

Hecht

and Associates Architects Inc.

May 26, 2020

Project Narrative

**64 Baldwin Road, Deering, NH
Map 228, Lot 25**

Existing Conditions

The property on Deering Lake encompasses a 31.8-acre parcel, on which are located an existing 2-story single-family dwelling and a detached two-car garage. Both structures lie within the 150-foot natural woodland buffer zone. There are ancillary structures on the property, including a freestanding gazebo and shed, both of which are within the 50-foot waterfront buffer zone.

Proposed Demolition

The project includes demolition of the existing house, exterior deck, and garage. The full-depth concrete foundation at the house is to remain and will be incorporated into the new structure.

The proposed scope of work also includes removal of the gazebo and shed, which will result in no structures remaining within the waterfront buffer zone.

The existing septic system will be removed.

New Construction

The project consists of a new 5-bedroom house, partially constructed over the existing foundation. There will also be a new exterior deck on the lake side which approximates the footprint of the existing deck, as well as smaller covered porches on the east and north sides of the house.

There will be a new two-car garage located on the north side of the existing driveway. The lower driveway and parking area will be reduced in size and reconfigured.

A new septic system will be installed at the east end of the parking area.

Additional trees and plantings will be installed at the edge of the parking area and at areas disturbed by construction.

Stormwater Management

The proposed storm water management system will be described in detail on site plan drawings prepared by the civil engineer, Monadnock Septic Design LLC.

Work will comply with the NH DES Shoreland Homeowner's Guide to Stormwater Management and include:

- Stormwater controls during construction, including silt fencing along the lakefront sides of the work site.
- Drywells at all downspout locations.
- Dripline trenches at portions of roofs without gutters.
- Crushed stone beneath all decks.
- Narrow, meandering path to existing waterfront dock.



Major Building Permit Application

Town of Deering, New Hampshire
762 Deering Center Road
Deering, NH 03244
Telephone: (603) 464-3248

Paid: Cash Check

Permit #: 20-031

(This area for office use only)

Map # 223

Lot # 25

Location of Construction (Address): 64 Baldwin Road

Is this, or will this be, a rental property? Yes No IN Watershed

MAY 21 2020

Is this property located on a Private or Class VI road? Yes* No

Kendall

* If Yes, do you have an Acknowledgment & Consent form recorded at the Hillsborough County Registry of Deeds, as required by RSA 674:41? Please contact the Deering Town Hall to complete an Acknowledgement & Consent form.

PROPERTY OWNER: Jonathan Hecht & Lora Sabin Phone: 617-924-1490

Mailing Address: 159 Russell Ave Cell #: 617-320-8905

City: WATER TOWN State: MA Zip Code: 02472

Email: jonathan.hecht@gale.edu ksabin@bu.edu

CONTRACTOR: _____ Phone: _____

Mailing Address: _____ Cell #: _____

City: _____ State: _____ Zip Code: _____

Email: _____

Proposed Construction is for:
(check only one)

- New Single-Family Dwelling
- New Two-Family Home
- New Multi-Family Dwelling
- Replacement / New Mobile Home
- New Commercial Structure
- Commercial Addition
- Commercial Alteration
- Other: _____

Is property within the following?
(You must respond to all)

- Major or Minor Subdivision (Yes (No))
- Approved Site Plan (Yes / No)
- Shoreland Protection Zone (Yes) / No
- Flood Hazard Area – per the Flood Insurance Rate Map (Yes (No))
- Within 50 feet of a jurisdictional Wetland Area (Yes (No)) if so please document.

Description of work to be performed: Demolition of existing 2-story dwelling (foundation to remain) and garage. Demolition of 2 structures within 50 foot buffer zone. Construction of 2-story dwelling and detached garage.

Page 2 - Section A

EXISTING (or PREVIOUS) CONDITIONS

Existing Use: _____

Land Only - if so skip to Section "B"

single-family residence

Residential Commercial Mixed Use (both)

Existing Structures: (Existing Conditions) * including garage

Existing # of Buildings on site: 1*

Total Sq Ft of existing building(s): 2,790*

Garage Parking: yes Exterior Parking: yes

Electrical Service Size: unknown

Type of Heat: hot water Fuel Type: oil

of Fireplaces: 0 # of Kitchens: 1

Foundation Type: conc Building Height: 31'-7" ±

of Full Baths: 2 # of Partial Baths: 1

For Residential Units: (Existing Conditions)

of Units: _____

of Bathrooms: _____

of Bedrooms: _____

For Commercial Units: (Existing Conditions)

of Units: _____

Office Area (sq ft): _____

Office Area (sq ft): _____

Page 2 - Section B

PROPOSED CONDITIONS

Proposed Use: _____

single-family residence

Residential Commercial Mixed Use (both)

Setbacks:

Front Setback: 750' Left Setbacks: 730'

Rear Setback 740' Right Setbacks: 730'

Proposed Structures: (Total of existing + proposed) * including garage

Proposed # of Buildings on site: 2*

Total Sq Ft of proposed building(s): 6,410*

Garage Parking: yes Exterior Parking: yes

Electrical Service Size: t.b.d.

Type of Heat: t.b.d. Fuel Type: t.b.d.

of Fireplaces: 1 # of Kitchens: 1

Foundation Type: conc. Building Height: 34'-8"

of Full Baths: 4 # of Partial Baths: 0

For Residential Units: (Total of existing + proposed)

Proposed # of units: _____

Proposed # of Bathrooms: _____

Proposed # of Bedrooms: _____

For Commercial Units: (Total of existing + proposed)

Proposed # of units: _____

Proposed Office Area: _____

Proposed Other Area: _____

ATTACHMENTS AND SUBMITTALS REQUIRED AT THE TIME OF APPLICATION	
For Residential 1 and 2 Family	For Commercial or Multi-unit Residential
Site Plan <input type="checkbox"/>	Site Plan – Approved Site Plans Must be Certified Prior to Issuance of Building Permits. <input type="checkbox"/>
Driveway Permit [Contact DPW (603) 464-5740] <input type="checkbox"/>	Driveway Permit [If Required] [Contact DPW (603) 464-5740] <input type="checkbox"/>
N.H. Approved Septic Design [If Required] <input type="checkbox"/>	N.H. Approved Septic Design <input type="checkbox"/>
Approved Storm Water Management Plan [Contact DPW (603) 464-5740] <input type="checkbox"/>	Approved Storm Water Management Plan [Contact DPW (603) 464-5740] <input type="checkbox"/>
Two (2) full sets of building plans <input type="checkbox"/>	Three (3) full sets of plans [Stamped When Required by RSA 310 -A] <input type="checkbox"/>
P.U. C. Prescriptive Compliance Application, Res Check Compliance Application, or <input type="checkbox"/>	Letter of Energy Compliance From Design Prof. [May Use Residential Compliance Options to a Maximum building size of 4000 Square Feet] <input type="checkbox"/>
Have you filled out page two Section A and B completely? <input type="checkbox"/>	Have you filled out page two Section A and B completely? <input type="checkbox"/>
Footing Certification (May be required) <input type="checkbox"/>	Footing Certification (May be required) <input type="checkbox"/>
All Precedent Conditions of the Notice of Decision that was Approved by the Planning Board are met. <input type="checkbox"/>	Statement of Special Inspection [IBC Section 1705] [If Applicable] <input type="checkbox"/>
Fire Department – Fire Protection Plans Submitted In Addition to Building Permit. [If Applicable] <input type="checkbox"/>	Fire Department – Fire Protection Plans Submitted In Addition to Building Permit. <input type="checkbox"/>

Please be advised, the order of inspections, for the **Building Inspector Only**, are as follows:

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Reinforcing Steel Prior to Placement of Concrete. 2. Foundation / Pier Depth 3. Rough-In: Framing with all other trades roughed in and fireblocking/draftstopping in place; before final sheathing (vinyl, cedar, etc) is applied. | <ol style="list-style-type: none"> 4. Insulation 5. Drywall Installation(Prior to Mud & Tape) 6. Penetration Firestop 7. Final Inspection 8. Septic Bed Bottom Inspection |
|---|--|

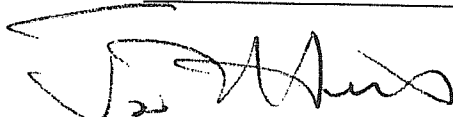
NOTE: Not all inspections may apply to every situation and additional inspections may be required as needed. Electrical, Plumbing and Mechanical Work all require additional inspections. Check with Fire Department for their required Inspections.

- **Certification of Accuracy:** As the owner/owners agent of record, I certify that all information contained within this application is true and accurate to the best of my knowledge and belief.
- **Certification of Compliance:** I hereby certify that I am familiar with all pertinent codes relating to the above specified work, and that all work shall be performed in compliance with these codes, also that I am familiar with the Town of Deering Ordinance, Article 8 and all use and dimensional Regulations.
- **Inspections:** This signed application constitutes consent on the applicant's part to allow for inspections at the property by the department of Code Enforcement and any other required Town Staff. Any work that is covered prior to the inspection may be required to be removed for inspection.
- **Certificate of Occupancy (C/O):** A C/O must be issued PRIOR to any occupancy of residential and/or commercial structures. A Certificate of Occupancy shall be clearly displayed in all structures of non-residential uses. For Commercial Projects: As-Built Drawings must be submitted prior to issuance of a C/O. **In no circumstances will any occupancy or equipment storage be allowed in a permitted renovation or structure prior to a final inspection. Violations will be subject to fines and penalties.**
- Permits are non – transferable. If this is an “After the Fact” permit, it will be subject to additional fees.

This signed application constitutes consent on the applicant's part to allow for inspections at the property by the Department of Code Enforcement and any other required Town Staff.

Applicants are advised that the making of a false statement on this form is a criminal offense.

Cost of Construction: _____



Applicant Signature

5/21/2020

Date

*****DO NOT WRITE BELOW THIS LINE*****

Permit Fee: _____ (Permit fee is based on \$0.25 per square foot of Construction)

THIS PERMIT IS: ISSUED with the following conditions: DENIED for the following reason(s):

Approved By: _____ Date: _____
 Building Inspector/Code Enforcement Officer



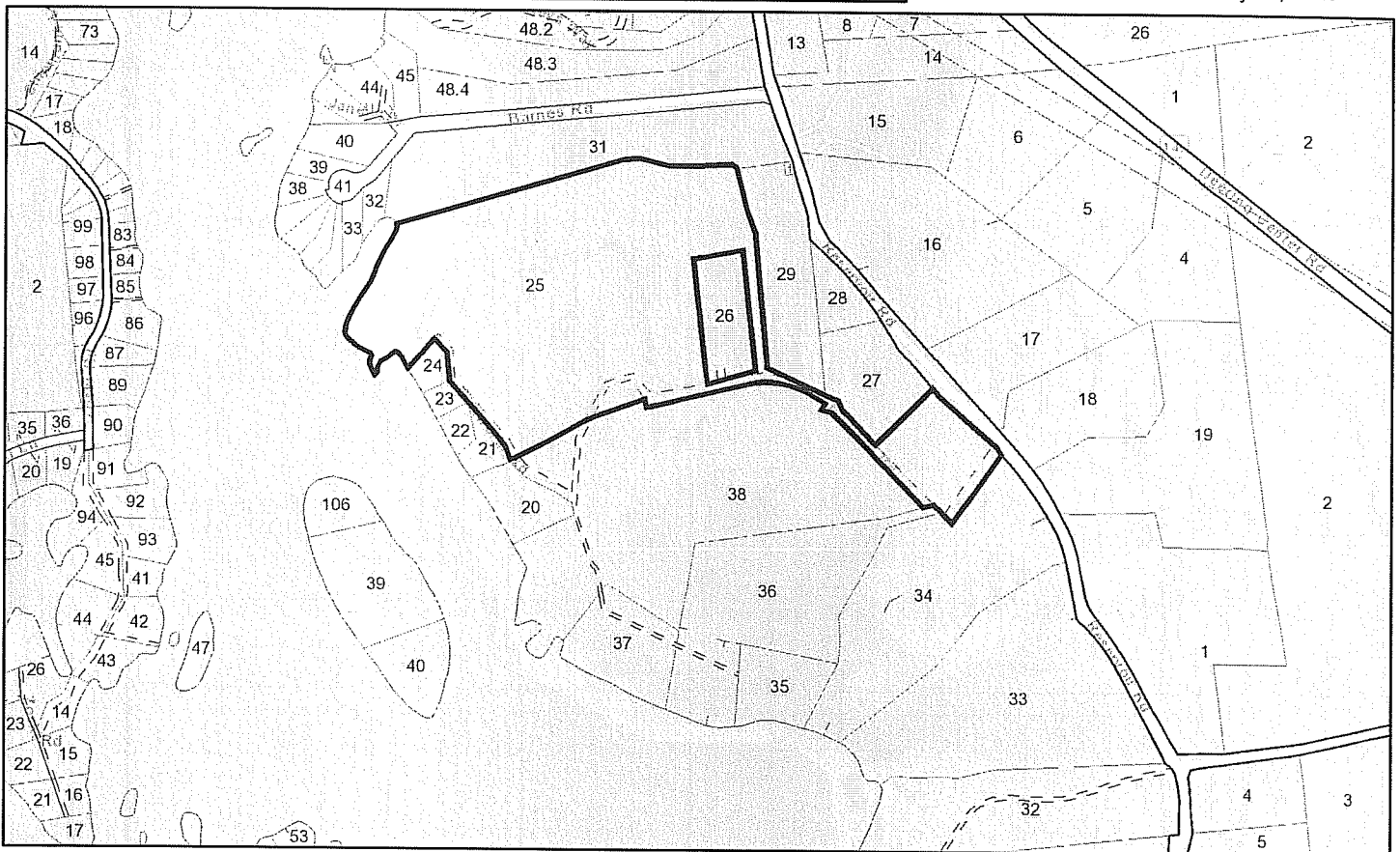
Deering, NH



1 inch = 550 Feet



May 21, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

OWNER INFORMATION		SALES HISTORY					PICTURE				
HECHT, JONATHAN SABIN, LORA 159 RUSSELL AVENUE JTWROS WATERTOWN, MA 02472		Date	Book	Page	Type	Price	Grantor				
LISTING HISTORY		NOTES									
07/15/19	RWVM	NATURAL; ONE ROOM / LOFT; INFO FROM OWNER DNVI; COMP TOILET;									
01/09/19	INSP	SIDING=HORIZONTAL PINE; 9/13 PU SHED INFO FR HO (MR) DNVI; 12/13 INT									
06/11/15	KCVM	INFO PER HO; DNVI PER NO KEY; PERM LADDER TO LOFT; PU CTH; 7/14									
07/23/14	MSCL	WOOD STOVE HEAT; NO INT FIN; NO W/S-HAS ELECT ONLY; ACC OFF									
12/09/13	ERCL	ELLSWORTH JUST PAST #509; DW IS ON RIGHT IN WOODS; 7/19 NOH, PU									
09/23/13	DMVM	DEK, EST NO OTHR CHG TO EXT;									
01/25/13	INSP										
09/03/09	ERVM										
EXTRA FEATURES VALUATION							MUNICIPAL SOFTWARE BY AVITAR				
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	DEERING ASSESSING OFFICE				
SHED-WOOD	96	8 x 12	227	7.00	60	915					
						900					
PARCEL TOTAL TAXABLE VALUE											
Year	Building	Features	Land								
2020	\$ 15,800	\$ 900	\$ 0(c)								
Parcel Total: \$ 379,296											
							(Card Total: \$ 16,700)				
LAND VALUATION							LAST REVALUATION: 2015				
Zone:	Minimum Acreage:	Minimum Frontage:	Site:				Driveway:	Road:			
Land Type	IF RES WTRFRNT	Neighborhood:	Cond	Ad Valorem	SPI	R	Tax Value	Notes			
		0 ac									

Map: 000228

Lot: 000025

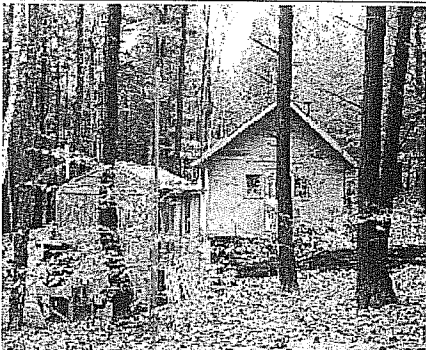
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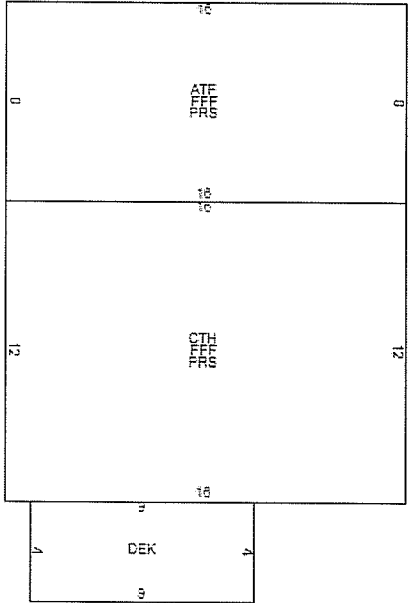
Card: 2 of 2

OFF ELLSWORTH ROAD

DEERING

Printed: 04/09/2020

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS				
	HECHT, JONATHAN SABIN, LORA 159 RUSSELL AVENUE JTWROS WATERTOWN, MA 02472	District	Percentage	Model: 1 STORY FRAME CAMP Roof: GABLE OR HIP/ASPHALT Ext: AVERAGE Int: MINIMUM Floor: MIN PLYWD Heat: WOOD/COAL/CONVECTION				
		PERMITS		Bedrooms: Baths: Fixtures: Extra Kitchens: Fireplaces: A/C: No Generators: Quality: B3 MINIMUM Com. Wall: Size Adj: 2.0035 Base Rate: RSA 67.00 Bldg. Rate: 0.7573 Sq. Foot Cost: \$ 50.74				
		Date	Permit ID	Permit Type	Notes			
				BUILDING SUB AREA DETAILS				
				ID	Description	Area	Adj.	Effect.
				ATF	ATTIC FINISHED	128	0.25	32
				FFF	FST FLR FIN	320	1.00	320
				PRS	PIERS	320	-0.05	-16
				CTH	CATHEDRAL	192	0.10	19
				DEK	DECK/ENTRANCE	36	0.10	4
				GLA:	352	996		359
				2015 BASE YEAR BUILDING VALUATION				
				Market Cost New:		\$ 18,216		
				Year Built:		2000		
				Condition For Age:		AVERAGE 13 %		
				Physical:				
				Functional:				
				Economic:				
				Temporary:				
				Total Depreciation:		13 %		
				Building Value:		\$ 15,800		



