

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
NOVEMBER 14, 2018

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Kate Hartnett, Gregory Mitchell, Robert Cote, Selectmen's Representative Fred McGarry. Also present Cameron Prolman, SNHPC, and Jane Boucher secretary.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Gregory Mitchell moved to approve the manifest in the amount of \$40.20 (ANCO) and a time sheet for Jane Boucher (19 1/2 hours). Fred McGarry seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of October 24, 2018. Gregory Mitchell seconded. Voted in favor with Robert Cote abstaining.

Kate Hartnett moved to approve the minutes of July 25, 2018. Fred McGarry seconded. Voted in favor with Gregory Mitchell and Robert Cote abstaining.

MCCARRON SUBDIVISION/KEVIN COLE

The secretary advised that Richard Pelletier has not spoken with Town Counsel. She noted that DES has not completed a site visit to address the issues noted in the Planning Board's letter to DES dated 8/23/18.

Fred McGarry said that a letter should be sent to Commission Robert Scott, DES, noting that the Planning Board had sent a letter to DES dated 8/23/18 with regard to the McCarron Subdivision and waiting to hear the results of the inspection that DES staff was going to conduct. We are in receipt of your letter September 7, 2018 advising that you would keep the Town of Deerfield informed as to your findings.

7:15PM CONCEPTUAL MEETING/SITE PLAN REVIEW/DAVID IRISH/JENNIE MERRIS-DOLK/SOUTH ROAD

Mark Crisman was present representing Mr. Irish and Ms. Merris-Dolk.

Chair Schibbelhute noted that he had met with Mike Zarinkas who advised where the proposed indoor arena and horse barn would be located. Mr. Schibbelhute advised that he had told him to put stone drip edge all the way around the front side and to connect the two stone and pipe systems with one pipe and bring

them down to the west side of the property.

Mr. Crisman presented a Rain Garden and Parking Plan depicting the area . Mr. Crisman explained that they are looking at two concepts one with stables in the front and the other with stables on the side. He said that Ms. Merris/Dolk would like a longer arena which would put the stables down the side.

Fred McGarry noted that the access depicted on the plan would have to be improved. Dimensions showing the width of the roadway and width of proposed crushed stone as well as detail.

It was noted that the previous owner had sub divided the property into three lots. The secretary recalled that the subdivision had been recorded. A lot consolidation will be required.

Kate Hartnett noted that soils should be identified.

Mr. Crisman was advised that once a final plan is completed he should meet with Town Planner Sylvia von Aulock to review before submitting an application to the Planning Board.

7:50PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT; AL JAEGER;PERRY ROAD

Al Jaeger and Jason Franklin were present.

Chair Schibbelhute read the Notice of Public Hearing by which Al Jaeger, 12 Perry Road, Deerfield NH has applied for a Lot Line Adjustment for property located on Perry Road identified as Tax Map 408 Lot 1 (consisting of 23 +- acres) and Map 409 Lot 55 (consisting of 162 +- acres) and owned by the applicant. The intent of the application is to move 147.7 +- acres from Map 409 Lot 55 to Map 408 Lot 1. Map 409 Lot 55 would then consist of 14.3+- acres and Map 408 Lot 1 would then consist of 170.7 +- acres.

Jason Franklin presented the proposed plan noting that the existing conservation easement will not impact the new lot and the existing house will now be on Map 408 Lot 1.

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

Peter Schibbelhute read a memo from Cameron Prolman. A copy is attached to these minutes.

Fred McGarry moved to grant conditional approval to Al Jaeger for a Lot line Adjustment with the following conditions:
. The conservation easement be depicted on the plan
. Monumentation certificate be submitted.

PLANNING BOARD 11/14/18

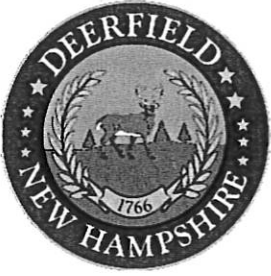
Conditional approval to lapse in 90 days. (February 14, 2019).
Gregory Mitchell seconded. Voted in favor.

RESIGNATION

Board members thanked Kate Hartnett, who had submitted a letter
of resignation effective 11/14/18, for her years of service.

The meeting was adjourned at 8:15PM.

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



TOWN OF DEERFIELD, NEW HAMPSHIRE

George B. White Building • 8 Raymond Rd., Deerfield, NH • 03037 • (603) 463-8811
• FAX (603) 463-2820 <http://www.townofdeerfieldnh.com>

Memorandum

To: Deerfield Planning Board
From: Cam Prolman, SNHPC Representing Deerfield Town Planner
Re: Planning Board Meeting for November 14, 2018
Date: November 14, 2018

1. **Lot Line Adjustment Map 408 Lot 1 and Map 409 Lot 55.** The application of Al Jaeger, 12 Perry RD, Deerfield.

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.

- The existing Map 408 Lot 1 is 23 acres; Map 409 Lot 55 is 162 acres.
- The intent is to adjust the lot line between Map 408 Lot 1 and Map 409 Lot 55 where Lot 1 will receive 147.7 acres from lot 55, making Map 408 Lot 1 170.7 acres and Map 409 Lot 55 14.3 Acres.
- There is a home within the existing Map 409 Lot 55; the LLA would change the Map and Lot # for the home to Lot 408 Lot 1.
- The Town's Assessor feels that this is an appropriate LLA in this case for the home, as it makes the most sense given the split in the map.
- There is a conservation easement on both lots which could restrict future building. Section III-4.D (2) states LLA applications shall include "draft copies of any proposed easement deeds, **restrictive constraints...**"

Possible Conditions of Approval:

1. That the applicant display the conservation easement on the plans.
2. That a monumentation certificate be submitted to the Planning Department with the appropriate fees for recording the plan.
3. All conditions to be met within one year.

Below are pictures of the existing map and lots, proposed Lot Line Adjustment, and a map depicting the conservation easement on both lots.