



TOWN OF DEERING

Planning Board

762 Deering Center Road
Deering, NH 03244

TOWN OF DEERING PLANNING BOARD

APPROVED Minutes August 9, 2023

Planning Board Meeting Minutes

August 9, 2023

Members present: Katherine Jenkins (Chair), Olivier Raoust, Tim Maskiell, Mike Stone, Tom Walters, Steve Diers (ex officio)

CNHRPC: Matt Monahan

Public present: Taylor Hennas, Meridian Land Services, representing Priesing Property

Public Session Opened at 7:02 PM.

New Business:

John Priesing, Jr., Emily Foster Berbeck, John L. Riley, Susan Foster Culver, Elizabeth Foster, and Michael Foster: 745 White Gate Road: Demolition / Reconstruction

Taylor Hennas presented the proposal for 745 Whitegate Rd.

Tom Walters recused himself from discussion as an abutter to the lot in question.

The proposal necessitated the following requests for waiver:

Deering Shoreland District Requirements (Article 4, Section 4):

1. 4.4.7.f - proposal would enlarge cleared area within the waterfront buffer area
2. 4.4.10.e – proposal would increase coverage by impervious materials beyond 20% of parcel.
3. 4.4.10.c – proposal would encroach upon the 50' setback from the shoreland reference line.

The Planning Board discussed with Ms. Hennas the issues of vegetation removal, rainwater runoff, lawn cover, grading and erosion during construction, spill prevention and control, pumping of septic tanks. The proposal accounted for these areas of concern.

The Planning Board and Mr. Monahan discussed the definition of dwelling unit and agreed that the proposed structures do constitute dwelling units, per the RSA (used in the absence of a town ordinance) and a recommendation was made to Ms. Hennas that the proposal would require approval from the Zoning Board of Adjustment.

Public Session closed at 7:40pm

Planning Board determined to continue the application for 745 Whitegate Rd, asked for a modified drawing showing fewer contours, Planning board and CNHRPC will seek advice of legal counsel regarding the variances and exceptions that will be required for the proposal.

Minutes from June 27th Planning Board Meeting were reviewed. Mr. Raoust motioned to accept the minutes, seconded by Mr. Maskiell. All in favor.

Presentation by Matt Monahan, CNHRPC, about the Planning Board Process.

Meeting adjourned at 9:30pm

Respectfully submitted,

Mike Stone