

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 11, 2017

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Kate Hartnett, Gregory Mitchell, Selectmen's Representative Fred McGarry. Also present Town Planning Consultant Sylvia von Aulock and secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

7PM. INFORMAL MEETING/ PROPOSED SUBDIVISION; MOUNTAIN ROAD MAP 415 LOT 66

James Franklin was present along with owner Mr. Bova.

Mr. Franklin said that the land, located approximately 2 miles up on Mountain Road near Tandy Road. The proposal is to create three new lots with frontage on Mountain Road. A wetland scientist has flagged the wetlands. Mr. Franklin added that the plan may need to be adjusted because of the steep slopes.

Kate Hartnett questioned the direction the wetland flows. Mr. Franklin replied northwest to south east. She added that it appears that the field will minimize the wetland impact.

Fred McGarry commented that perhaps a site visit should be required.

7:15PM APPLICATION FOR PUBLIC HEARING/LOT LINE ADJUSTMENT; THELMA SIDMORE, KIMBERLY ANNE MOUSHEGIAN, KRISTIE REMEIS, PHILIP SIDMORE; NORTH ROAD AND GRIFFIN ROAD AND NORTH ROAD AND SWETT ROAD.

James Franklin, Jason Franklin, David Sidmore, Philip Sidmore and three abutters were present.

Chair Schibbelhute read the Notice of Public Hearing to consider and application for a Lot Line Adjustment for Thelma Sidmore, Philip Sidmore, Kimberly Ann Moushegian and Kristie Remeis for property located on North Road and Griffin Road, Deerfield, NH identified as Tax Map 405 Lot 68 and owned by the applicants. The intent of the application is to consolidate 10.237 acres from Map 405 Lot 68 to Map 405 Lot 67 owned by Thelma Sidmore, Kimberly Ann Moushegian and Kristie W. Remeis located on North Road and Swett Road, Deerfield, NH. Lot 68 would then consist of 80.763 acres and Lot 67 would consist of 13.02 + - acres.

Mr. Schibbelhute read a letter from abutter Krist and Wendy Nelson supporting this application.

Fred McGarry moved to accept the application. Gregory Mitchell seconded. Voted in favor.

James Franklin provided plans noting that Lot 67 was approved by the Planning Board in 1971 but never recorded. He advised that it has since been recorded.

Mr. Franklin said that they have met with the Board of Selectmen regarding Swett Road and the Sidmores have granted an easement for a turn around to winter maintenance by the Town

Board members questioned Swett Road and what portions are Class VI. Mr. Franklin advised that the Town has maintained the road. Mr. Franklin also said that the Board of Selectmen will need to determine the status of the road.

Fred McGarry said that Class V ends at L10 and the applicants should meet with the Board of Selectmen to make that determination.

Kate Hartnett questioned what happens to the Class VI portion of Swett Road. Mr. Franklin said it remains the same.

Fred McGarry asked when Swett Road was accepted by the Town. Mr. Franklin said the information was not clear and he thought it was in 1852, although never approved at a Town Meeting.

Kate Hartnett questioned if it makes sense to keep it as a Class VI Road.

Peter Schibbelhute noted that each of the owners of Lots 67 and 68 own 50% of the road.

Sylvia von Aulock recommended that a monumentation certificate be submitted to the Planning Board and that the Class V Road ends at L10 and that L10 be re-drawn to be parallel to roadway.

Fred McGarry moved and Gregory Mitchell seconded to grant conditional approval to the applicants for a Lot Line Adjustment for Map 405 Lot 67 and Map 405 Lot 68 with the conditions:

- . A Certificate of Monumentation be submitted and
 - . The applicants meet with the Board of Selectmen to determine the width of the easement on Swett Road.
 - . Conditional approval to lapse in 180 days. (April 11, 2018)
- Voted in favor.

8PM APPLICATION FOR PUBLIC HEARING/MAJOR APPLICATION FOR THE PLEASANT LAKE WATERSHED PROTECTION ORDINANCE LAND DEVELOPMENT; SCOTT AND MARYANNE FISHER/LOON LEDGE LANE
Maryanne Fisher was present.

Chair Schibbelhute read the Notice of Public Hearing to consider approval of a Major Application for the Pleasant Lake Watershed Protection Ordinance Land Development for property located at 6 Loon Ledge Lane, Deerfield, NH identified as Map 207 Lot 20. The intent of the application is to pave the gravel drive and some of the gravel parking area, re configure the patio and deck. The impervious area has been increased to 29%.

At this time Fred McGarry recused himself, as he had done previous work for the Fishers.

Members if the Board reviewed the submitted plans and a letter from Steve Keach after completing a technical review. (A copy of the letter from KNA is attached to these minutes) It was noted that Tobin Farwell, Engineer, was not present.

Gregory Mitchell moved and Kate Hartnett seconded to accept the plans. Voted in favor.

Mrs. Fisher was given a copy of the plan and the letter from KNA. She noted the following on the plan:

- .Drip Edge questioned
- .KNA's letter
- .Well location
- .Note #10 on the plan
- .Infiltration System

Gregory Mitchell moved and Kate Hartnett seconded to continue the Public Hearing to October 25, 2017 at 7PM. Voted in favor.

At this time Fred McGarry returned to the table as a voting member.

FOREST GLEN SUBDIVISION

A letter was received from KNA. Jeff Quirk, recommending the release of \$19,138.57 from the bond being held for Phase V of the Forest Glen Subdivision and also recommending that the Board of Selectmen accept the final section of Hartford Brook Road as a public highway. A copy of the letter is attached to these minutes.

Fred McGarry moved and Gregory Mitchell seconded to release \$19,138.57 from the bond being held for Phase V of the Forest Glen Subdivision (leaving a balance of \$5,000 to be held as a maintenance guarantee) and that the Planning Board recommend to the Board of Selectmen that the final section of Hartford Brook Road be accepted as a public highway. Voted in favor.

APPROVAL OF MANIFEST

Gregory Mitchell moved to approve the manifest in the amount of

\$833.94 and a time sheet for Jane Boucher. (\$833.44 SNHPC; time sheet for 19 1/2 hours). Fred McGarry seconded. Voted in favor.

REVISIONS TO ROLLINS EXCAVATION PERMIT

Board members reviewed copies of the permit with revisions requested by Nellie Rollins.

The Board noted the following:

- . Page 1: Remove "Renewal of" at top of page
- . Page 1: Paragraph 2: "No later than June, 2018"
- . Page 1: 2: Questioned removal of "disapproving abutter"
- . Page 2: #11: No less than two times a year. Tested 30 days after blasting.

Well owners to be notified within 15 days after testing.

Owners to be listed with note (Now or Formerly)

- . Owners shall be notified by letter within 15 days or if concentration of nitrate nitrogen exceed 10 mg 1 immediately.

. Last paragraph of #11 to remain.

. Page 5 #15: keep word "Operation": Change to "may only occur" Omit Saturday hours. This will be further discussed on October 25.

. Page 5 #18 Change date to November, 30, 2017.

. Page 6: #28 Delete "accompanied by the Permittee or her designee"

. Page 6 #29 Leave as is

The Board agreed that the Site Plan be updated and permit issued by November 30, 2017.

The meeting was adjourned at 9PM.

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

Memo

To: Deerfield Planning Board

From: Steven B. Keach, P.E.

Date: October 10, 2017

Subject: 6 Loon Ledge Lane (Map 207 / Lot 20); Deerfield, New Hampshire

At your request we have completed a technical review of a Major Application for Development in the Pleasant Lake Watershed Protection Overlay District submitted to your Board by or on behalf of the owners of the subject property. In addition to a permit application form, we acknowledge receipt of a drawing dated June 14, 2016 (last revised on September 27, 2017) which depicts the intent to construct certain building and site improvements at the subject location. Given the acknowledged extent of improvements contemplated by the owners, this application is subject to review and approval by your Board pursuant to the requirements of Article III - Section 330.6.C of the Zoning Ordinance. On that basis, we offer the following comments and recommendations:

1. The applicant seeks Planning Board approval of a Major Watershed Application pursuant to the provisions of Article III - Section 330.6.C of the Zoning Ordinance for the purposes of permitting construction activities, which when complete, will render an estimated 6,176 square feet or 29.0 percent of the reported total area of the subject parcel impervious. As acknowledged on the project plans, we understand the applicant received variances from the terms and conditions of Article II - Section 204.1 of the Zoning Ordinance permitting the planned construction to occur despite a series of departures from minimum dimensional requirements contained therein.
2. The text of Note No. 6 on the project plan provides for a generalized description of certain improvements contemplated by the owner under this application. The areal extent impervious surface coverage resulting from these same improvements is tabulated in calculations presented at the lower left corner of the drawing. Based upon our review of these notes in comparison to graphics provided on the plan view we recommend the text of the cited note, calculations and plan graphics be edited for consistency. As one example, the calculations indicate the intent to construct a new 520 square foot garage; however, Note No. 6 fails to mention that piece of construction. Although a "garage" having scaled dimensions of 26' x 20' (520 sq. ft.) is depicted on the drawing, the plan fails to acknowledge this structure is "proposed". In short, we recommend the project plans be "cleaned up" to plainly illustrate and describe which site improvements

shown are existing, which site improvements are proposed, and to reconcile applicable plan notes accordingly. Further, the approximate limits of site disturbance and associated grading necessary to implement all contemplated improvements should be properly defined on the final drawing. As currently presented the drawing is silent in regard to grading or design elevations of any of the planned improvements.

3. The drawing includes a typical detail of perimeter drip edge construction. We recommend the image area of the plan be expanded to indicate where this construction is planned.
4. Based upon our review of the drawing, we noted the following errors and omissions:
 - Bearings and distances of the northerly boundary segment and easterly tie line are missing from the plan.
 - Loon Ledge Lane should be labeled as such on the plan image. Based on our review of the reference deed to the premises, we understand Loon Ledge Lane is a private way. We recommend that fact be acknowledged on the final drawing.
 - * • The text of Note No. 2 suggests the area of the subject parcel is 37,760 square feet or 0.867 acres while notations appearing elsewhere on the drawing indicate the area on the site is 21,344 square feet or 0.49 acres. We recommend the plans be edited for both accuracy and consistency.
 - * • We recommend the text of Note No. 4 be expanded to acknowledge the subject parcel is situated in the Pleasant Lake Watershed Protection Overlay District.
 - * • Note No. 8 states: "New well installed where shown". Further, Note No. 11 speaks to the installation of both a well and water lines connecting the dwelling. As presented the plan shows neither an existing nor proposed well location. We recommend the plan be corrected accordingly.
 - The word "shown" is misspelled in the text of Note No. 8.
 - Although the plan includes a graphics legend, a number of graphic symbols appearing on the drawing appear undefined. We recommend the final drawing be revised accordingly.
5. In order to satisfy the requirements of Section 330.6.F of the Ordinance, we recommend the project plans be expanded to include appropriate provisions for erosion and sedimentation control. As a minimum we recommend the final plan specify installation and maintenance of an effective siltation barrier along the easterly limits of work to impede the transport of water bourn sediments towards Pleasant Lake.

6. Pursuant to the provisions of Section 330.6.G of the Ordinance, we recommend approval of this Major Watershed Application occur subsequent to, or be conditional upon receipt of an updated NHDES Shoreland Permit. We further recommend the resulting permit number be cited in the text of Note No. 9 on the final plan.



KEACH-NORDSTROM ASSOCIATES, INC.

October 5, 2017

Mr. Peter Schibbelhute, Planning Board Chairman
Town of Deerfield
8 Raymond Road
Deerfield, New Hampshire 03037

**Subject: Forest Glen Subdivision (Phase 5)
Hartford Brook Road (Station 36+50 to Station 44+87)
Deerfield, New Hampshire
KNA Project No. 05-0526-1**

Dear Mr. Schibbelhute:

I have inspected the recent work on Hartford Brook Road (Phase 5) and I am able to confirm that all of the roadway improvements have been completed in accordance with the plans approved by your board. Therefore we recommend that the Board of Selectmen accept the final section of Hartford Brook Road (to the limits noted above) as a public highway.

Also we recommend that the surety amount currently held by the town (\$24,138.58) to complete the improvements on phase 5 be reduced to (\$5000.00). The (\$5000.00) is to be held as a Maintenance Guarantee for a period of one year beginning on the date of public acceptance. The Maintenance Guarantee is to serve as a financial guarantee for any defects that may appear in the work.

If you have any questions or concerns regarding this matter, please contact me at your earliest convenience.

Sincerely,

Jeff Quirk
Senior Project Engineer

Cc: Sylvia von Aulock- Deerfield Town Planner
Cc: Mark Young-Deerfield Highway Agent
Cc: Jeff White- Tuckor Real Estate Development

Civil Engineering

Land Planning

Landscape Architecture

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INSPECTION REPORT

Prepared for: Deerfield Planning Board	
Project: Forest Glen Subdivision	Project No: 05-0526-1
General Contractor: Tudor Development Site Contractor: Jeff White	Supervisor: Jeff White Site Supervisor:
Date: 10-3-2017	Time: 12:00-4:00
Weather Conditions: Sunny 55-67deg	
Work In Progress Phase V 1" Wearing Course	
<p>Trucks hauling hot mix arrived and paving began at the cul-de-sac of Hartford Brook Road at 12:55. The weather was sunny and clear and the temperature ranged from 65-67degrees. Paving continued for several hours with the crew finishing the work near the intersection of Cobbler Trail Road. (Phase V is the final phase of the Forest Glen project and includes Hartford Brook Road from sta 36+50 to the cul-de-sac at the end). The binder was installed along this section of Hartford Brook Road last season (see report from 10-10-2016). 90% of the houses are built and the area is stable and well maintained.</p> <p>The wearing course was completed in a professional manor by the Bourassa Paving Company using the following equipment; two Leboy paving machines, Hamm HD90, Hamm HD13, Hamm HD10 vibratory steel rollers and various hand tools. The crew milled a joint in the existing pavement and sprayed "tack" on the road before they installed the wearing course. The men placed 7 loads of 9.54 mm (3/8") wearing course for a total 130.75 tons.</p>	
Note: The Bourassa Paving Co. is located in Stratham, NH. A few seasons ago the crew paved the binder course on Cobbler Trail Road.	
On Site Contacts: Mark Young (Deerfield Highway Agent), Jeff White (Tucor Development), Bourassa Paving crew, (Nate) foreman	
Site Conditions: Stable, very good condition, most houses built and occupied	
Follow-Up Required:	
Change Order Required:	
Prepared By: JQ	