

**TOWN OF DEERING
PLANNING BOARD
Approved Minutes
April 12, 2017**

Members present: Robert Carter, Chairman; Katherine Jenkins, Vice Chairman; Dan Goddu; Beth Kelly, Sharon Fife; Selectboard member

Public present: Noah Carter, Gary Paige, Rodney Kiblin, John Demetry, Liz Demetry, Steven Luger, LLS

The meeting was opened at 7:02 pm.

Agenda Item #2a. Review and approve meeting minutes for March 8, 2017 meeting.

The minutes for the March 8, 2017 meeting were reviewed. A motion was made and seconded to approve the minutes of the March 8, 2017 meeting as amended. Ayes have it. Minutes approved.

Agenda Item #2b. Public Hearing concerning a site plan review for a proposed lot line adjustment/subdivision for Steven Luger; for property at 2257 Second NH Turnpike, Tax Map 231, Lots 5, 6, & 7.

7:05 pm Public hearing opened.

Mr. Luger was recognized and stated that he is asking for some waivers. The Board will address those later.

The Board went over the application and deemed it complete. Motion made and seconded. Ayes have it.

Mr. Luger went on to say that Lot 5 has 39 acres and the Nettleton house will sit on 5.5 acres of this property. The remaining 33.5 acres will now make up Lot 5-1 with 279' of road frontage. The Nettletons plan to sell this lot. The lot line adjustment involves the Demetrys and will change their acreage from 2.94 acres to 3.09 acres with 410' of road frontage.

Chair Carter asked about the "bridal path" noted on the plans. Mr. Luger replied that it has been stated that way for years and has some kind of history. It is essentially an easement or right of way for the Society for the Protection of NH Forests.

The public was asked if there were any comments. None.

At this time the Board addressed the issue of waivers. Their decision was that Waiver #'s 17, 18, 19, 21, 22, and 23 would indeed be waived, but the remaining ones: #15, Contiguous upland, wetland & steep slopes; #16, Steep slopes over 25%; #20, Wetlands delineated & certified; #24, Test pits & percolation results; and #25, 4000 sq. ft. septic area would not be waived for Lot 5-1.

Mr. Luger asked if an approval might be imminent. Chair replied it was possible if they wanted to return to the Board's workshop meeting on the 25th with the information that was needed on the plan.

The public hearing will be continued until the Workshop meeting on April 25th @ 7pm.

Agenda Item #2c. Election of Officers

A motion was made to nominate Dan Goddu as Chairman. Seconded. Dan accepted.

A motion was made to nominate Katherine Jenkins as Vice Chairman. Seconded. Katherine accepted.

Bob Carter stated that he had the final chapters of the Master Plan. Central NH Regional Planning Commission wants them looked over before final print.

As Chair Goddu's first official duty he wanted to thank Bob Carter for all his work and many years of dedication to the Planning Board. The Board echoed his sentiments.

Agenda Item #3. Old Business

None

Agenda Item #4. Communications and Miscellaneous

None

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:06pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk