

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
JULY 26, 2017

MINUTES OF MEETING

PRESENT: Board members Kate Hartnett, David Doran, Gregory Mitchell, Selectmen's Representative Fred McGarry, Planning Consultant Sylvia von Aulock, secretary Jane Boucher.

7PM Vice Chair Kate Hartnett called the meeting to order.

APPROVAL OF MANIFEST

David Doran moved and Gregory Mitchell seconded to approve the manifest for a time sheet for Jane Boucher (17 Hours). Voted in favor.

DAVID PELLETIER SUBDIVISION

It was noted that Board member Gregory Mitchell had submitted photos of the Conditionally Approved Subdivision after discussion with Bill von Hassel at the July 12 meeting. Mr. Mitchell commented that it appeared that no damage had been done at the site.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of July 12, 2017. David Doran seconded. The following correction was made to the minutes.

Page 3 Paragraph 4: Correct to read "...for \$5,000.00 per acre for disturbed and not restored."

Voted in favor with Kate Hartnett abstaining.

SIGN ORDINANCE

Kate Hartnett questioned if the Board of Selectmen would be applying for a variance from the Board of Adjustment for the sign outside of the G.B. White Building.

Fred McGarry replied that , because according to the RSA's the Town is exempt from any zoning ordinances, Town Administrator John Harrington recommended that the Town should not apply to the ZBA .

7:15PM CONTINUATION/PUBLIC HEARING RENEWAL OF EARTH EXCAVATION PERMIT PARADE ROAD/OWNER NELLIE ROLLINS/OPERATOR STEVE ROLLINS  
Steve Rollins was present.

Vice Chair Hartnett noted that there were three items the Planning Board wanted before signing the permit:

1. Something in writing outlining the issues Nellie Rollins had with the permit.
2. Bond submitted for \$5,000 per acre disturbed but not

restored.

3. Plan showing how many acres remain open.

Fred McGarry said there were a couple of issues regarding the permit itself. Dates were included that specified that grass be planted by the end of June, however, since a permit has not yet been issued, he will change it to read September 30, 2017.

Mr. Rollins provided copies of a view of the site, prepared by Sandford Engineering, divided into four areas indicating the size and condition of each. A copy is attached to these minutes.

Steve Rollins noted that "B" area has been reclaimed . He asked what the Board will allow him to use as driveway.

Mr. Rollins indicated that the neighbors are happy with the dust situation and he has been keeping mud off of Parade Road for the abutters across the road. He added that he has been notifying abutters of any blasting.

Steve Rollins said that he would be willing to bond two acres to the south of the building.

Fred McGarry said that, in order to properly handle this, there should be an amendment to the approved Site Plan.

Mr. Rollins said he would like the parking area to be in the same area as there is currently a stock piles. He added that the Town Engineer has visited the site and does not consider a stock pile to be part of the excavation.

Fred McGarry felt that in order to make this clear Mr. Rollins needs to come to the Board with an amended site plan showing the area as gravel parking area. Mr. McGarry said that abutters would need to be noticed and a public hearing held.

David Doran said that he is concerned about issues Nellie Rollins may have and those have to be addressed before a permit is signed.

Steve Rollins said his mother has not be able to speak with her attorney, who has been on vacation, and will provide a list of issues. He noted that one issue is the note stating "non-transferable".

Sylvia von Aulock referred to an e-mail from Attorney James Raymond ie "DES through AoT permit has separate regulating authority that does not supercede the Board's authority as regulator under RSA 155-E."

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Steve Rollins will contact Earl Sandford and submit an application for a Site Plan Amendment.

Fred McGarry moved and Gregory Mitchell seconded to continue the public hearing for renewal of an earth excavation permit for Nellie Rollins to September 13, 2017 at 7:15PM. A bond to be presented at that time. Voted in favor.

SPM DEERFIELD HIGHWAY DEPARTMENT/MCCARRON SUBDIVISION  
Mark Young, Road Agent, and Carl Oehler were present.

Mr. Young advised that the first two Phases of the McCarron Subdivision have been 22 feet of pavement and the final Phase has been dropped down to 18 feet with a 19% grade. His concern is regarding safety and he asked that it be increased to 22 feet. Mr. Young said he has spoken with Kevin Cole, the developer, and Mr. Cole agrees that it should be 22 feet.

Mr. Young said that there is one or two ways to accomplish this, impact fees can be utilized. The cost of material will be \$6,800.00. Mr. Young felt that the developer should not be penalized as the plan has been conditionally approved and Mr. Cole has recently purchased the property.

Fred McGarry felt that it should be changed to 22 feet.

Mark Young said that it would be at least two months before they are ready to pave the road.

David Doran noted that use of impact fees should be approved by the Board of Selectmen.

Mark Young said that Kevin Cole has agreed to have his crew do the paving if the Town pays for the material.

Sylvia von Aulock voiced concern regarding erosion and use of impact fees.

Fred McGarry told Mark Young that he would have to meet with the Board of Selectmen .

Kate Hartnett suggested that Mr. Young discuss the possibility of bike markers to be put on the road, when he meets with the Board of Selectmen.

Sylvia von Aulock said that perhaps the developer would consider putting in the bike markers and Kate Hartnett suggested that Sylvia von Aulock meet with Kevin Cole.

Mark Young said that he will discuss this with Mr. Cole and ask if he wishes to attend the meeting with the Board of Selectmen.

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Mr. Young and Carl Oehler felt that the Town should consider lowering the speed limit even if on some local roads.

8:40 TIM MALLETTE/PLPA GULF ROAD

Tim Mallette was present and noted that there was an easement shown on a subdivision plan on Gulf Road in 1989 and questioned if there would be any additional information available in the Town files. The secretary will check the 1989 files to see if information is available on a subdivision approved for Esther Edmunds .

Mr. Mallette advised that the project on Gulf Road is progressing and the next step is addressing drainage.

Gregory Mitchell moved to adjourn the meeting at 9PM. Fred McGarry seconded. Voted in favor.

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

**AREA TABLE 7/21/2017**

- A 1.0 ACRE OPEN FOR 2017  
BLAST AREA 1.0 ACRES
- B 2.3 ACRE STABILIZED GRAVEL  
PHASE 1 STAGING AREA
- C 0.5 ACRE ACCESS ROAD  
THROUGH PHASE 2
- D 1.2 ACRE FRINGE AREAS, SEMI  
STABLE 25% VEGETATED

AREAS ARE BASED ON GPS MAPPING  
PERFORMED BY SANDFORD SURVEYING  
AND ENGINEERING ON 7/21/2017 AND  
OVERLAID ON GOOGLE EARTH



Google Earth



**DEERFIELD SAND AND GRAVEL**  
35 PARADE ROAD, DEERFIELD, NEW HAMPSHIRE