

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
NOVEMBER 12, 2014

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Peter Schibbelhute, William Perron, Richard Pitman. Alternate David Doran. Secretary Jane Boucher

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

APPROVAL OF MINUTES

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

The following correction was made to the minutes:
Page 1 Last Paragraph Add "(In a separate discussion with the Planning Board secretary).

Voted in favor with Richard Pitman and William Perron abstaining.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest in the amount of \$195.00 and two time sheets for Jane Boucher (Upton & Hatfield \$195.00, time sheets 19 hours and 14 1/2 hours.) Peter Schibbelhute seconded. Voted in favor.

IMPACT FEE UPDATE

Chair McGarry commented that he has been working on updating the Impact Fee Assessment noting that he has been factoring in depreciation on Schools. Mr. McGarry said that currently a Single Family Home is \$3700.00, a Multi Family Dwelling is \$1700.00 and a Mobile Home is \$800.00. Based on depreciation a Single Family Dwelling would be \$2,400.00, Multi Family \$1,100 and a Mobile Home \$800.00. The Board agreed to discuss this further.

Jack Munn, SNHPC, said that the Planning Board should be looking at inflation not depreciation.

CAPITAL IMPROVEMENT PLAN(CIP)

Jack Munn provided copies of a proposed CIP. He noted that SNHPC is updating the CIP at no charge to the Town. Mr. Munn said the current CIP is dated 2005.

Mr. Munn said he has updated sections of the CIP noting that the Board should look at the definition indicating "The Capital Improvement Program Committee has defined any capital improvements as having a cost of at least \$20,000." Mr. Munn said that other Towns are using \$5,000 to \$10,000.

He suggested that the Board should also look at "Population Projections".

Mr. Munn noted that they will be working with Gerald Coogan and Rick Pelletier to update Growth Projections.

Mr. Munn said he understood that Michael Wright has spoken with Department Heads to discuss the CIP.

It was unclear if a Sub Committee has been formed. Mr. Munn will contact Michael Wright to ask about the status of the Sub Committee.

BROADBAND PLAN

Mr. Munn introduced Karen , a Planner with SNHPC. She showed five updated maps showing current Broadband service in Deerfield.

She noted that Michael Wright had told her that the proposed Verizon cell tower on Candia Road has been given the go ahead and construction will begin soon.

Kate Hartnett said that the colors on the maps are confusing. Karen will speak with Amy Kizak to better update the maps to make them clearer.

David Doran noted that he had heard recently that Verizon has backed out of the proposed tower and are looking at new technology and other sites to better serve their needs. He said that he heard this a few weeks ago and perhaps things have changed.

Chair McGarry said that he had spoken with Dan Briggs, owner of the property on Candia Road, who indicated that Verizon had backed out.

Jack Munn asked the Board to think about Broadband and think about needs and issues that should be addressed. He said he would like to come back for another meeting later in the year to discuss this further.

EARTH EXCAVATION; BARBARA CASTOR; MOUNTAIN VIEW ROAD

Barbara Castor, Steve Rollins, Donald Fisher, Kevin Fisher.

Chair McGarry explained that after receiving a call from Ms. Castor's neighbor, both he and Rick Pelletier went to look at the property. He noted that after seeing excavation had been taking place without permits.

Barbara Castor said that she did receive permits each year.

Chair McGarry said that the permits she received were Intent to

Excavate signed by the Select Board. She should have received Excavation Permits from the Planning Board.

Chair McGarry said if more 1000 cubic yards per year is excavated, a permit to do so must be granted by the Planning Board.

Steve Rollins spoke noting that Barbara Castor wanted to make more room for her horses and Steve Rollins has been removing fill to help her.

Chair McGarry said that part of the problem in this instance is that material has been remove from Mr. Fisher's property.

Ms. Castor said that she wants to take care of the problem to correct the removal of material from Mr. Fisher's property.

Chair McGarry said that that the Board will need to see a plan showing excavation and restoration and if approved, will grant a permit.

Barbara Castor said that all she wants to do is have an area for her horses.

Chair McGarry said that excavation must be at least 50 feet from property line.

Peter Schibbelhute said that anyone working should know where the property line is before doing any work.

Kevin Fisher said he would like to ask what guidelines the Planning Board would like to see. Does it have to be 50 fifty feet?

William Perron suggested that both Mr. Fisher and Ms. Castor get together to discuss what they would like to see get accomplished and put that on a plan for the Board's approval.

Chair McGarry said that the Statute allows for 10 feet off the property line.

Kevin Fisher said he would be willing to work with Barbara Castor and Steve Rollins and draw a plan for submittal to the Planning Board.

Fred McGarry reiterated that the plan must show what is existing now, what is proposed and what it will look like when it is finished.

RELEASE OF BOND; FOREST GLEN DEVELOPMENT, SOUTH AND MIDDLE ROADS
Jeff White was present.

Board members received copies of Performance Guarantee Release Work sheets from Jeff Quirk, Keach Nordstrom, after inspections for both Bloomfield Road and Hartford Brook Road located at Forest Glen Development owned by Tukcor Real Estate and Development.

In his memo, Mr. Quirk recommended the release the amount \$90,137.50.

Mr. White indicated that he would like 13% of the existing \$600,000 bond be released. The amount would be \$122,000.00.

After discussion Peter Schibbelhute moved and William Perron seconded to authorize the release of \$122,000.00 from the \$600,000 Letter of Credit for Tukcor Real Estate and Development. Voted in favor.

Mr. White asked if a future release can be approved outside of a meeting. Board members agreed that they can vote, perhaps at their November 19 meeting, to authorize the Chair to approve a release

8:30 PM Richard Pitman left the meeting at this time.

CONTRACT RENEWAL GERALD COOGAN

Board members reviewed a contract proposal from Gerald Coogan to serve as Consultant to the Planning Board for a six month period of time with a payment of \$1,250.00 payable on or about the first of each month.

Peter Schibbelhute moved and William Perron seconded to approve the proposed contract and authorized the Chair to sign it. Voted in favor.

The meeting was adjourned at 8:45PM.

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