

# Town of Deering

762 Deering Center Road  
Deering, NH 03244

## Planning Board Meeting Unapproved Minutes

Wednesday, March 13, 2024  
7:00 PM

\*Please note that the recording/streaming of this meeting was not available. The following minutes have been prepared based on notes and recollections from the meeting.

Members Present: Chair Katherine Jenkins (KJ), Peter Kaplan, and other members not listed  
Also Present: CNHRPC Matthew Monahan (via Zoom)

### **Summary**

The meeting primarily revolved around flood planning in conservation areas, sanitation erosion control measures, and permits for a transmission line upgrade. The team emphasized the importance of careful planning and permitting, particularly around water crossings and wetlands. They also discussed the need for best management practices, the use of contractors, and the potential impact of zoning ordinances. Towards the end, they discussed the ongoing development of a new watershed ordinance and the rewrite of Article 4, Section 5 of the watershed protection ordinance.

### **NEW BUSINESS:**

#### **Conceptual Consultation - Eversource Replacement and Restoration A-164 Line**

The meeting focused on a proposed maintenance project for a 15.5-mile transmission line upgrade. The project involves replacing structures with more durable weathering steel and clearing vegetation for safety and reliability. The team will work with landowners for easement agreements and temporary access points. It was highlighted that the project is a priority due to a single line loss and will improve safety and reliability in the infrastructure grid. The meeting also discussed planning and permitting stages for a primary project, which involves burying structures into the ground with a concrete foundation. Permits at state, local, and federal levels are required, and the project is in various stages of approval, submittal, and progress. The project will be divided into phases, with upland structures expected to be completed in August or September, and the Standard Dredge and Fill application expected to be completed around December.

There was a discussion about a planning project involving sanitation erosion control measures and compliance inspection monitoring. The team mentioned their use of contractors like Michael for larger projects. They also discussed the need for careful planning around water crossings and wetlands, with one speaker highlighting the potential impact of zoning ordinances from the town of Deering on the project. They also discussed the possibility of avoiding wetland

crossings and the need to pay special attention to erosion controls. Towards the end, they noted that overnight on-street parking would not be a part of this project.

## **OLD BUSINESS:**

### **Watershed Ordinance Development Discussion**

The Planning Board discussed the process of obtaining permits for their project, with a focus on the Wetland and Lake Ordinances. The discussion highlighted the importance of submitting a detailed narrative on how the project complies with the ordinances, along with site photographs to provide a 3D perspective. The Board suggested that pictures of the project in progress in other communities could be beneficial. The team also discussed the need to address spill protection concerns, especially in relation to vehicles and fuels. It was clarified that blasting would not be used for digging the holes.

The Planning Board discussed the timeline for submitting a project, which should be 25 days in advance of the meeting. They also touched upon the need to present to the Planning Board and Conservation Commission. The Board agreed to include utility best management practices in their application and to provide a list of ordinance numbers. The importance of addressing sensitive areas like watershed areas were also highlighted. The Board concluded that they need to provide a map and an explanation of the project activities, and they anticipate no need for additional permits.

The Planning Board discussed the ongoing development of a new watershed ordinance and the rewrite of Article 4, section 5 of the watershed protection ordinance. They identified key elements of the ordinance, including district standards, uses, and conditional use permit requirements. The conversation also touched on the distinction between land uses and district standards, with land uses being either permitted, prohibited, or subject to a conditional use permit. The team also considered the need for a separate selection ordinance for certain standards that align more closely with health ordinances or police powers. The next steps involve further sorting and categorizing the standards to determine their appropriate placement within the framework of the new ordinance.

Peter Kaplan, a co-author of the revising watershed ordinance, expressed his concerns about the approval and review process within the ordinance. He highlighted the importance of controlling non-point source pollution and monitoring septic tanks to protect the lake. He also emphasized the need for a streamlined and effective conditional use process. The Planning Board agreed on the importance of these elements and discussed their impact on the development around the lake. Peter expressed his willingness to contribute to improving the ordinance. The Board also discussed the potential impact of variances on the lake, particularly in relation to septic systems and the need to implement conditional use standards for variances granted to prohibited uses. The goal is to ensure that extra protections are in place before a building permit is issued. They also considered the idea of sunset review criteria for variances to assess their impact over time. The Board plans to seek input from the Deering Lake Association

and other stakeholders as they develop these documents. A rough draft of a selection ordinance was also discussed.

The Board discussed the importance of protecting water bodies and wetlands, with a focus on ensuring clear permitting processes. They considered seeking advice from the New Hampshire Lakes Association and possibly revising the Wetlands ordinance. They also reviewed the capital improvement plan, which has been approved and will be sent to the Budget Advisory Committee for their use. A motion to adjourn the meeting was approved.

Respectfully Submitted,

Nicole Zheng  
Assessing Clerk