

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JANUARY 25, 2017

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Kate Hartnett, Selectmen's Representative Fred McGarry, William Perron, David Doran. Also present secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order at 7PM.

CONTINUATION; PUBLIC HEARING: APPLICATION FOR LOT LINE ADJUSTMENT; RUSSELL AND COLLEEN KAATZ
Russell Kaatz and Randy Orvis were present.

Mr. Orvis provided revised plans and easement language for the Board's review.

It was noted that the locus map did indicate distance to Swamp Road. It was also clarified that State Subdivision Approval is required.

Fred McGarry moved and William Perron seconded to grant conditional approval to Russell and Colleen Kaatz for a Lot Line Adjustment on Mount Delight Road with the following conditions:

- . State Subdivision Approval
 - . Revise Easement Language to read as follows: "...to construct and maintain any driveway within said easement."
- Conditional Approval to lapse in 60 days. (March 25, 2017).
Voted in favor.

APPROVAL OF CONTRACT FOR TOWN PLANNER

Fred McGarry moved and David Doran seconded to authorize the Chair to sign the contract with SNHPC to provide Planning Services for the Town of Deerfield. Voted in favor.

APPROVAL OF MANIFEST

David Doran moved and Fred McGarry seconded to approve the manifest in the amount of \$481.76 (Upton & Hatfield) and a time sheet for Jane Boucher (20 1/2 hours). Voted in favor.

EXCAVATION RENEWAL PERMIT; ROLLINS

Fred McGarry provided draft copies of a revised Excavation Permit for the Board's review.

7:15PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT; SCOTT AND LISA SHEPARD AND RUSSELL PERRON. BROWN ROAD
Scott Shepard was present.

Chair Schibbelhute read the Notice of Public Hearing by which Scott and Lisa Shepard, 46 Brown Road, Deerfield, NH (Map 424 Lot 16) and Russell Perron, 44 Brown Road, Deerfield, NH (Map 424 Lot 15) have made application for a Lot Line Adjustment. The intent of the application is to convey .155 acres from Map 424 Lot 15 to Map 424 Lot 16. Lot 15 would then consist of 56.443 acres and Lot 16 would consist of 3.456 acres.

Board members reviewed plans and a memo from Gerald Coogan.

David Doran moved to accept the application. Fred McGarry seconded. Voted in favor.

David Doran asked Mr. Shepard if drill holes were set. Mr. Shepard replied that iron rods and drill holes had been set.

Chair Schibbelhute said that a note signed by Russell Perron indicating that he was in agreement with the proposed application.

Fred McGarry moved to approve the Lot Line Adjustment for Scott and Lisa Shepard and Russell Perron on Brown Road. David Doran seconded. Voted in favor with William Perron abstaining.

INFORMAL DISCUSSION; NICHOLAS DRIVE
Mirjam and Benno Ijtsma were present.

Ms. Ijtsma said that they have purchased land on Nicholas Drive, a Private Road, and Richard Pelletier suggested that they meet with the Planning Board to determine if any improvements need to be made before building.

Ms. Ijtsma was unsure of the current width of the road and indicated that emergency vehicles could pass safely.

The Board will conduct a site visit on Saturday, January 28, 2017 at 9AM.

APPROVAL OF MINUTES

Fred McGarry moved and William Perron seconded to approve the minutes of November 9, 2016. Voted in favor with Peter Schibbelhute abstaining.

Fred McGarry moved and William Perron seconded to approve the minutes of January 11, 2017. The following corrections were made to the minutes.

. Page 2 Paragraph 2: #5 Correct to read "...Lot 41 is also used by Lot 41-2."

. Page 2 Paragraph 4: #7 Correct to read "...to create a larger width for the right of way."

Voted in favor with Peter Schibbelhute abstaining.

Fred McGarry moved to approve the minutes of November 15, 2016. David Doran seconded. The following corrections were made to the minutes.

.Page 2 Paragraph 1 Correct to read "...from neighbors' wells..."

.Page 2 Paragraph 3 Correct to read "...a letter of deficiency dated October 27, 2016 from NH Department of Environmental Services to Mr. Rollins directing him..."

. Page 2 Paragraph 7: Correct to read "Phase 1 B"

. Page 3 Paragraph 3: Correct to read "...smoke from diesel fumes coming into her home and she asked what the Board is going to do about it."

.Page 3 Paragraph 6: Correct to read "Geraldine Young, a resident of 52 Nottingham Road..."

.Page 3 Paragraph 8: Correct to read " Fred McGarry said the Planning Board was remiss on not having..."

.Page 3 Paragraph 9: Correct to read "Cheryl Brosnahan said..."

.Page 4 Paragraph 3: Correct to read "...he understood there were complaints..."

.Page 4 Paragraph 5: Correct to read " ...and evaluate it at that time."

Page 4: Paragraph 7: Correct to read "...he preferred not to be open on weekends,"

Page 4: Paragraph 8: Correct to read "Abutters..."

Page 5: Paragraphs 4 and 7: Correct to read "...a site visit..."

Voted in favor with Kate Hartnett and William Perron abstaining.

EXCAVATION PERMIT; ROLLINS

Mr. McGarry reviewed his proposed changes to the Permit specifically the addition of #9, through 19 and 25 and 26.

Chair Schibbelhute read a letter from Steve Rollins, Deerfield Sand and Gravel, to James Tilley, NHDES Air Resources Division dated November 16, 2016. A copy is attached to these minutes.

Mr. McGarry noted some of the revisions at this time. ie # 19" any Letter of Deficiency issued by the NH Department of Environmental Services or any other state of federal agency regarding the operation of the excavation is grounds for suspension of this permit by the Regulator."

SPM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; LUCIA METCALF REVOCABLE TRUST; GRIFFIN ROAD
Roscoe Blaisdell and Lucia Metcalf's granddaughter was present as well as abutters.

Chair Schibbelhute read the notice of Public Hearing by which Lucia Metcalf Revocable Trust, 550 Dowboro Road, Pittsfield, NH

is making application for a Minor Subdivision for property located on Griffin Road, Deerfield, NH (identified as Tax Map 405 Lot 30) consisting of 150 acres and owned by the applicant. The intent of the application is to create one new lot consisting of 5 acres.

The Board reviewed the proposed plans provided by Mr. Blaisdell.

Kate Hartnett moved to accept the application. William Perron seconded. Voted in favor.

Mr. Blaisdell said the property is located on Griffin Road consisting of 150 acres and they would like to create a 5 acre lot. He noted that test pits have been done, there is a stream on the property which does not affect any setbacks and there is also a cemetery on the property as well as a septic easement. Mr. Blaisdell also noted that sight distance is adequate.

Gerald Coogan submitted a Memo. A copy is attached to these minutes.

Mr. Blaisdell requested 4 waivers as follow:

Fred McGarry moved to Grant a waiver for a full perimeter survey as it was a minor subdivision on a large lot. David Doran seconded. Voted in favor.

Fred McGarry moved to Grant a waiver for Section III-3 C-3-b-2 Topographic plan showing 2 foot contours because no roads were involved and it was a minor subdivision on a large lot. William Perron seconded. Voted in favor.

Fred McGarry moved to Grant a waiver for Section III-3C-3-b-4 Site specific soil mapping because given the size of the lot soil mapping is not necessary. William Perron seconded. Voted in favor.

Fred McGarry moved to Grant a waiver for Section III-3-C-3-b-10 Ledge outcrops as given the size of the lot there is suitable area for a septic and test pits and perk tests have been done dated 1/5/17. Kate Hartnett seconded. Voted in favor.

Chair Schibbelhute asked if anyone present would like to speak. Abutters Laurie Lindwall and another abutter both spoke in favor of the application.

Fred McGarry moved to grant conditional approval to Lucia Metcalf Revocable Trust for a Minor Subdivision on Griffin Road with the condition that pins be set. Conditional Approval to lapse in 60 days. (March 25, 2017) David Doran seconded. Voted in favor.

8:30 REQUEST FOR EXTENSION OF CONDITIONAL APPROVAL; PHASE III;
CATHLEEN PERRON
Cathleen Perron was present.

Chair Schibbelhute read a letter from Ms. Perron requesting an extension to January 26, 2018. A copy of the letter is attached to these minutes.

In her letter Ms. Perron states that all of her permits are in order: The NHDES Wetlands Permit #2011-02869 expires on 1/26/2022. The Alteration of Terrain Permit WPS-7153A expires on 4/13/2019, and The Corps of Engineers Permit #NAE -2011-2207 expires on 8/3/17.

Ms. Perron explained that there is a Purchase and Sales Agreement in place which is subject to the Planning Board granting a one year extension.

Kate Hartnett expressed concern regarding the Corps of Engineers Permit expiring and no one is aware which could create confusion.

Fred McGarry said that a stipulation can be added to the extension that all permits must be renewed when applicable.

Fred McGarry moved to grant a one year extension of the Conditional Approval of Phase III of the McCarron Subdivision to January 26, 2018 subject to all permits be up to date. Kate Hartnett seconded. Voted in favor with William Perron abstaining.

ROLLINS EXCAVATION PERMIT

Fred McGarry continued reviewing the proposed permit and the Board agreed that sampling of domestic wells should be conducted quarterly. The Board also agreed that "The Permittee has identified source and alternative source to water." The Board felt that the Permittee shall provide alternative drinking water..."

Mr. McGarry continued going to item #13 . The Board felt that it should state that "source and alternative sources" be added. The words "as conditions require" be added to #18.

It was agreed to require the applicant to come to the Planning Board at least 90 days prior to the termination of the existing AOT Permit . Mr. McGarry will add this to the Permit.

Fred McGarry will revise the Permit Draft and the revisions will be sent to Earl Sandford for his review prior to the 2/8/17 meeting. Once Mr. Sandford has reviewed the Permit and

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submitted comments, copies will be sent to the abutters.

It was also agreed that signatures be required by both Nellie Rollins and Steve Rollins.

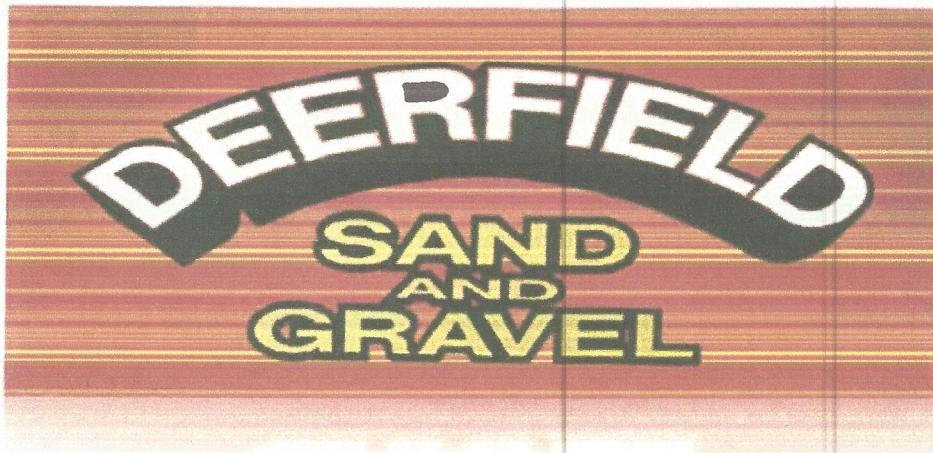
The Board agreed to add #27 indicating that the Regulator or it's Agents, including the Code Enforcement Officer has the right to inspect the site.

NORTHERN PASS

Kate Hartnett informed the Board that our attorney informed her by e-mail that additional data is required from the technical session on 1/23/17. She added that she worked with the secretary to acquire the data.

The meeting was adjourned at 9:15PM.

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



November 16, 2016

James Tilley
NHDES Air Resources Division
Enforcement Section
29 Hazen Drive, P.O. 95
Concord, NH 03302-0095

RECEIVED
NEW HAMPSHIRE

NOV 21 2016

AIR RESOURCES DIVISION

Dear Mr. Tilley,

Our aim at Deerfield Sand & Gravel is to continually restore utilized pit areas to ensure compatibility with adjacent lands. Ongoing site restoration and investments address key concerns: dust, appearance, and land use. We take the concerns noted in the letter dated October 27, 2016 very seriously. To address the two main concerns of emissions from idling vehicles and fugitive dust, we propose the following:

Vehicle Emissions Mitigation Plan

- Comply with Env-A 1102.02.
- Immediately move the parking/ idling area of work vehicles to the far Northwest corner of the property as per Deerfield Planning Board permission 11/15/16.

Deerfield Sand & Gravel Fugitive Dust Action Plan

- Water and/ or calcium chloride applied regularly to surfaces. A pump and hose will be installed on the facility's water truck to water stockpiles that produce fugitive dust. In the past we've limited watering to operation hours in consideration of the neighbors and noise. We will increase watering to nights and weekends as required.
- Relocate material stockpiles known to product dust to rear of the facility.
- Add wood chips to specific border areas.
- Collect and record data weekly into a new Dust Control Log to help us monitor and manage watering needs and compliance with ENV-A 1002.

We look forward to your feedback.

Thank you,
Steve Rollins, Deerfield Sand & Gravel
35 Parade Road Deerfield, NH 03037 603-463-7404

MEMORANDUM

January 24, 2017

TO: Deerfield Planning Board

FR: Gerald Coogan

RE: Plan Review – Subdivision Plan - Land of Lucia A > Metcalf Revocable Trust, Tax Map 405, Lot 30

Owner: Lucia A. Metcalf Revocable Trust

Applicant: Lucia A. Metcalf Revocable Trust

Agent: Roscoe T. Blaisdell, LLS, Lic # 642

Wetlands scientist: Roscoe T. Blaisdell, CWS Lic # 164

Lot Area: 150 acres

Location: Griffin Road, Deerfield, NH, Tax Map 405, Lot 30

Project description: The applicant proposes to subdivide the 150 acre parcel (TM 405, 30) into one new lot with 5.1 acres. The proposed subdivision will consist of:

1. Proposed Lot 30-1 with 5.1 acres and
2. Existing Lot 30 with 144.9 acres.

Waiver Requests: The agent requests the following waivers.

1. Full perimeter survey

Reason: minor subdivision with one large lot

2. Section III-3 C-3-b-2 Topographic plan showing 2 foot contours

Reason: minor subdivision with one large lot

3. Section III-3 C-3-b-4 Site specific soil mapping

Reason: Given the size of the lots soil mapping is not necessary.

4. Section III-3 C-3-b-10 Ledge outcrops

Reason: Given the large lot sizes there is suitable area on site for a septic.

Comments:

1. The plan shows an approximate area of existing septic system easement for Tax Map 405, Lot 53 (M/M Dill).

Recommendations:

1. Act favorably on the waiver requests;
2. Accept the application as complete;
3. Open the public hearing; and
4. Conditionally approve the application.

Conditions:

Set monuments

cc: Roscoe Blaisdell, LLS

Cathleen M. Perron
101 Perron Way
Deerfield, NH 03037
463-7201

Mr. Peter Schibbelhute
Deerfield Planning Board
P.O. Box 159
Deerfield, NH 03037

January 11, 2017

Dear Mr. Schibbelhute,

I am requesting an extension to January 26, 2018 on my McCarron Subdivision Phase III (my current approval expires January 26, 2017). All of my permits are in order; The NHDES Wetlands Permit #2011-02869 expires 1/26/2022, The Alteration of Terrain Permit WPS- 7153A expires 4/13/2019, and The Corps of Engineers Permit #NAE- 2011- 2297 expires 8/3/2017.

The Phase III is currently for sale and is listed with Regarding Real Estate, LLC. We are under agreement now with a buyer, where the sale is subject to an extension being granted by the Town of Deerfield Planning Board for the subdivision.

Thanking you in advance for your consideration.

Sincerely,



Cathleen M. Perron