

**TOWN OF DEERING  
PLANNING BOARD**

**UNAPPROVED  
Minutes  
June 10, 2020 (Virtual meeting via Zoom)**

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

Public present: William DeMotta, Tom Carr; Meridian Land Services, Thomas Hecht, Carl Hagstrom, Wendy Cote; Hecht & Associates, Jonathan Hecht (by phone), Matt Monahan; CNHRPC

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

**Agenda Item #3. New Business.**

- a. Building Permit Application for Jonathan Hecht and Lora Sabin, Tax Map 228, Lot 25, 64 Baldwin Road.

Property owners are looking for approval, but the fees have not been paid nor have the abutters been noticed according to the RSA and the Town Ordinances. A public hearing is needed and the abutters need to receive their letter at least ten days before the hearing. Tom Hecht was recognized and said that he had spoken to Diane Kendall and wasn't aware that the fees needed to be paid at the time of the application.

Chair Simpson stated that Diane is the point person for the Planning Board. There is a list of things that need to be done by law. We propose that you (the Hechts) resubmit your application with the fees and it will be reviewed for completeness. The public hearing can be combined with the approval process; things could be sped up by doing this.

Chair Simpson stated that the application will have to be disapproved for tonight per RSA 676:4, Paragraph 1, Section B. Mr. Hecht wanted to know if this prejudiced him? No. The next meeting is July 8<sup>th</sup> and if everything is completed including notices to abutters it is possible to do the approval at the same meeting.

Motion was made by William Whisman to disapprove Building Permit Application for Jonathan Hecht and Lora Sabin, Tax Map 228, Lot 25, 64 Baldwin Road based on RSA 676:4 Paragraph 1, Section B. Seconded by Beth Kelly. All in favor. So moved.

Chair Simpson asked if the Board was okay with having two public hearings on the same night. OK by all members.

- b. Septic and Driveway Permit Application 20-009. Demotta Family Trust, William and Anne Demotta, Tax Map 228, Lot 10, 1. 11 Reservoir Road.

Tom Carr was recognized from Meridian Land Services to speak about the Demotta application. He has prepared a storm water management plan; Meridian had done the subdivision plan for this property a few years back. The building permit requires a site specific septic plan for storm water management. He re-did the topography for this site. It is a very flat open field property and he is looking for where the storm water is going. All of the storm water now is just sheet flow. He is

looking at two scenarios; drip edge or infiltration trenches. Mr. Carr is proposing 100% infiltration trenches along the driveway edges and around the whole house. They would be 2' wide by 2' deep filled with crushed stone. The driveway might be nit pack which is manufactured sand or asphalt. If the budget permits, Mr. Demotta would like asphalt. There are specs for the fill needed under the driveway so that the correct material is there for the trenches to work correctly. Mr. Carr believes that the trenches will work fine.

Chair Simpson asked the Board if they had any questions. Vice Chair Jenkins asked if there would be grass next to the driveway. Mr. Carr said yes, the driveway is ten feet wide and then the trenches and grass or field like material that is mowed.

Motion was made by William Whisman to accept the Septic and Driveway Permit Application review for Demotta Family Trust, William & Anne Demotta, Tax Map 228, Lot 10,1. 11 Reservoir Road. Seconded by Vice Chair Jenkins. All in favor. So moved.

Mr. Demotta asked what was next. Major building permit. Chair Simpson can email a checklist. Mr. Demotta would like that. The Road Agent needs to sign off on the driveway permit and Mike Borden for the building permit. Discussion about the house to be built. Tom Carr left the meeting.

- c. Septic Permit Application 20-029 for Ian and Concordia Lane, Tax Map 229, Lot 38. 21 Zoski Road.

No one is at the meeting representing the Lanes. Board doesn't know what the Lanes are proposing. A letter will be mailed to Mike Borden stating that the Board couldn't review this application at this time due to lack of information. William Whisman made a motion that according to our policies the Board is not able to review the Septic permit application for Ian and Concordia Lane at this time until the Board has more information. Beth Kelly seconded. All in favor. So moved.

8:15pm. John Shaw joined the meeting at this time.

8:22pm. Matt Monahan from Central NH Regional Planning Commission joined the meeting. Beth Kelly asked what things need NHDES approval? Matt said that lots with less than 5 acres need State subdivision approval in the Watershed Overlay.

#### Agenda Item #4. Miscellaneous Business

- a. Review and approval of March 11, 2020 and May 13, 2020 meeting minutes.  
The March 11, 2020 meeting minutes were reviewed. Beth Kelly made a motion to approve the March 11, 2020 meeting minutes. William Whisman seconded. All in favor. So moved.

The May 13, 2020 meeting minutes were reviewed. William Whisman made a motion to approve the May 13, 2020 meeting minutes as amended. Beth Kelly seconded. All in favor. So moved.

- b. Workshop meeting June 23, 2020-Matt Monahan from CNHRPC.

Matt Monahan was recognized at this time. The Planning Board needs to look at the Watershed Overlay and figure out how to eliminate problems and protect the lake. Need to look at how to do it. He proposes having two workshop meetings: First get people there and have them let everybody know what they do and what they can bring to the table. Second would be for the Planning Board, Town Administrator, Diane Kendall and himself and go through the Shoreland Protection Ordinance

and check for surface and ground water issues, etc. so as to protect the lake. Chair Simpson thinks this sounds like a good process.

8:40pm. Matt left the meeting.

c. Voting for Officers

A nomination was made for Sharon Simpson to stay on as Chairman. Sharon declined the nomination; but will be staying on as a regular Board member.

Sharon then nominated Beth Kelly for Chairman. William Whisman seconded. All in favor.

Katherine Jenkins was nominated for Vice Chairman. William Whisman seconded. All in favor.

Having no more business before the Board, a motion was made by William Whisman to adjourn the meeting at 8:52pm. John Shaw seconded. So moved.

Respectfully submitted,

Linda Winters  
Planning Board Clerk