

**TOWN OF DEERING
PLANNING BOARD**

**APPROVED
Minutes
August 24, 2021**

Members present: Beth Kelly, Chairman; Katherine Jenkins, Vice Chairman; John Shaw (by zoom for medical reasons); Bob Carter, Alternate; Sharon Simpson; Roy Watson, Selectboard member; Matt Monahan, Planner, CNHRPC

Public present: Brian Houghton, Deering Road Agent; Stephen Gallagher; Tracie Gallagher; Aundrea Gallagher; Cory Keefe, Eversource

The meeting was opened at 7:09 pm.

A motion was made by Vice Chair Jenkins to make Bob Carter a voting member for tonight's meeting. Seconded by Sharon Simpson. All in favor. So moved.

Agenda Item #2. Review and approval of meeting minutes from the June 9, 2021, July 14, 2021 (corrected dates) and the August 11, 2021 meetings. (The August 11 minutes were added to the Agenda at the meeting).

The minutes for the June 9, 2021, July 14, 2021 and August 11, 2021 Planning Board meetings were reviewed. A motion was made by Vice Chair Jenkins and seconded by Sharon Simpson to approve the minutes for June 9 and July 14, 2021. Ayes have it. So moved. A motion was made by Sharon Simpson to approve the minutes for August 11, 2021 and was seconded by John Shaw. Ayes have it. So moved.

Agenda Item #3. Eversource request for cutting dead trees on a scenic road.

Cory Keefe from Eversource was recognized. He said there is a few marker trees on Pleasant Pond Road that are dead and in danger of falling on electric lines. Road Agent Brian Houghton agreed that they need to be removed. A motion was made by Sharon Simpson to approve Eversource's trimming of these trees on a scenic road for safety. Seconded by Vice Chair Katherine Jenkins. Ayes have it. So moved. Eversource will notify the abutters before they begin cutting.

Agenda Item #4. Review for building/septic design application for Gary Machado, 829 Old County Road.

No one was at the meeting to speak about this application.

Agenda Item #6 Old Business. Tom's Auto Sales site review at 134 Deering Center Road.

Stephen Gallagher was recognized. He purchased the land and has been using it for his electricians business since 2017. He feels it is a landmark in Deering and wants to keep it that way. He is the building owner and will be leasing it to his wife and daughter as a Jeep repair/sales business. Would like to get what he needs from the town so he can then go to the State of NH for inspection. Bob Carter was recognized stating that Tom's Auto was grandfathered; but after five years of non use it is no longer grandfathered and Mr. Gallagher will need to apply for a site plan review from the town for a special use. The Deering Zoning Board will first need to approve his commercial use variance. Mr. Carter discussed some of the parts of the commercial use in a town with no commercial zone. Matt Monahan added more comments. Mr. Gallagher will need to be put on the Zoning Board's Agenda for September. Then come back to the Planning Board.

The Gallaghers were thanked for coming.

7:46 pm Bob Carter made a motion to go into non-public session per RSA 91-A:3 II (1) to consider legal advice from town counsel concerning rescinding the former Shepherd's Crossing subdivision. John Shaw seconded. Ayes. So moved. Roll call: Beth Kelly, Katherine Jenkins, John Shaw, Bob Carter, Sharon Simpson. Roy Watson, Matt Monahan.

8:03 pm. The Board came out of non-public session. A motion was made by Bob Carter to ask Matt Monahan to draft a letter for the Board's review before going to counsel stating the reasons the Shepherd's Crossing subdivision should be rescinded. Then the new owners can proceed with their application. Seconded by Sharon Simpson. All in favor. So moved.

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:09 pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk