and recognize the limitations before they purchase the lot.

Richard Pelletier also noted that Shane Carter was scheduled to come in for a Building Permit and told him that he was not going to install a septic system at this time.

Chair McGarry said that Mr. Carter's application to the Planning Board was to add to the barn in order to have office space for four to five employees.

Mr. Pelletier said there was nothing on the plan noting the requirement for a septic system.

Board members agreed that no certificate of occupancy be issued for office space until a plan for a septic system has been received.

Roscoe Blaisdell, who was present, advised that Mr. Carter had spoken with him and asked him to design a septic system for the North Road property.

APPROVAL OF MINUTES

Peter Schibbelhute moved and Kate Hartnett seconded to approve the minutes of September 24, 2014.

The following corrections were made to the minutes.

Page 1 Brown's Mill: Correct to read "Chair McGarry advised that he had visited Brown's Mill at the last lot off the cul de sac with Town Administrator Michael Wright noting that the Town

has taken the property on Corey Road for back taxes and a ditch had been placed across the road, apparently to prevent entry onto the State Conservation land. A loader and dump truck has been seen removing soil from the lot."

Page 3 Last Paragraph Correct to read "...took issue with its contents."

Chair McGarry called for a vote on the motion. Voted in favor with William Perron abstaining.

APPROVAL OF MANIFEST

William Perron moved and Peter Schibbelhute seconded to approve the manifest for \$21.28 and a time sheet for Jane Boucher. (Jane Boucher \$21.28 Mileage; time sheet 17 hours 9/11-9/24, 2014). Voted in favor.

7:40 APPLICATION FOR PUBLIC HEARING;MINOR SUBDIVISION/ WILLIAM AND ALICE CARBONNEAU, NORTH ROAD

William and Alice Carbonneau were present along with Jackie Dionne, Roscoe Blaisdell and abutter Marjorie Whitmore.

Chair McGarry read the Notice of Public Hearing by which William and Alice Carbonneau, 170 North Road, Deerfield,NH will make application for a public hearing to consider approval of a Minor Subdivision for property located on North Road (identified as Tax Map 405 Lot 11) consisting of 9.4 acres and owned by the applicants. The intent of the application is to create one new lot consisting of 3.15 acres.

Chair McGarry read a memo from Planning Consultant Gerald Coogan. (A copy is attached to these minutes). Mr.Coogan recommended the Planning Board act on the waiver request, Accept the application as complete, and if satisfied with the presentation the Board can conditionally approve.

Richard Pitman moved and William Perron seconded to accept the application.
Voted in favor.

Roscoe Blaisdell provided plans for the Board's review noting that the Carbonneau's are applying for this subdivision to give the lot to their daughter, Jackie Dionne. Mr. Blaisdell noted that it was an unusual shaped lot because of the existing barn and the Carbonneau's would like to keep it as part of their lot. The plan shows a shared driveway.

At this time Fred McGarry read a letter from abutters Gregory and Marjorie Whitmore. A copy is attached to these minutes. Mr. and Mrs.Whitmore expressed concerns regarding blocking the existing wildlife corridor, negatively impacting the riparian buffer zone along the stream, and impact of the proposed

subdivision on value of their property.

Roscoe Blaisdell noted that the proposed home and septic will be 100 feet away from wetlands. Mr. Blaisdell said that the property had been subdivided in 1987.

Kate Hartnett recalled that there were some issues with the original subdivision. Mr. Blaisdell said that a lot was created by the original owner with the existing barn and approved by the State and subsequently rescinded that approval because false information was given regarding the wetlands.

Chair McGarry noted that the Carbonneaus run a business out of the existing barn and by keeping the barn on Lot 11, they can continue to run the business without going through Site Plan Review.

Chair McGarry also said that he felt Mr. and Mrs. Whitmore's concerns regarding the wetlands were addressed by Mr. Blaisdell.

Richard Pitman noted that the address listed on the plan for Peter LaFlamme as 1 Old Centre Road is incorrect. It was determined that the Notice was sent to 101 Old Centre Road.

Kate Hartnett expressed concern regarding animals, particularly horses, having impact on wetlands with manure. Mrs. Carbonneau said that the one horse on the property will remain on Lot 11 and will not have access to Lot 11-1.

Kate Hartnett said she would like to see a note on the plan indicating that any existing livestock be kept 100 feet from the wetland.

Roscoe Blaisdell said he would object to such a note.

Chair McGarry said that he felt that restricting animals existing there now was not necessary. He noted that if the Carbonneaus were raising 50 horses or beef cows, he would be concerned regarding the wetlands, but with only one horse on the property it was not a concern.

Kate Hartnett said her concerns were related to the future and any new owner.

Kate Hartnett moved that a note be added to the plan to restrict livestock on Lots 11 and 11-1 to one horse. There was no second. Motion fails.

At this time Gregory Whitmore, who arrived, spoke noting that his biggest concern was not necessarily what we see on the

surface but unseen things such as water quality that can become ominous because of this project. He felt that any type of development will impact the water shed.

Chair McGarry said he would like to see the following statement on the plan

"Due to the slope of Lot 11-1 and proximity to the wetlands, any construction of structures must use Best Management Practices for erosion and sedimentation control."

Mr. Whitmore asked if the Conservation Commission could visit the site and comment on the proposed subdivision.

William Perron moved and Peter Schibbelhute seconded to grant the waiver from Section III 3 C3.B-4 Site Specific soil mapping; the agent will use use SCS soils mapping. Voted in favor.

William Perron moved and Richard Pitman seconded to grant conditional approval to William and Alice Carbonneau for a Minor Subdivision for property located on Map 405 Lot 11 with the following conditions:

1. Note on plan regarding Best Management Practices , previously stated by Chair McGarry.
2. Pins set
3. NH DES Subdivision Approval
4. Correct address of Peter LaFlamme to 101 Old Centre Rd.

Conditional Approval to lapse in 90 days. (January 8, 2015)

Voted in favor with Kate Hartnett abstaining.

OTHER BUSINESS

The Board discussed concerns regarding safety issues and Kate Hartnett recommended watching the video "Run High Fight".

The meeting was adjourned at 8:45PM.

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

MEMORANDUM

October 7, 2014

TO: Deerfield Planning Board
FR: Gerald Coogan, Planning Consultant
RE: Plan Review ---- Subdivision Plan for Alice M. & William J. Carbonneau, Tax Map 405, Lot 11

Applicant: Alice M. & William J. Carbonneau, 170 North Road, Deerfield, NH 03037

Owner: Alice M. & William J. Carbonneau,

Agent: Roscoe Blaisdell, Blaisdell Survey, LLC Lic # 642; in addition to being a land surveyor, the agent is a certified wetlands scientist and a designer of subsurface disposal systems

Area: 9.4 acres

Location: 170 North Road, Deerfield, NH, Tax Map 405, Lot 11

Purpose: The applicant / owner desires to subdivide the 9.4 and create one new lot:

- Tax Map 405, Lot 11 – 6.25 acres and
- Tax Map 405, Lot 11-1 – 3.15 acres

Waiver Requests: The applicant seeks the following waiver request:

✓ Section III 3 C 3 B-4- Site Specific soil mapping; the agent will use SCS soils mapping.

Comments:

1. Considerable wetlands (2.864 acres) on the southern part of Lot 11.
2. As a result of the proposed subdivision plan, Lot 11 will have an unusual shape. The agent will provide justification for the shape of the lot. See from Section IV Subdivision Regulations.

Section IV-1 Lots – from Deerfield Subdivision Regulations

- A. The arrangement of all platted lots within any subdivision shall conform to all applicable requirements of the Deerfield Zoning Ordinance and shall, in the judgment of the Planning Board, be appropriate in terms of orientation and location for their intended use. To the extent practical, all lots shall be configured so as to have ordinary geometric shapes (such as rectangles, triangles and trapezoids), with sidelines substantially perpendicular or radial to the street(s) upon which they front.
3. An existing gravel driveway will serve both lots.
4. The agent as the wetland scientist will stamp and sign the plan.
5. The agent states NH DES subdivision approval is pending.

Recommendation:

1. Act on the waiver request;
2. Accept the application as complete and begin the public hearing;
3. If the Board is satisfied with the presentation, the Board can condition the approval on: a) NH DES subdivision approval and b) setting of the boundary pins.

Cc: Roscoe Blaisdell, LLS

This letter has been written by Greg and Marjorie Whitmore in regards to the proposed subdivision at 170 North Road in Deerfield NH.

I apologize for not being able to discuss our concerns in person, but I ask that this letter be read in its entirety and given full consideration.

We have several serious concerns about the proposed subdivision.

- 1) There is a significant wildlife corridor that passes directly through the proposed subdivision. This corridor connects extensive tracts of undeveloped land. The corridor is utilized on a daily basis by deer and large flocks of turkey. It is also used by red fox, coyote and gray fox. As this corridor includes a small section of our property, I have had the opportunity to install and monitor a trail-camera to confirm the use of the corridor by wildlife. Mother deer with fawns travel the corridor throughout the summer, and turkey with young travel the corridor in the summer and fall. A subdivision would essentially block the wildlife corridor and further fragment the existing intact habitat.
- 2) The proposed subdivision is bordered by a significant area of wetland and a first-order stream. The wetland is utilized by numerous species of bird, mammal, insect and amphibian. A subdivision would encroach upon the wetland, disturbing the natural behavior of native species. As the subdivision is located on a slope, there risk of erosion from any construction that could occur. This increase in sediment load would have a severe impact on the health of the wetland. If a house were built on the subdivision, any run-off from the lawn (pesticides, herbicides, fertilizers) would drain into the wetland and have a negative impact on the wetland and water quality. Any development could also negatively impact the riparian buffer zone along the first-order stream.
- 3) The proposed subdivision occupies and borders habitat potentially utilized by several endangered/threatened/species of concern, including Jefferson salamanders, blue-spotted salamanders, wood turtles, eastern box turtles, Blanding's turtles, spotted turtles, great blue herons, northern black racers, and smooth green snakes. Any development could destroy or alter this potential habitat.

The "Review of Land Use Planning Documents for Deerfield, New Hampshire with respect to Wildlife Habitat and Natural Resource Protection" as Prepared by the Audubon Society of New Hampshire Conservation Department For the Deerfield Planning Board December 2009 includes the following passage. We feel that our concerns are mirrored below:

Current Provisions

Master Plan includes wildlife in valued community resources; places strong emphasis on protecting open space and maintaining rural character; recommends considering riparian buffers for lower order streams and using the NH Wildlife Action Plan to inform

natural resource protection strategies. Open Space Plan includes discussion of biodiversity, rare species and natural communities, and wildlife crossings; includes wildlife habitats and wildlife corridors in priority criteria for open space protection; provides justification and strategies for open space protection. Zoning Ordinance includes Wetlands Conservation District and addresses significant wildlife habitat in Absolute Criteria for All Proposals. Subdivision Regulations include provision of adequate open space in Purposes and authorize Planning Board to require wetland mapping and environmental impact studies. Site Plan Review Regulations include provision of adequate open space in Purposes. CTAP Road Map includes goal of protecting wildlife and wildlife corridors and maintaining farms and forests.

The following is an excerpt from the Town of Deerfield, New Hampshire Subdivision Regulations. This excerpt also mirrors our concerns:

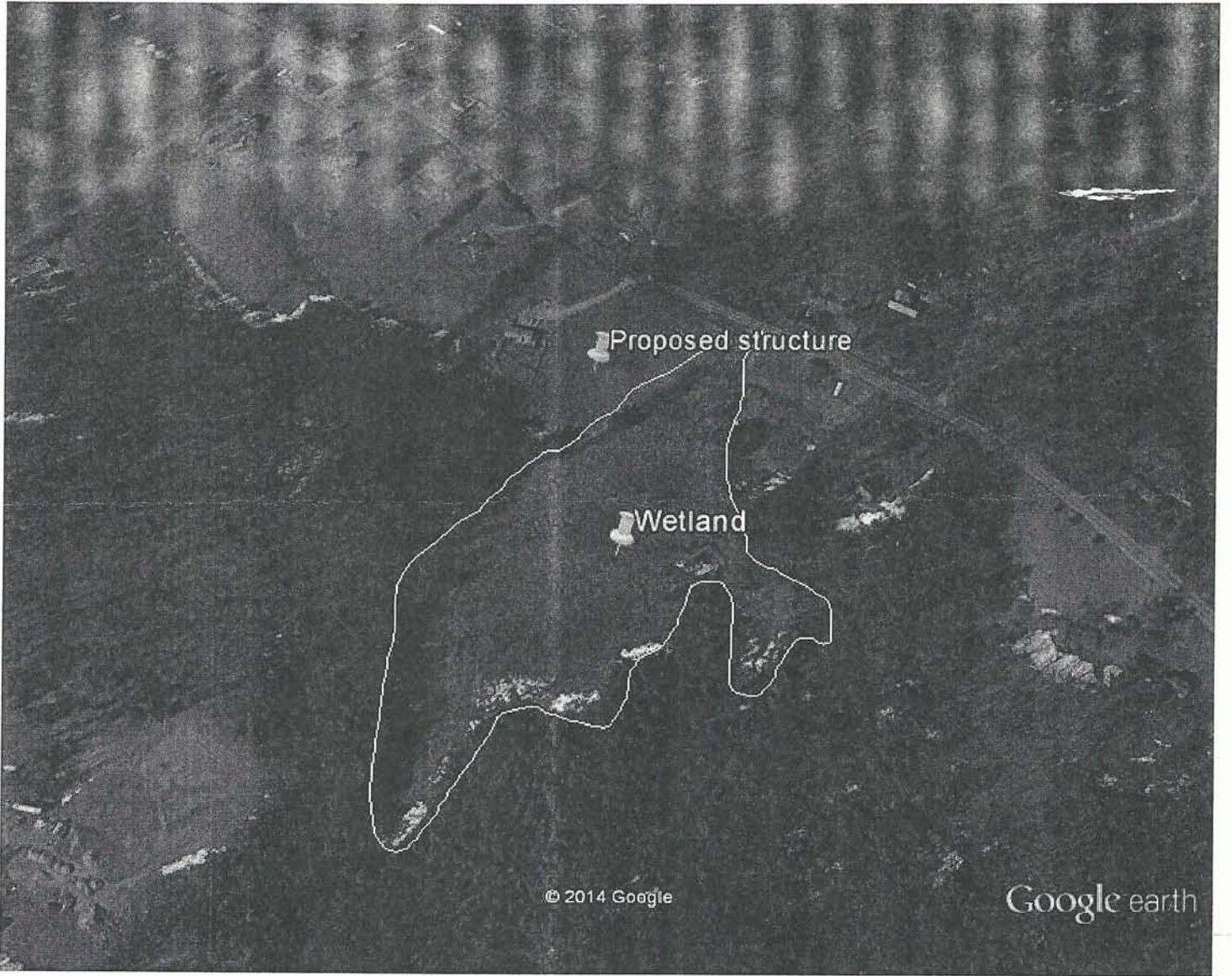
Section IV-1 Lots

Existing cultural and natural features of the land including, but not limited to: specimen trees; exemplary habitat areas; watercourses; stonewalls; historic buildings and improvements; and other similar irreplaceable assets shall, to the fullest extent practical, be preserved and protected.

On a separate note, we also have concerns regarding the impact of the subdivision on the value of our property. We purchased our home in December 2013, and a main deciding factor for our choosing to purchase the house was the proximity of neighboring houses. We feel that the value and appeal of our property will be negatively affected by the encroachment of a new house. We do not want the tranquility and privacy that we specifically sought out and paid for to be destroyed.