Map: 000228

Lot: 000025

Sub: 000000

Card: 1 of 2

64 BALDWIN ROAD

DEERING

Printed: 04/09/2020

OWNER INFORMATION		SALES HISTORY					PICTURE																															
HECHT, JONATHAN SABIN, LORA 159 RUSSELL AVENUE JTWROS WATERTOWN, MA 02472		Date	Book	Page	Type	Price	Grantor																															
		11/24/2014	8709	2182	Q1	700,000	LASSEY, JOHN A &																															
		03/26/1985	3290	129	U V 38		LASSEY, JOHN																															
		03/25/1985	3290	126	U V 38		LASSEY, JOHN & STEPHEN																															
		11/26/1984	3242	577	Q V		1 MARGULIES, MAX & RUTH																															
LISTING HISTORY		NOTES																																				
03/05/20 ERPR 07/17/19 RWVM 01/09/19 INSP MARKED FOR INSPECTION 04/04/17 ERPR 02/02/16 DMPR 06/11/15 KCVM VER SALE 12/09/13 ERCL 09/23/13 DMVM		ORIG CU @2366/289; TAN; BOAT DOCKS-DNPU; 925' LKE FRNTG, SOME FRNTG IN COVE; 1/2 BTH IN BSMNT; DNPU OUTHSE; WF COND=100 + 165 XSWF & POINT; PLAN#36937; 12/13 ALL ORIG; CORR BDRM COUNT; 1 BDRM ON FFF & 1 ON UFF; 4 BDRM SEPTIC; 2/16 NOH; EST NEW HEATING 4/17 CHANGED ELEC SERVICE TO BUNKHSE-NVC; 7/19 PU MINI SPLT EST 50% COVG, NOH EXT GOOD COND; 3/20; NOH; APPRS NC TO EXT, EST SEPTIC 2019 PER BP;																																				
EXTRA FEATURES VALUATION																																						
Feature Type	Units	Lngh x Width	Size Adj	Rate	Cond	Market Value	Notes	MUNICIPAL SOFTWARE BY AVITAR																														
SHED-WOOD	128	16 x 8	185	7.00	40	663	IN WDS LFT OF DW	DEERING ASSESSING OFFICE PARCEL TOTAL TAXABLE VALUE <table border="1"> <thead> <tr> <th>Year</th> <th>Building</th> <th>Features</th> <th>Land</th> </tr> </thead> <tbody> <tr> <td>2018</td> <td>\$ 178,200</td> <td>\$ 3,900</td> <td>\$ 194,442</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 376,542</td> </tr> <tr> <td>2019</td> <td>\$ 181,500</td> <td>\$ 3,900</td> <td>\$ 193,896</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 379,296</td> </tr> <tr> <td>2020</td> <td>\$ 165,700</td> <td>\$ 3,000</td> <td>\$ 193,896 (c)</td> </tr> <tr> <td colspan="3"></td> <td>Parcel Total: \$ 379,296</td> </tr> </tbody> </table>			Year	Building	Features	Land	2018	\$ 178,200	\$ 3,900	\$ 194,442				Parcel Total: \$ 376,542	2019	\$ 181,500	\$ 3,900	\$ 193,896				Parcel Total: \$ 379,296	2020	\$ 165,700	\$ 3,000	\$ 193,896 (c)				Parcel Total: \$ 379,296
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2020	\$ 165,700	\$ 3,000	\$ 193,896 (c)																																			
			Parcel Total: \$ 379,296																																			
SCREENHOUSE	144	12 x 12	171	14.00	50	1,724																																
DECK	100	10 x 10	220	7.00	40	616	UNDER EPF																															
						3,000																																
(Card Total: \$ 362,596)																																						
LAND VALUATION																																						
Zone: RES Minimum Acreage: 2.00 Minimum Frontage: 200						Site: AVERAGE Driveway: GRAVEL/DIRT Road: GRAVEL/DIRT																																
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes																								
IF RES WTRFRNT	2.000 ac	67,000	C	80	100	95	95	90 -- ROLLING	90	39,200	0	N	39,200	LONG ACC																								
UNMNGD PINE	29.470 ac	x 2,000	X	91				90 -- ROLLING	100	48,300	100	N	4,196																									
IF RES WTRFRNT	1.000 wf	x 150,000	X	100					100	150,000	0	N	150,000	WF NICU																								
IF RES WTRFRNT	0.300 ac	x 2,000	X	91				90 -- ROLLING	100	500	0	N	500																									
UNMNGD PINE	1.000 wf	x 150,000	X	100					180	270,000	0	N	0	WF IN CU																								
										508,000			193,896																									
										31.770 ac																												

Map: 000228

Lot: 000025


Sub: 000000

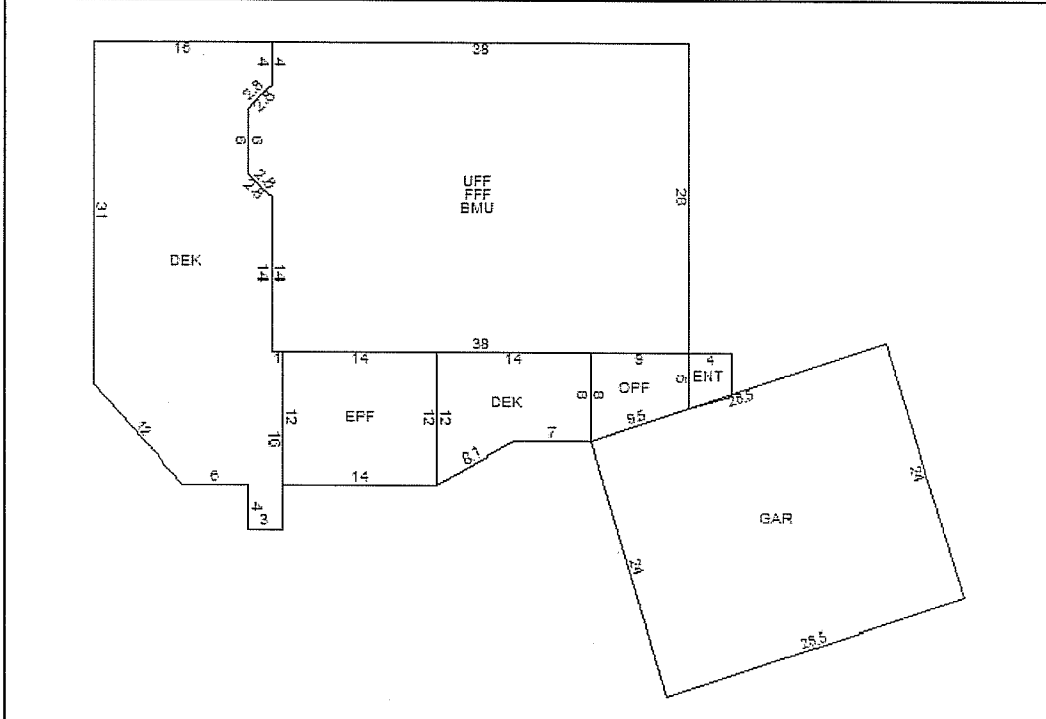
Card: 1 of 2

64 BALDWIN ROAD

DEERING

Printed: 04/09/2020

PICTURE	OWNER	TAXABLE DISTRICTS		BUILDING DETAILS	
		District	Percentage		
	HECHT, JONATHAN SABIN, LORA 159 RUSSELL AVENUE JTWROS WATERTOWN, MA 02472			Model: 2 STORY FRAME GAMBREL Roof: GAMBREL/ASPHALT Ext: VINYL SIDING Int: DRYWALL Floor: CARPET/HARDWOOD Heat: OIL/HOT WATER Bedrooms: 2 Baths: 2.5 Fixtures: 9 Extra Kitchens: A/C: Yes 50.00 % Fireplaces: Generators: Quality: A1 AVG+10 Com. Wall: Size Adj: 0.9085 Base Rate: RSA 67.00 Bldg. Rate: 0.9786 Sq. Foot Cost: \$ 65.56	
		PERMITS			
		Date	Permit ID	Permit Type	Notes
04/22/19	19-26-septic	ALTERATION	REPLACE HOUSE & SEPTIC		
05/10/16	16-19-elec	REPAIR	CHANGE SERVICE TO BUNKH		
11/03/15	15-68-mech	ALTERATION	NEW HEAT SYSTEM		



BUILDING SUB AREA DETAILS				
ID	Description	Area	Adj.	Effect.
OPF	OPEN PORCH	59	0.25	15
GAR	GARAGE ATTCHD	684	0.45	308
ENT	ENTRANCE	18	0.10	2
UFF	UPPER FLR FIN	1080	1.00	1080
FFF	FST FLR FIN	1080	1.00	1080
DEK	DECK/ENTRANCE	738	0.10	74
EPF	ENCLSD PORCH	168	0.70	118
BMU	BSMNT	1080	0.15	162
GLA:		2,160	4,907	2,839

2015 BASE YEAR BUILDING VALUATION		
Market Cost New:		\$ 186,125
Year Built:		1999
Condition For Age:	GOOD	10 %
Physical:		
Functional:	WH	1 %
Economic:		
Temporary:		
Total Depreciation:		11 %
Building Value:		\$ 165,700

Map: 000228

Lot: 000025

Sub: 000000

Card: 2 of 2

OFF ELLSWORTH ROAD

DEERING

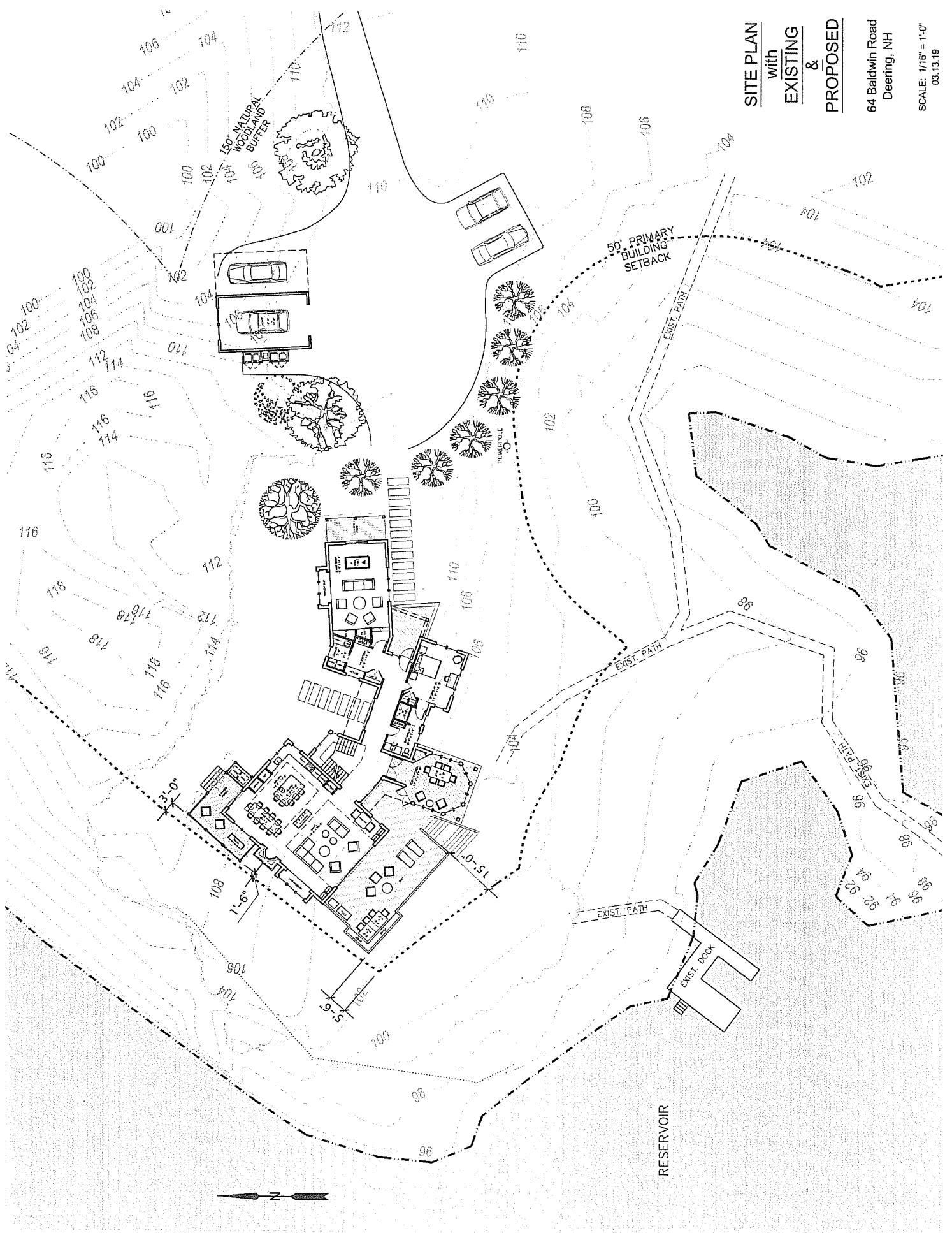
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LAST REVALUATION: 2015											
Zone:	Minimum Acreage:	Minimum Frontage:		Site:		Driveway:	Road:				
Land Type	1F RES WTRFRNT	Neighborhood:		Cond	Ad Valorem	SPI	R	Tax Value		Notes	
		0 ac									

SITE PLAN
with
EXISTING
&
PROPOSED

64 Baldwin Road
Deering, NH

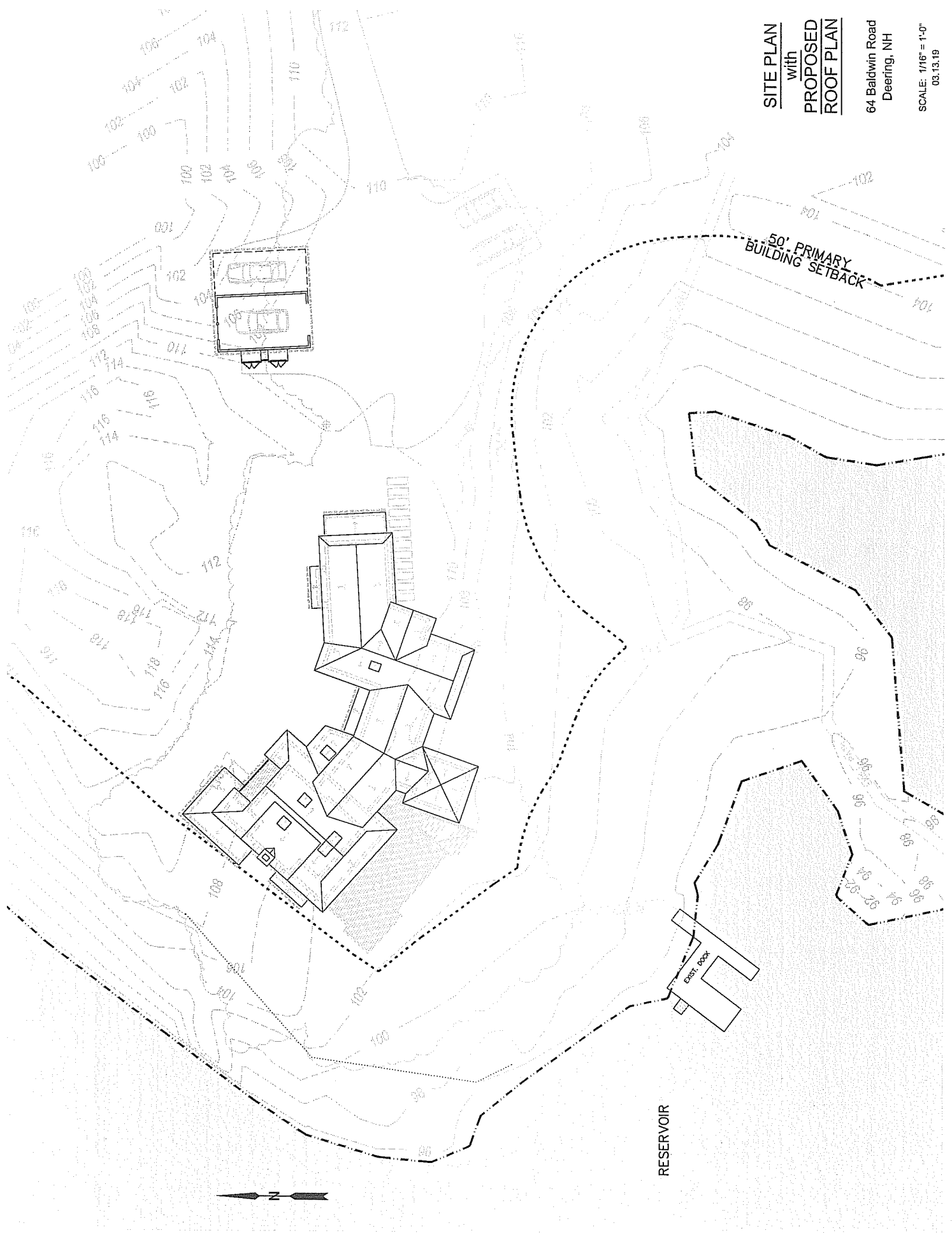
SCALE: 1/16" = 1'-0"
03.13.19



SITE PLAN
with
PROPOSED
ROOF PLAN

64 Baldwin Road
Deering, NH

SCALE: 1/16" = 1'-0"
03.13.19



PB 2019-003



Town of Deering
Building Inspector 603-547-0437
Office: 603-464-3248

Map & Lot #: 228, 25
Permit #: 19-26

SEPTIC PERMIT

Fee: \$100.00 Paid
check # 6761
RECEIVED
APR 22 2019

Please print in ink or type all information.

