

**TOWN OF DEERING
PLANNING BOARD**

APPROVED

Minutes

January 13, 2021 (Virtual meeting via Zoom)

Members present: Beth Kelly, Chairman; John Shaw; William Whisman, Select board member; Sharon Simpson; Russ McAlister, Town Administrator

Public present: Matt Monahan, Central NH Regional Planning Commission; Rick Kohler, Kohler Environmental, LLC; John Rudd; Patrick McGowan

The meeting was opened at 7:00 pm via “Zoom”.

Agenda Item #4. Conceptual review for John Rudd, Map 248, Lot 48-2 Parlays Way, new home

Rick Kohler from Kohler Environmental was recognized. He stated he helped with a subdivision of 5 lots in 2006 that included this lot. It has some complexities. Parlays Way has an easement for Lots 48-1 and 48-2. An easement was needed for the septic on Lot 48-2. The previous owners had grand plans; but did nothing. He and the new owner, John Rudd, have spent many hours on the buildings and how it can best be situated for the lot to still have natural landscape. The house is to be built on a slope to keep a low impact on the site. He then showed the Board the conceptual plan they have drawn up. He showed what is existing and what was cleared by the previous owner. William Whisman wondered if the existing septic plan was still viable after all this time. Kohler answered yes, not much growth.

The driveway will be hardpack and will run southeast from the front of the home to the forested area for storm water management. The whole plan is big about storm water management. They will be utilizing existing forests. He then showed where the electricity and propane services will be, again keeping existing trees for storm water management. No erosion or sediment will happen from the flow off of the garage.

A perimeter apron around the house will deliver the runoff to stones under the deck. The house is not crowding the 50’ buffer line; the house is moved southerly and is still within approximately 54’. There will be no tree removal expect possibly for a dock later on.

Sharon Simpson had a question about the drainage around the house and garage. Mr. Kohler stated that the garage has a 4’ apron around the whole building filled with 2” minus pulverized stone aggregate, compacted sand and more rounded stone (that was easy on bare feet) making no direct point of discharge. The house will have the same kind of apron that goes under the deck that has aggregate and filter fabric to store water over 24 hours; the water then goes to the water table and not to the surface for runoff. The main concern was to avoid surface flow of water.

Matt Monahan, the planner, will review the plan by the end of the month. He will use the Ordinance list to check the plan.

The Chair asked if there were any other questions about this conceptual plan. None
John Rudd was recognized and thanked Russ McAlister and the staff for the great deal of help in getting this going for him. He really likes Deering’s beautiful lake.

7:55pm. Mr. Kohler and Mr. Rudd left the meeting. Discussion.

Agenda Item #5. Watershed Protection Ordinance Public Hearing

7:56pm. Public Hearing opened concerning changes to Article 4, Section 5 of the Watershed Protection Ordinance

Matt Monahan said the Town Attorney had some comments and changes. Some parts have been moved into the Site plan regulations. Any questions? A motion was made by William Whisman to send the Ordinance changes to Town Meeting as written with an amendment to change the Zoning Administrator wording to designee. Sharon Simpson seconded. All in favor. So moved.

8:11pm. Public Hearing was closed.

Agenda Item #3. Approval of the meeting minutes for December 9, 2020.

The minutes for the December 9, 2020 Planning Board meeting were reviewed. William Whisman made a motion to approve the minutes of the December 9, 2020 meeting. John Shaw seconded. All in favor. So moved.

Having no more business before the Board, the "Zoom" meeting was disconnected at 8:15 pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk