



TOWN OF DEERING

Planning Board

762 Deering Center Road
Deering, NH 03244

PLANNING BOARD MEETING

November 14, 2022

7:00 PM

In attendance: Beth Kelly, Jill Smith, Tim Maskiell, KJ Jenkins,

Public in attendance: Mike Thomas and Surveyor Dan Higginson

As we did not have a quorum on November 9th, the meeting was move to this date due to Thanksgiving, vacations and obligations CNHRP has in November.

The meeting began late at 7:15 pm due to technical difficulties.

The board listened to a conceptual regarding a wetland crossing on Old County Road. The DES determined it to be a Tier 3 crossing. As the presentation was conceptual, the board was unable to offer any solutions but felt DES offered direction.

BEIDEMAN SUBDIVISION #217-34

61 Tubbs Hill Road

The applicant's surveyor has updated the plans in accordance with the November 4, 2022, memorandum from CNHRPC.

At the November 14, 2022 the Planning Board granted waivers for the large remaining lot. Following is a list of those waivers.

1. Subdivision Section 5.2.14 – Existing and proposed water culverts, drains, and other appurtenances.
2. Subdivision Section 5.2.18 – Location of special features, natural and built, affecting the land proposed to be subdivided, including bodies of water, streams, water courses, ponds, standing water, rock ledges, stone walls; any designated viewsheds (shown on Conservation and Public Lands and Scenic Vistas Map in the town's 2004 Master Plan); existing and proposed wooded areas (tree lines); open space to be preserved; and any other man-made or natural features.
3. Subdivision Section 5.2.19 – Existing and proposed topographic contours based upon the USGS topographical data, with spot elevations where necessary, at contour intervals of two (2) feet where the

slope is 15% or less and at a contour interval of five (5) feet where the slope of the land exceeds 15%, steep slopes in excess of 25%.

4. Subdivision Section 5.2.19 – Soil survey prepared according to the SSSNNE NH/VT standards, wetland delineation.

5. Subdivision Section 6.9.3 – Pipes shall be set at all lot corners. Concrete or granite bounds shall be set at all points of curvature and all points of tangent for surveying purposes.

6. Subdivision Checklist Item # 15 – requiring lot area to include steep slopes, wetland and total upland areas.

7. Subdivision Checklist Item # 20 – wetlands being delineated by a CWS with a stamp on the plan.

8. General plan Information Item 21 on the checklist for surveyed property lines.

All waivers granted would shown on the final plans.

KJ made the motion to accept the application as complete, seconded by Jill. All in favor.

Conditions of approval will include the following items:

1) Professional stamps and signatures (surveyor and wetland scientist) as well as owner signatures need to be on the final plan.

2) All waivers granted and conditions of approval need to be on the final plan.

3) Two Mylars one for recording at the Hillsborough County Registry of Deeds and one for Deering

4) A letter from the surveyor certifying that all monuments have been set for Lot 34-1 in accordance with the approved plan

5) Receipt of Town of Deering Driveway Permit for lot 34-1

6) A copy of the state subdivision approval for Lot 34-1.

7) A copy of the deed for the lots.

A discussion ensued regarding regional impact. It was voted to not having regional impact.

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