

**TOWN OF DEERING
PLANNING BOARD**

**UNAPPROVED
Minutes
January 9, 2019**

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

Public present: Tom Carr, Meridian Land Services, Inc.; Dan Higginson, Higginson Land Services; Joe Taber; Joe Taber, Sr.

The meeting was opened at 7:05 pm.

Agenda Item #2a. Conceptual review, application for development, Article 4, Section 4, Shoreland Protection; and Article 4, Section 5, Watershed Protection: Richard Medlyn, 75 Lost Lane, Tax Map 234, Lot 23.

7:07pm. Beth Kelly arrived at this time.

Tom Carr from Meridian Land Services was recognized. The Medlyns want to put an addition on the existing house and install a new septic system with a new tank and chamber then to the leach field. The plans show detailed storm water management using drip edge material on the new addition. Mr. Carr proposed two options for the runoff from the existing building. Gutters are there now, but in disrepair. He suggested new gutters but because an infiltration trench under the gutters is not possible due to ledge would suggest downspouts to catch runoff in the event of gutter failure/maintenance not done. A few trees will need to be taken down for septic work. He I asking for conditional approval tonight.

A motion was made and seconded to approve conditional on 1. State approved Shoreland Permit, 2. Installation of new gutter and downspouts to direct water to either side of the new addition, 3. Entrenchment at the end of the driveway 2' wide X 2' deep with 1-1/2" stone to catch and redirect water flow away from the lake. Ayes have it.

Agenda Item #2b. Conceptual Subdivision design review under Watershed Protection Ordinance, Article 4, Section 5, Joseph Taber, Tax Map 241, Lot 18.

Dan Higginson, Higginson Land Services was recognized. This lot is vacant at this time and the owner would like to divide into 3 lots. He asked if the fee was \$100. per lot. Yes, the fee would be \$300.00. Wasn't sure if an escrow deposit was needed. The first lot would be 4.25 acre with acceptable road frontage. The driveway slightly encroaches the buffer zone to the wetlands. Mr. Higginson was agreeable to moving the positioning of the house and septic to accommodate that. Also driveway doesn't meet the property line setback rules so he will move the lot line over to fix that. This property is on the edge of the Shoreland Protection Overlay. Chair Goddu would like notes added to the plan that state that any new dwelling will meet all requirements of the Town ordinances. He would like to see rain garden placement and lot frontage numbers.

The Tabers are planning to build on the third lot, which is the largest. It has some wetlands, but plenty of dry. Chair Goddu would like the plan to include lake to locust and where this lot is to it. Dan Higginson said all test pits are done on all the lots. The applicants will return to a later meeting.

Agenda Item #2c. Review and approve meeting minutes for December 12, 2018 meeting.

The minutes for the December 12, 2018 meeting were reviewed. A motion was made and seconded to approve the minutes of the December 12, 2018 meeting as amended. Ayes have it.

Agenda Item #2d. Review and approve FAQ for Article 4, Section 4, and Article 4, Section 5; Shoreland Protection Ordinance.

Item moved to next month's meeting agenda.

Agenda Item #2e. Review draft application and checklist provided by Central NH Regional Planning Commission.

Item moved to next month's meeting agenda.

Agenda Item #3. Old Business

None

Agenda Item #4. Communications & Miscellaneous.

There will be no January workshop.

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:28pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk