

# Town of Deering

762 Deering Center Road  
Deering, NH 03244

## **Planning Board Meeting Unapproved Minutes**

Wednesday, April 10, 2024  
7:00 PM

Members Present: Chair Katherine Jenkins (KJ), Tom Walters, Tim Maskiell, Mike Stone, and Selectmen Roy Watson

Also Present: Olivier Raoust (via Zoom), Peter Kaplan (via Zoom), Michael Thomas (Conservation Commission)

Guests Present: Michael Blutt and Ben Bauer of 606 Cellar Hole Rd

### **Summary**

Michael Blutt, an architect, presented his project plan for the property at 606 Cellar Hole Rd, Deering, NH. The board's main concerns revolved around ensuring no harm to the lake through effective erosion control and stormwater management, especially during and after construction. The discussion covered various topics from the relocation and design of structures to minimize environmental impact to specifics like the construction material's effect on the environment and local ordinances affecting the project's approval. DES approval needed. No decision has been made as there is additional information needed. A site walk may be needed.

### **Planning Board discussion opened at 7:11pm**

### **NEW BUSINESS:**

#### **Conceptual Consultation - 606 Cellar Hole Rd: Demolition / Reconstruction**

Michael Blutt aimed to gain feedback and conditional approval from the Planning Board for his architectural plans, including changes to the property's footprint and landscape to accommodate new constructions such as a house, garage, and deck. He detailed the current and proposed structures, emphasizing the need to align the project with budget constraints and environmental regulations.

The project will involve demolishing existing structures on the property, including a house, cabin, and garage, and rebuilding a new house, garage, and other facilities.

Michael Blutt stated that the distance between the property and the lake is greater than 50 feet, though he is wanting to build closer to the waterfront.

Chair KJ states that he would have to go before the Zoning Board for a variance because a non-conforming lot cannot be more non-conforming. Also, Chair KJ informs Michael Blutt that the Planning Board's goals are to ensure the project does not do anymore harm to the lake as well to ensure the ordinances are followed.

It has been noted that the Planning Board needs additional information such as erosion control, stormwater management, what trees are going to be disturbed, how much impervious surface, soil analysis, etc.

Chair KJ recommends that they acquire approval from the state Department of Environmental Services (DES) and that the DES approval needs to be in paper, in their hands in order to give an Notice of Decision (NOD) for the project.

The Planning Board believes there is not enough information at the time and would also need to do research on their end to review parts of the ordinances affected by the project. Chair KJ states that they will need exact dimensions of impervious surfaces, and a design of the mentioned pathway to the lake. The impervious coverage cannot be any more than 20%. The grading site of the site has to be minimal. Mitigation efforts of any kind of contamination into the lake need to be well aligned. They will also need a topography of the area.

Michael Blutt states the impervious coverage shown on the paper is 4.6%.

Michael Blutt will get an environmental scientist involved in the project so he can find those answers. The environmental scientist may help with the restoration plan. Because he is not sure how available that they are, the project may take longer depending on the pricing of the project, when he can find answers to the Planning Board's questions, etc. Ideally, he would want the project complete in about 2 months, assuming everything goes smoothly.

He also needs to complete a tree survey as well.

**Olivier Raoust and Peter Kaplan left the Zoom call at 8:02pm.**

The Planning Board will also want to research into the propane tank and provide an explanation to Michael Blutt.

Chair KJ informs him that the Planning Board can schedule a site walk after reviewing the new information and ideally will have more focused questions the next time he comes in for a decision from the board. Ideally they need 3 weeks in advance prior to a Planning Board meeting. There cannot be votes made during the site walks.

Michael Blutt plans to send additional information to Nicole and she would then forward all of that to the Planning Board's circuit rider with Central New Hampshire Regional planner Matthew who is currently not present.

**Mike Stone motions to adopt the draft minutes from March 13th, 2024. Tim Maskiell seconds. Motion Passed 4-0 at 8:34pm.**

Questions from the Planning Board were directed to the Selectmen Roy Watson.

If there are any concerns or questions regarding what the Planning Board finds during a site walk or finds something that needs to be enforced, to either pass it along to the Town Administrator or to submit inquiries to the town hall's website under the Selectmen's web page.

The Planning Board did not have the opportunity to go over their fourth item on their agenda regarding a revised version of the Article 4, Section 5, Watershed Protection Ordinance.

**KJ motions to adjourn the meeting, Mike Stone seconds. Motion Passed 4-0. Meeting adjourns at 8:36pm.**

Respectfully Submitted,

Nicole Zheng  
Assessing Clerk