



## **TOWN OF DEERING**

### ***Planning Board***

762 Deering Center Road  
Deering, NH 03244

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#### Unapproved Minutes Meeting Minutes June 8, 2022

Board Members in attendance in person: Beth Kelly (Chair), Sharon Simpson, Jill Smith (ex-officio), Katherine (KJ) Jenkins (Vice Chair), Tim Maskiell, Olivier Raust and Bob Carter (Alternate).

Board Members in attendance via Zoom: John Shaw

Non-public in attendance: Julius Peel (Town Administrator).

Non-Public in attendance via Zoom: Matt Monahan (CNHRPC)

Public in Attendance: Mike Thomas and Dan Higginson, representing Robin Hill Farm.

Prior to start of meeting, a vote was taken for Bob Carter to be appointed a voting member this evening.

The meeting opened at 7:05 pm. Bob Carter nominated Beth Kelly, chair of the board. Sharon Simpson seconded. Vote was taken with all in favor. Sharon nominated KJ vice chair, seconded by Bob Carter. Vote was taken with all in favor.

Discussion followed regarding hiring a secretary; the line item for a PB secretary was removed from the PB budget. Beth agreed to continue taking minutes.

Vice Chair KJ agreed to run the meeting for the lot line adjustment to allow Beth to take meeting minutes.

Representative of applicant for a lot line adjustment, Dan Higginson of HIGGINSON LAND SERVICES, was recognized and addressed the board regarding the lot line adjustment.

Robin Hill Real Estate Holdings, LLC and Nancy Donovan Revocable Trust, submitted an application for Map 233 Lots 6 and 7, and totaling 21.23 +/- acres on land owned by the same for the purpose of adjusting lot line between the two properties. The site is located at 63 and 70 Donovan Road, within the Agricultural/Residential Zone. The current uses on the sites are residential and an assisted living facility.

Several waivers were requested:

1. Subdivision Regulation Section 5.2.14 for locating existing and proposed water culverts, drains, and other appurtenances of parcels on survey plan.
2. Subdivision Regulation Section 5.2.18 For locating special features of existing and proposed parcels on survey plan.
3. Subdivision Regulation Section 5.2.19 For existing and proposed contours of parcels presented on survey plan.
4. Subdivision Regulation Section 5.2.19 For soil survey of existing and proposed parcels presented on survey plan.
5. Subdivision Regulation Section 5.2.20 For location of percolation tests and test results, wells, and septic locations on existing and proposed parcels represented on survey plan.
6. Subdivision Checklist Item 20 for wetland delineation by a CWS, represented on survey plan, with the CWS stamp on the plans.
7. Subdivision Regulations Section 6.9.3 Requirement for pipes to be set at all lot corners. Concrete or granite bounds shall be set at all points of curvature and all points of tangent for surveying purposes.
8. Checklist item # 15 requiring lot area to include steep slopes, wetland and total upland areas on parcel 233/7.

Bob Carter made a motion that every item on the application is complete. Seconded by Sharon Simpson. All in favor.

Bob Carter discussed each waiver request and made the motion to accept waivers. Olivier Raust seconded. All in favor.

The fee for the application was discussed. Administrator Julius provided the planning board with a copy of the invoice (572.96). As a condition of approval, the fee must be paid before the mylar (both copies) are signed. Waivers granted should be listed on the final plan to be signed.

Regional impact was discussed. Planning Board consensus "there is no adverse impact"

Administrative Conditions of Approval of proposed lot line adjustment include:

- 1) A mylar for the town and county. A digital (DWG) copy for the town as well.
- 2) For Lot 6 (it is under 5 acres) a copy of the state subdivision approval
- 3) Professional stamps and signatures (surveyor and wetland scientist as well as owner); signatures need to be on the final plan.
- 4) All waivers granted and conditions of approval need to be on the final plan.

7:40 pm the public hearing opened. There being no public comment, the public hearing was closed a 7:41 pm.

There being no further discussion, Bob Carter made the motion to conditionally approve the application. Sharon Simpson seconded. All in favor.

KJ made the motion to accept the April 13 minutes. After discussing it was John Shaw who seconded the motion to adjourn not Jill Smith, Jill Smith made the motion to accept the April 13 minutes.

The joint meeting with conservation was discussed. It was agreed the commission could do public outreach regarding non-point source pollution and septic pumping. Olivier Raust is the CC webmaster. Many ideas were provided for resources that would be informative to the public.

The CIP was discussed. It needs to be updated annually. KJ is the contact person for Central NH Regional Planning. Jill Smith advised the board it cannot go over the budget shown in the town report for CIP. We all agreed to be mindful of this appropriation.

Lastly: Shepherd's Crossing. Bob Carter seeking the letter stating the project was abandoned and rescinding approval of 37 duplexes.

At 8:32 pm Bob Carter made the motion to adjourn. KJ seconded. All in favor.