Owner Name: JONATHAN HECHT

Owner Mailing Address: 159 RUSSELL AVE WATERTOWN MAI 02472

BY: Kendall

Property Location (# & street): 64 BALDWIN ROAD

Is this a rental property? Yes No

Is this property located on a Private or Class VI road? Yes* No

* If Yes, do you have an Acknowledgment & Consent form recorded at the Hillsborough County Registry of Deeds, as required by RSA 674:41? If not, please contact the Deering Town Hall to complete an Acknowledgement & Consent form.

Is this permit a conjunction with a building permit? Yes No

Type of work: New work Replacement Extension of old work

Permit must be obtained before work is started and notice given to Inspector when ready for inspection.

System Type: ENVIRO System Size: _____

Describe work to be performed: REPLACE HOUSE AND SEPTIC SYSTEM

Designer/Contractor's Name: CARL HAGSTROM

Company Name: MANADNOCK SEPTIC DESIGN LLC Phone #: (603) 585-2272

Company Address: PO BOX 536
FITZWILLIAM N.H. 02947

Signature: _____ Date: 4/22/19
(Owner or Contractor)

Approval/Signature: _____ Date: 4-22-19
(Michael Borden, Building Inspector)

**TOWN OF DEERING
PLANNING BOARD**

**AMENDED & APPROVED
Minutes
March 13, 2019**

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

Public present: Dan Higginson, Higginson Land Services; Joe Taber; Joseph Taber, Sr.; Brian Houghton, Deering Road Agent; Wendy Cote, Hecht & Associates Architects; Lora Sabin; Carl Hagstrom, Monadnock Septic Design, LLC.

The meeting was opened at 7:02 pm.

The public hearing is continued from February 13, 2019.

Agenda Item #2a. Continuation of public hearing-Subdivision Plan, Subdivision regulations and Article 4, Section 5, Watershed Protection Ordinance for Joseph Taber, Old County Road, Tax Map 241, Lot 18.

Dan Higginson was recognized. He has the plan with the required spaces for signatures. He is looking to get the septic design approved tonight so Mr. Taber can start building. Brian Houghton is in attendance to speak to driveway design. Chair Goddu also wanted to know about the pitch of the driveway.

Brian Houghton was recognized. He stated that the town catch basin is below where the driveway is proposed so the water won't be coming out. He used the orange flags that he thought would be the driveway and from his estimates there isn't 250' site distance in both directions. After some discussion, the Board was told the flags that the Road Agent used for the driveway calculations were not for the driveway. Brian would like the driveway to be marked correctly so he can go back and measure for site distance before approving.

Chair Goddu read a letter from Deering Fire Chief Dan Gorman regarding sources of water and whether a suitable turn around or hammerhead for emergency vehicles was planned. He gave a couple of ideas for water sources that could be utilized for fire emergencies, one being sprinklers for the house.

Discussion about roof runoff and sheet flow and the use of rain gardens to disperse the water. Also discussed what type of material could be in the rain gardens.

Chair Goddu suggested a site walk and the Board agreed. Site walk to the property will be Wednesday, March 20th at 6pm. Chair Goddu asked if there was any more input from the public at this time. Being none, the public hearing is continued until March 20th at 6pm. at the site walk on Old County Road.

A motion was made and seconded to accept the site plan for the septic subject to any conditions or findings at the site walk on March 20, 2019. Ayes have it.

7:45 pm. Dan Higginson, Brian Houghton and the Tabers left at this time.

Agenda Item #2b. Conceptual review Shoreland Protection, Article 4, Section 4, and Watershed Overlay Ordinance, Article 4, Section 5 for Jonathan Hecht, 64 Baldwin Road, Tax Map 228, Lot 25.

Wendy Cote with Hecht & Associates Architects was recognized. She brought plans showing the existing structure(s) as well as what is proposed. They want to take down existing house, but use the foundation for some of the new house. They will also take down two sheds. They need five bedrooms for their family and the existing septic is for four. They will be upgrading and moving the septic system because it is now in the way of the new construction. Drip edges are planned all around the house. The deck is staying and Chair Goddu stated that 1-1/2" stone needs to be under the whole deck for drainage.

Carl Hagstrom from Monadnock Septic Design, LLC was recognized and stated that he was familiar with the site and the ordinances regarding Deering Lake. The lot is large and able to have the needed septic system.

Agenda Item #2c. Review and approve meeting minutes for February 13, 2019 meeting.

The minutes for the February 13, 2019 meeting were reviewed. A motion was made and seconded to approve the minutes of the February 13, 2019 meeting. Ayes have it.

Agenda Item #2d. Status on the new Site Plan and Watershed Development checklist work with NRPC.

Chair should have more information on the completed checklist by the first week of April.

Agenda Item #3. Old Business

None

Agenda Item #4. Communications & Miscellaneous.

None.

Having no more business before the Board, a motion was made and seconded to adjourn the meeting at 8:37pm.

Respectfully submitted,

Linda Winters
Planning Board Clerk