

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
NOVEMBER 28, 2012

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron, Peter Schibbelhute. Also present secretary Jane Boucher.

Chair McGarry called the meeting to order at 7PM.

APPROVAL OF MINUTES

William Perron moved and Kate Hartnett seconded to approve the minutes of November 14, 2012.

The following corrections were made to the minutes:

Page 1 Paragraph 6: Correct to read "...by the PSNH sub station at night and saw no significant light pollution."

Page 2 Paragraph 8 Correct to read "...State Septic System Approval.."

Page 3 Add new paragraph after Paragraph 7:" Kate Hartnett made several comments expressing concern regarding the fact that the Town should have a consistent policy regarding development on Class VI Roads."

Page 4 Paragraph 7: Correct to read "...drip edges and culverts..."

Page 4: Paragraph 8: Correct to read "...control plan..."

Page 4: Paragraph 8: Correct to read "...Mr. Pelletier would..."

Page 4: Last sentence: Correct to read"...there is no criteria..."

Page 5; Paragraph 4: Add quotation mark after control plan.

Page 5: Paragraph 5: Correct to read"...and run off..."

Page 5: Paragraph 7: Add "if the Board is going to consider amendments to the Ordinance."

Chair McGarry called for a vote on the motion. Motion carries with Peter Schibbelhute abstaining.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest for a time sheet for Jane Boucher for 17 1/2 hours. Peter Schibbelhute seconded. Voted in favor.

7:15 CONTINUATION; PUBLIC HEARING; LOT LINE ADJUSTMENT; ARMOND AND PAMELA JOPLIN; CHARLES SPELLMAN, CHO-AE SCHWALLIE, DANIELLE WAY

Armond Joplin and Jeffrey Green were present.

Mr. Green presented plans noting that there have been no changes since the plan was first presented to the Board on

September 12, 2012. The intent of the application is to convey .412 acres from Lot 9-11, owned to Charles Spellman and Cho-ae Schwallie to Lot 9-12 , owned by Armond and Pamela Joplin.

Chair McGarry referred to a memo from Gerald Coogan dated September 10. Mr. Coogan noted that the intent of the Lot Line Adjustment is to add 0.412 acres to existing Lot 9-12. The purpose of the adjustment is to allow a natural buffer to be retained by Lot 9-12 after the building of a greenhouse on Lot 9-11. This is the result of a court order.

William Perron moved to approve the Lot Line Adjustment for Armond and Pamela Joplin (Map 413 Lot 9-12 and Charles Spellman; Cho-ae Schwallie (Map 413 Lot 9-11). Peter Schibbelhute seconded. Voted in favor.

#### PROPOSED AMENDMENTS TO ZONING ORDINANCE

Chair McGarry advised that Gerald Coogan will provide suggested changes to Section 330. This will be discussed at the December 12 meeting.

William Perron noted that he had a problem with the "no cut" policy in the ordinance. He felt that people should be allowed to cut bushes.

#### IMPACT FEES

Katherine Hartnett moved and Peter Schibbelhute seconded to authorize the Chair to contact Bruce Mayberry requesting a proposal to update the Impact Fee Worksheet. Voted in favor.

It was agreed, at this time, not to schedule a second meeting in December.

The meeting was adjourned at 7:45PM.

Recorded and Transcribed by Jane Boucher  
Pending Approval by the Planning Board