

**TOWN OF DEERING
PLANNING BOARD**

**UNAPPROVED
Minutes
June 13, 2018**

Members present: Dan Goddu, Chairman; Katherine Jenkins, Vice Chairman; Beth Kelly, Peter Kaplan, Steve Avery

Public present: Dave King, P. Scott Adams, Susan Adams, Joseph Taber, Joe Taber

The meeting was opened at 7:04 pm.

Agenda Items #2a. Review and approve meeting minutes for the October 24, 2017 workshop meeting.

The minutes for the October 24, 2017 workshop meeting were reviewed. A motion was made to accept the minutes for the October 24, 2017 meeting. Seconded. Minutes approved.

Agenda Item #2b. Review and approve the meeting minutes for May 9, 2018 meeting.

The minutes for the May 9, 2018 meeting were reviewed. A motion was made to accept the minutes for the May 9, 2018 meeting as amended. Seconded. Minutes approved.

Agenda Item #2c. Review for Section 5.4 Watershed Overlay, Tax Map 228, Lot 43, Paul Scott and Susan Adams, 407 Janelle Drive.

The Board recognized P. Scott Adams. He discussed the proposed changes to his house. They want to eliminate the downstairs bedroom; and add 7' to the roof by raising the attic and putting the bedroom in that area. They will re-roof the new area and are also planning on taking off the siding and put on cedar shake shingles. The footprint of the house remains the same; the roof will not have any more square feet to it. They would like to put a gas insert into the fireplace instead of using the fireplace for wood burning.

They would like to fix the path to the lake as it is very unstable. They want to fix the old deck and put a roof on it so they can screen it in. Also build a new deck. They will still be 27 to 28' from the lake. They will build with sonnet tubes on the ground so as not to disturb the earth.

Dave King will be doing the construction. Chair Goddu asked him when he would be starting. Some time this year. Will he use drip edge? No, there are gutters. He will have to redirect the drip from new porch from going into the lake directly. The Board would need to see crushed stone under the deck. Steve Avery asked whether the septic system could handle another bathroom. Mr. Adams said the code goes by how many bedrooms; not bathrooms; for the septic. Mr. Adams said the septic drains into a holding tank then into a leaching tank. It was inspected in October of 2017 and it didn't need pumping at that time. It hasn't been used for about two years.

Mrs. Adams asked about the use of rain barrels for the roof runoff. They could be used if the water would drain off in sheets. At this time Peter Kaplan gave an explanation of why the Board does the things and asks the questions it does when changes want to be made in the Watershed District.

Mr. Adams then spoke about how he was drawn to Deering; liking how clean the lake is and wanting to keep it that way.

Peter Kaplan had some talking points about septic systems in the Watershed District.

Chair Goddu asked about the water runoff from the existing roof and the new bedroom roof and added that gravel would also need to be put under the stairs. If using drip edge or gutters they would have to install a "dry well" type of catch basin. Mike Borden would have to sign off on the set backs from the property lines.

A motion was made to approve the new roof, porch, and walkway. The runoff under the new deck/porch and a gravel area alongside the new walkway needs to fall into at least 2 layers of 1-1/2 inch stone or three layers of 3/4" stone. Water off the roof is to be redirected into "planter boxes" designed to catch downspout discharge that exits the planter as sheet flow reducing the velocity of the outflow of storm water onto the property and subsequently into Deering Lake from the roof. Chair Goddu will send a design for the planter boxes previously approved for a project will be sent to the Adams'. Motion was seconded. Ayes have it. Chair Goddu will send a letter to the Adams' and Mike Borden.

Agenda Item #2d. Conceptual review: Subdivision for Joseph Taber, Old County Road, Tax Map 241, Lot 18.

Joseph Taber and his son, Joe were recognized. They stated that Lot 18 is a 21 acre lot that they would like to subdivide into 3 house lots. Son Joe wants to build on one lot and probably sell the other two lots. He is thinking that the house lot might have about 13 acres with 250' of road frontage. The second lot could have 4.5 acres with possibly 400' road frontage, and the third 3.7 acres with 400' of road frontage. There is not really any wetlands, just a couple of little brooks. The Board reminded the Tabers that two contiguous dry acres are needed to be a buildable lot. Mr. Taber had some questions. Would he need a permit for a driveway? Yes, the State of NH Department of Environmental Services will issue a state approved permit. The Tabers will return to the Board when they have their architect draw up plans with possible house positions, wetlands and slope, etc.

A motion was made at this time to reopen the motion made for the Adams on Janelle Drive. Seconded. Peter Kaplan wants to add to that motion that silt socks and silt fencing be required where the soil is disturbed. Seconded. Motion passed. Peter had some additional questions and comments.

There will be no workshop in June.

Agenda Item #3. Old Business.

None.

Agenda Item #4a. Communications & Miscellaneous.

None

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:30pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk