

**TOWN OF DEERING
PLANNING BOARD**

UNAPPROVED

Minutes

May 13, 2020 (Virtual meeting via Zoom)

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

Public present: William & Anne DeMotta, Tom Carr; Meridian Land Services, Russ McAllister, Matt Monahan; CNHRPC

The meeting was opened at 7:01 pm via “Zoom”.

Agenda Item #2. Old Business

- a. Review and approval of March 11, 2020 meeting minutes

The minutes for the March 11 and May 13, 2020 meetings will be on the agenda for next month’s meeting.

Agenda Item #3a. Septic Permit Application 20-015 for Dominic and Karen Milinazzo, Tax Map 235, Lot 31.2, Reservoir Road.

Chair Simpson started out by going over the definition of a Septic permit and the necessity for one for lots in the Shoreland Protection Ordinance and the Watershed Overlay. The members looked at the plans from the Milinazzos, making sure that all measures to keep contaminants from construction out of the lake were being used.

Vice Chair Jenkins was also concerned about mitigating the runoff when the site is created.

Tom Carr from Meridian Land Services was recognized. He stated that he could show the Board the plans on his phone. This plan is similar to other development plans that he has done for other Deering residents. He isn’t really a fan of using rain gardens. The driveway is super elevated and tilted at 1% with detention and infiltration areas that are about 1 – 1-1/2’ deep.

The house has a two pitch roof with stone around the entire foundation. He has found this to be a maintenance free way of dealing with the runoff from the roof instead of gutters. Contractors will be using silt socks because they are easy to install; no digging or trenching needed. They are staked in and non invasive. There are erosion control notes on the plan for the contractor to follow; they also show what the State requires concerning what fertilizers can be used on lawns, etc. Right now this lot is vacant.

Chair Simpson asked for any thoughts. Vice Chair Jenkins liked the idea of the trench system and that there is wooded area before the water would hit the lake. She also liked using the silt socks. She noted that the septic system has to be pumped every three years.

Brent Clark will be the builder. Wanted to know if the Planning Board signs off on the driveway permit. No, the driveway permit is signed off by the Road Agent. The Planning Board looks at the containment of sediment during construction to protect the watershed. Mr. Clark will see the Road Agent for a driveway application. All members present are in agreement with the plans.

William Whisman made a motion to approve the Septic Permit Application 20-015, which includes the driveway pending Road Agent approval, for Dominic and Karen Milinazzo, Tax Map 235, Lot 31.2 on Reservoir Road. Seconded by John Shaw. Ayes have it. Permit is approved.

Agenda Item#3b. Septic and Driveway Permit Application 20-009 for the Demotta family Trust, William and Anne Demotta, Tax Map 228, Lot 10.1; 11 Reservoir Road.

Mr. Demotta was recognized and asked the Board if they had specific questions. The Chair couldn't find any erosion and sediment control measures or the pumping schedule on the plan.

Vice Chair Jenkins asked if this will be new construction or if it is an existing house. Mr. Demotta stated that this lot had been subdivided and what they will be building on is a field and he would be willing to re-mitigate about the rain gardens on the plan.

Chair Simpson stated that the Planning Board needs to see a plan with specs for a driveway, house placement, septic plan schedule and sediment runoff plans. Tom Carr mentioned how cost effective having stone on the edge of a driveway is for rain management.

Mr. Demotta will get in touch with Mr. Carr for direction and then come back to the Planning Board at a later date.

Agenda Item#4. Communications

Russ McAlister said that there is a Watershed map and Zoning map available now to see where the Watershed lies more easily.

a. Update on the Watershed Protection Overlay Zone Application and Checklist.

Diane has been working with Matt Monahan from Central NH Regional Planning Commission regarding a checklist for applicants in the Watershed District. Matt joined the meeting and introduced himself. He and Diane have been talking about their thoughts about the process for drafting applications. Chair Simpson asked Matt what was going on with the circuit writer. He can do plan reviews with the applicant and everything else in between. You would want to start process early so you would have the opportunity to change things. He said it depends on what process the Board thinks will work best. Chair Simpson asked if he would attend meetings. Matt replied yes.

Russ said the Board is looking for subject matter experts; is that something the circuit writer can do? Matt said the circuit writer could look and see what the plans say, look at the site plan and subdivision regulations and check for completeness. Discussion by Russ and Matt.

b. Discussion about reviewing and putting together some fixes to do with the Zoning Ordinance and get some direction. (audio became garbled)

Having no more business before the Board, a motion was made by William Whisman to adjourn the meeting at 8:21pm. John Shaw seconded. So moved.

Respectfully submitted,

Linda Winters
Planning Board Clerk