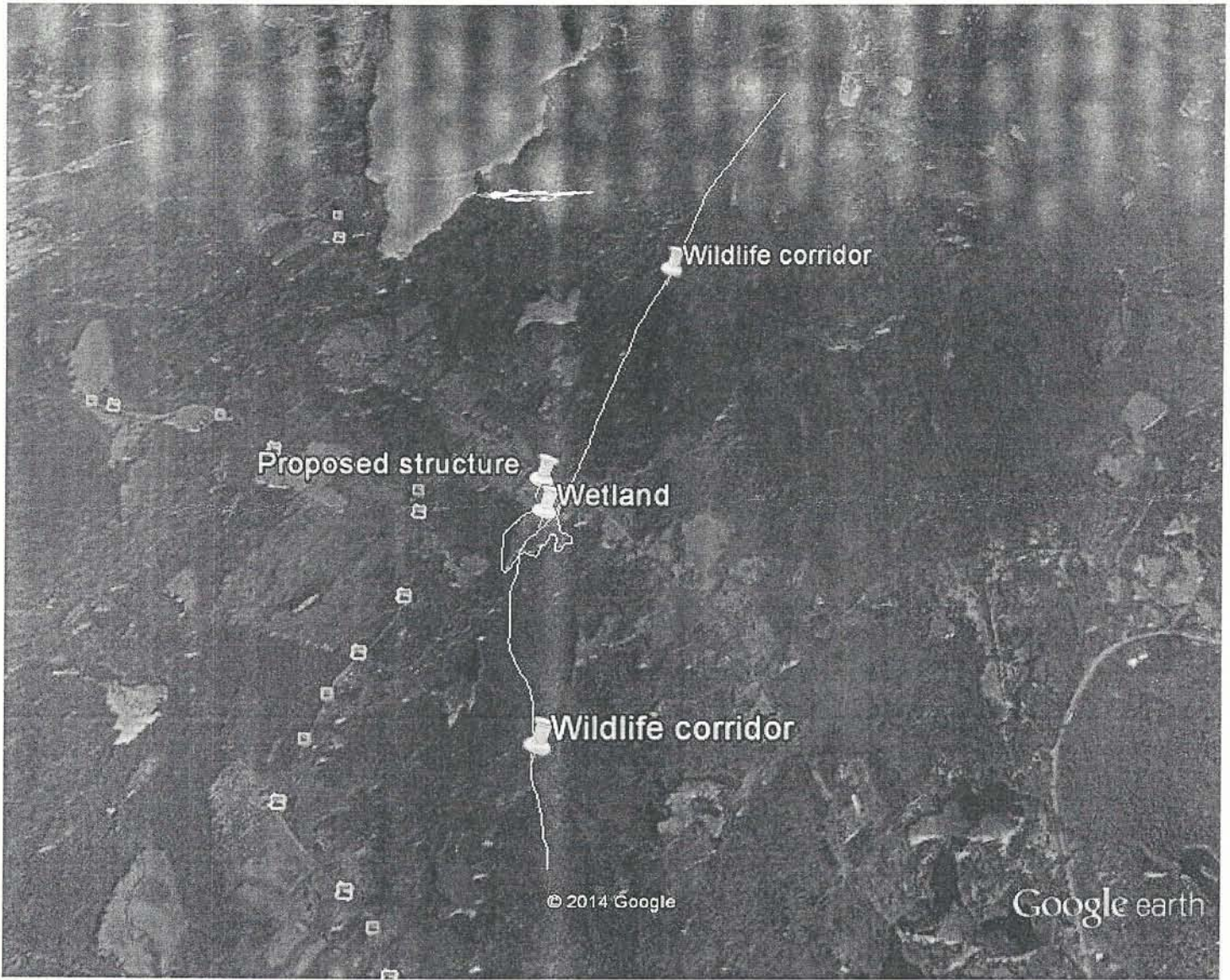
There is a horse kept at 170 North Road. The horse often grazes in the proposed subdivision. We are concerned that the horse grazing site could be moved directly adjacent to our property (as it historically had been prior to our purchasing the house), bringing with it the noise and odors associated with a horse. This would also make it very difficult to have our dog out in our yard.

Sincerely,
Greg and Marjorie Whitmore



Google earth





Google earth

miles 1000
km 1000

