

**TOWN OF DEERING
PLANNING BOARD**

**AMENDED & APPROVED
Minutes
March 13, 2019**

Members present: Dan Goddu, Chairman; Katherine Jenkins, Vice Chairman; Beth Kelly; Sharon Simpson; John Shaw, Select board member.

Public present: Dan Higginson, Higginson Land Services; Joe Taber; Joseph Taber, Sr.; Brian Houghton, Deering Road Agent; Wendy Cote, Hecht & Associates Architects; Lora Sabin; Carl Hagstrom, Monadnock Septic Design, LLC.

The meeting was opened at 7:02 pm.

The public hearing is continued from February 13, 2019.

Agenda Item #2a. Continuation of public hearing-Subdivision Plan, Subdivision regulations and Article 4, Section 5, Watershed Protection Ordinance for Joseph Taber, Old County Road, Tax Map 241, Lot 18.

Dan Higginson was recognized. He has the plan with the required spaces for signatures. He is looking to get the septic design approved tonight so Mr. Taber can start building. Brian Houghton is in attendance to speak to driveway design. Chair Goddu also wanted to know about the pitch of the driveway.

Brian Houghton was recognized. He stated that the town catch basin is below where the driveway is proposed so the water won't be coming out. He used the orange flags that he thought would be the driveway and from his estimates there isn't 250' site distance in both directions. After some discussion, the Board was told the flags that the Road Agent used for the driveway calculations were not for the driveway. Brian would like the driveway to be marked correctly so he can go back and measure for site distance before approving.

Chair Goddu read a letter from Deering Fire Chief Dan Gorman regarding sources of water and whether a suitable turn around or hammerhead for emergency vehicles was planned. He gave a couple of ideas for water sources that could be utilized for fire emergencies, one being sprinklers for the house.

Discussion about roof runoff and sheet flow and the use of rain gardens to disperse the water. Also discussed what type of material could be in the rain gardens.

Chair Goddu suggested a site walk and the Board agreed. Site walk to the property will be Wednesday, March 20th at 6pm. Chair Goddu asked if there was any more input from the public at this time. Being none, the public hearing is continued until March 20th at 6pm. at the site walk on Old County Road.

A motion was made and seconded to accept the site plan for the septic subject to any conditions or findings at the site walk on March 20, 2019. Ayes have it.

7:45 pm. Dan Higginson, Brian Houghton and the Tabers left at this time.

Agenda Item #2b. Conceptual review Shoreland Protection, Article 4, Section 4, and Watershed Overlay Ordinance, Article 4, Section 5 for Jonathan Hecht, 64 Baldwin Road, Tax Map 228, Lot 25.

Wendy Cote with Hecht & Associates Architects was recognized. She brought plans showing the existing structure(s) as well as what is proposed. They want to take down existing house, but use the foundation for some of the new house. They will also take down two sheds. They need five bedrooms for their family and the existing septic is for four. They will be upgrading and moving the septic system because it is now in the way of the new construction. Drip edges are planned all around the house. The deck is staying and Chair Goddu stated that 1-1/2" stone needs to be under the whole deck for drainage.

Carl Hagstrom from Monadnock Septic Design, LLC was recognized and stated that he was familiar with the site and the ordinances regarding Deering Lake. The lot is large and able to have the needed septic system.

Agenda Item #2c. Review and approve meeting minutes for February 13, 2019 meeting.

The minutes for the February 13, 2019 meeting were reviewed. A motion was made and seconded to approve the minutes of the February 13, 2019 meeting. Ayes have it.

Agenda Item #2d. Status on the new Site Plan and Watershed Development checklist work with NRPC.

Chair should have more information on the completed checklist by the first week of April.

Agenda Item #3. Old Business

None

Agenda Item #4. Communications & Miscellaneous.

None.

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:37pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk