

**TOWN OF DEERING
PLANNING BOARD**

UNAPPROVED

Minutes

February 10, 2021 (Virtual meeting via Zoom)

Members present: Beth Kelly, Chairman; Katherine Jenkins, Vice Chairman; Sharon Simpson; William Whisman, Select board member; Russ McAlister, Town Administrator

Public present: Matt Monahan, Central NH Regional Planning Commission; Rick Kohler, Kohler Environmental, LLC; John Rudd; Patrick McGowan; Tom Carr, Meridian; Bob & Lilian Carter; Betsy Holmes

The meeting was opened at 7:02 pm via “Zoom”.

Agenda Item #3a. Review and approval of meeting minutes from the January 13, 2021 meeting.

The minutes for the January 13, 2021 Planning Board meeting were reviewed. William Whisman made a motion to approve the minutes of the January 13, 2021 meeting. Katherine Jenkins seconded. All in favor. So moved.

Agenda Item #4a. Building permit for Patrick McGowan, Tax Map 228, Lot 48-4, Reservoir Road.

Patrick McGowan was recognized. He stated he the lot is 3.98 acres. He is proposing to build a two bedroom, two bath home on top of a two car garage. The septic design has been approved by the State of NH and is 1500’ away from the lake. It is the eastern side of the lot that will be developed. It is within the Master Plan as a buildable lot. He does not have frontage on the lake and all the construction will be 1500’ away from the lake. There no streams on the property, but there is one low spot where he wants to utilize as a rain garden area for water collection. He has checked with the UNH website for permissible plants for this area. He will use waddle so nothing travels down to the lake. The driveway will be gravel for now, but will want to pave it in about a year. He has cleared about $\frac{3}{4}$ of an acre and does not expect to clear anymore. Patrick has spoken to the Building Inspector to get some names of local contractors. Brooks Post & Beam are planning to start erecting the house in June.

Chair Kelly asked if there were questions from the Board. Vice Chair Jenkins asked if there would be anyone checking on the progress/monitoring/cleaning of the rain garden. She would also like to see a plan with the placement of the house. Mr. McGowan showed the plan.

Matt Monahan that Mr. McGowan has seen Brian, the Road Agent concerning the driveway permit; also reminded the applicant about the septic pumping regulations and giving a written copy to the Town. Vice Chair Jenkins asked if there would be issues with the closeness of the driveway to the lot line and will the rain garden work in a 100 year event. Mr. McGowan said he has also considered using a rock infiltration ditch at the side of the driveway. He wants to accommodate the Board for what is appropriate for storm water mitigation. Jenkins preferred a dry well approach if possible and Sharon Simpson wanted to be sure whatever is used will work.

Chair Kelly asked Mr. McGowan to come back to the Board at next month’s meeting on March 10th with a storm water management plan.

Agenda Item #4b. New garage for Bob and Lilian Carter, Tax Map 228, Lot 68, 211 Lakeshore Drive.

Tom Carr from Meridian was recognized. He showed the Board the plan for adding a garage and extended driveway to their lot. He showed the storm water management plan. There will be a 2' wide by 1' deep trench with crushed stone around the garage. There will be minimal impact on the site with possibly 4 trees being removed. Mr. Carter was recognized and stated that he got a variance from the ZBA to move the garage closer to the road; which would make it farther away from the lake. Matt wanted to know what the change would be on the impervious area. +568 sq. feet for a total of approximately 24%. The State said it is sufficient with the areas under the garage eaves, but a variance will be needed because Deering's Ordinances state that the impervious area can't be more than 20%.

Katherine Jenkins made a motion to approve the new garage for Bob and Lilian Carter, Tax Map 228, Lot 68, 211 Lakeshore Drive, conditional upon the proper variance(s) from the Deering ZBA regarding impervious area. William Whisman seconded. Ayes have it. So moved.

Agenda Item #5a. Building permit for John Rudd, Tax Map 228, Lot 48-2, Parlay's Way.

Rick Kohler was recognized. Discussed John Rudd's proposed home. They really took a lot of time to look over the property and decide what were the BMPS's for this property. For storm water management they will have a circular driveway around some large hemlocks. The storm water management plan exceeds what is needed to deliver the surface water back into the water table. The garage has a full perimeter splash apron with a 4' wide by 1' deep infiltration trench area. John Rudd stated that there will be no lawn area except where the septic area lies. The house will have a full perimeter gravel apron where storm water is stored. Under the deck is "foot friendly" stone to store water for a 24 hour 4" rain event. Mr. Rudd wants to have his propane tank buried underground; realizes he will need a variance for that. He needs to see Mike Borden, the Building Inspector.

A motion was made by William Whisman to approve the building permit for a new home for John Rudd, Tax Map 228, Lot 48-2, Parlay's Way conditional upon getting a variance for a buried propane tank. Katherine Jenkins seconded. All in favor. So moved.

9:04pm. Rick Kohler and John Rudd signed out of the meeting.

Having no more business before the Board, the "Zoom" meeting was disconnected at 9:08 pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk