

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 23, 2017

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Kate Hartnett, Selectmen's Representative Fred McGarry, David Doran, Gregory Mitchell. Secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Fred McGarry moved and Gregory Mitchell seconded to approve the manifest in the amount of \$1,162.16 and a time sheet for Jane Boucher. (SNHPC \$821.96, Jane Boucher \$340.20, time sheet 17 1/2 hours). Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved and Gregory Mitchell seconded to approve the minutes of July 26, 2017. Voted in favor with Peter Schibbelhute abstaining.

Gregory Mitchell moved and Fred McGarry seconded to approve the minutes of August 9, 2017. The following corrections were made to the minutes:

Page 1 Paragraphs 8 and 10: Insert name of Bernie Temple as surveyor for Eric Mitchell & Associates

Page 2 Paragraph 4: Insert name of Bernie Temple as surveyor for Eric Mitchell & Associates.

Voted in favor.

BUDGET FOR 2018

Peter Schibbelhute advised that Town Administrator John Harrington had requested the Planning Board submit a proposed budget for 2018. In the past Town Planner Gerald Coogan had prepared the annual budget. Mr. Schibbelhute will speak with Sylvia von Aulock regarding this.

TIERRA INVESTMENTS/CHURCH STREET

Chair Schibbelhute advised that he had visited the Church Street site. He noted that they were requesting not to put sand on the ledge. He said that he has not spoken with Jeff Quirk regarding his recent inspection of the site. A copy of Jeff Quirk's report is attached to these minutes. Kate Hartnett said she was disappointed with the fact that they did remove the existing berm.

ROLLINS EXCAVATION PERMIT.

The secretary advised that Steve Rollins has not submitted an application for an amended Site Plan Review and is scheduled to

come before the Board for a continuation of his Excavation Permit on September 13.

The secretary will notify Steve Rollins that he is scheduled to meet with the board on September 13. Fred McGarry felt that the Board should issue a permit based on the information they now have and require Mr. Rollins to post a bond for the area that is left open.

7:30PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;
JOHN AND JANICE DEFRANZO; WOODCREST DRIVE
John DeFranzo and Alden Beauchemin were present along with abutter Marie Brisson.

Chair Schibbelhute read the Notice of Public Hearing by which an application for a Lot Line Adjustment for Alden Beauchemin, Keyland Enterprises for property located on Woodcrest Drive identified as Tax Map 414 Lots 46, 46-2 and 46-3, owned by John and Janice DeFranzo, 78 Ridge Road, Deerfield, NH, consisting of 35.47 acres. The intent of the application is to adjust the Lot Line between Lot 46, Lot 46-2 and Lot 46-3 creating Parcel A (0.01 acres) which is to be consolidated into Lot 46 from Lot 46-3. Parcel B Lot 46 and Parcel C (1.46 acres) which is to be consolidated into Lot 46-3 from Lot 46-2. Lot 46 would then consist of 3.02 acres, Lot 46-2 would then consist of 3.66 acres and Lot 46-3 would then consist of 29.79 acres.

Peter Schibbelhute read a memo from Town Planner Sylvia von Aulock which noted that she had requested that the surveyor/engineer provide the upland land area to Lots 46-2 and 46 to verify that the required minimum upland was provided for each of the lots. A copy of the memo is attached to these minutes.

David Doran moved and Fred McGarry seconded to accept the application.

Alden Beauchemen said that John DeFranzo, the owner of the property, has lived in the existing house on Lot 46 for some time. In an intent to down size Mr. DeFranzo built a new home on Lot 46-3.

Mr. Beauchemen said he did receive comments from Chris Hickey, Eric Mitchell & Associates, addressing Ms. von Aulock's memo. Lot 46 has .03 acres of wetlands, leaving 2.99 acres of upland. Lot 42-2 which has 0.32 acres of wetlands. The issue is easily addressed and will be noted on the plan.

Mr. Beauchemen said the DeFranzo's intend to sell the existing house and leave the remainder of land with the new home

Fred McGarry asked if State Subdivision Approval has been received. Mr. Beauchemen said he was waiting for conditional approval. Mr. McGarry said they will need monumentation on the back two corners for Lot 46 and monumentation at the north easterly corner of where Lot 46 intersects Woodcrest Drive.

Mr. Beauchemen said all iron pins have been set in 2007 and they will check them.

Kate Hartnett referred to Parcel C. Mr. Beauchemen said that will become part of Lot 46-3.

Ms. Hartnett questioned the 100 foot wetland setback on Lot 46-3 swings over to Lot 46-2.

Mr. Beauchemen will adjust the plans .

Marie Brisson questioned if Mr. DeFranzo had any intention to build another home. Mr. Beauchemen replied that because of the existing wetlands no further homes can be built.

Fred McGarry moved and David Doran seconded to grant conditional approval to John and Janice DeFranzo for a Lot Line Adjustment for property on Woodcrest Drive with the following conditions:

- . State Subdivision Approval for Lots 46 and 46-2
- . Monumentation for corners 46 and Woodcrest Drive
- . Plan identifying iron pins set
- . Certificate of monumentation
- . Identify upland soil mapping on plan

Conditional Approval to lapse in 90 days (November 23, 2017)

Chair Schibbelhute called for a vote on the motion. Voted in favor.

OTHER BUSINESS

Fred McGarry advised that the Town Administrator has received information that a transformer will be coming to the sub station in March, 2018. Mr. McGarry noted that he mentioned to Mr. Harrington that if it is replacing an existing transformer would not involve the Planning Board and a Site Plan Review. If it is in addition to the existing transformer, they will need Site Plan Review. However, if this is existing approval from the SEC, the Planning Board is not involved.

The meeting adjourned at 8PM.

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

Keach-Nordstrom Associates, Inc.

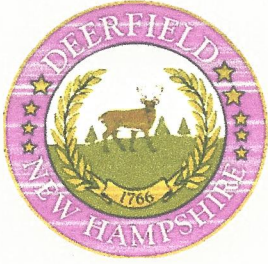
10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone: (603) 627-2881 Fax: (603) 627-2915

INSPECTION REPORT

Prepared for: Deerfield Planning Board	
Project: Tierra Investments Subdivision (Church St)	Project No: 16-0906-1
General Contractor: Thibeault Corporation	Project Manager: Aaron Firman
Date: See below	Time: See below
Weather Conditions: See below	
Work In Progress:	
8-8-2017, 1:15-1:45, Cloudy 75deg Site Visit The crew has started work on the under drain. Garry and Brian (Thibeault Const) are working near sta 8+00 excavating a trench along the left side of the proposed road. Brian and I reviewed the plan and agreed that the under drains are to be installed 10ft Lt & Rt of centerline to the locations noted on the plan. Also we agreed that the under drains in this section all daylight near the two headwalls at the culvert crossing the road at station 6+67, also that the elevation at the ends of the 6" pipes are to be installed above the invert of the culvert. Pallets of 6" perforated HDPE pipe (20ft lengths), loads of 3/4" stone and rolls of filter fabric are stored nearby in preparation of the work.	
8-10-2017, 4:00-4:30, Cloudy 81deg Under Drain I inspected the recent under drain work along the left side of the road. (A section of the trench was left open for inspection). I can see that the 6" perforated HDPE pipe is bedded on and surrounded with 3/4" stone and filter fabric. The fabric is folder over itself completing the installation. I measured the trench to be no less than 2ft wide and I located the center of the under drain to be +/- 10ft Lt of centerline. The men covered the top of the filter fabric with a few inches of sandy gravel. The gravel will protect the filter fabric from being damaged when the sub base work is completed.	
On Site Contacts: Brian, Gary (Thibeault Corp)	
Site Conditions: Erosion controls in place, stable	
Follow-Up Required:	Change Order Required:
Prepared By: JQ	



TOWN OF DEERFIELD, NEW HAMPSHIRE

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Memorandum

To: Deerfield Planning Board
From: Sylvia von Aulock, Deerfield Town Planner
Re: Planning Board Meeting for August 23th, 2017
Date: August 18, 2017

1. **LLA Map/Lot #s 414 Lots 46-3, 46, and 46-2.** The application of Alden Beauchemin & Keyland Enterprises for a lot line adjustment between the properties off Woodcrest Road for John and Joan DeFranzo.

Planning Board Action To Be Considered:

- a. Open case, consider presentation
- b. Open to the public
- c. Review Town Planner comments.
- d. Consider conditionally approving application.

Planners Comments: I have reviewed the LLA and this one is a bit more complicated than the normal lot line adjustment for two reasons. First, it involves three lots. Second, two lots are very close to the three acre threshold (lots 46-2 and 46), and contain wetlands of unknown size. I requested that the surveyor/engineer provide the upland land area to these lots to verify that the required minimum upland acreage of 2.25 acres was provided for each of these two lots. (Zoning Ord. Section 210.C)

Possible Conditions of Approval: (provided that each lot contain the min. upland area required)

1. That a monumentation certificate be submitted to the Planning Department with the appropriate fees for recording the plan
2. All conditions to be met within one year.

