

TOWN OF DEERFIELD, NH
Planning Board
George B. White Building
8 Raymond Rd. Deerfield, NH 03037

February 14, 2024
Meeting Minutes

Meeting called to order at 7:00 PM

Roll Call: Present - Pete Schibbelhute, Fred McGarry, Don Wyman, Erroll Rhodes, Gary Sanborn

Public Hearing: Application For Minor Subdivision, Geraldine Mathews Revocable Trust, 27 Cole Road, Deerfield Nh, Map 414 Lot 7: Jim Franklin presented drawings to the board and stated they have received state subdivision approval. He explained there had been a conceptual meeting back in the fall 2023 at which the board made recommendations, and that they have completed the recommended items. Mr. McGarry expressed concerns with the septic plans because the tank is not in the common area, which will make it difficult for one of the units to access for repairs/maintenance. The other board members also share these concerns. Mr. McGarry made a motion to accept the application, seconded by Mr. Rhodes. All in favor, motion passed.

Public Comments:

Jon Therrien, abutter, has concerns about making one 3 acre lot into two lots, especially when the lot abuts conservation land. He said Deerfield should remain a rural town and not allow condos. Mr. McGarry explained that this is the second condo project that has been brought before the board. He said town counsel has told them condos are legal have to be allowed by state law. He also explained that they are not creating two lots, it will be one lot with two dwelling units on it.

Jeanne Menard said she is in favor of the condos, as it creates affordable housing in Deerfield and creates an opportunity for home ownership that is more affordable than purchasing a single home on a lot.

Mr. McGarry followed up his comments to Mr. Therrien that it will be two units on almost 21 acres, 17 acres of which are conservation land.

Mr. Schibbelhute recommended an easement and wording to include the possibility of change to easement if the septic design needs to be for two tanks. He would also like to do a walk through on the property. The walk through will occur on 2/24/24 at 9:00 AM, weather permitting. If the weather doesn't allow for a walk through, it will be postponed to 3/2/24 at 9:00 AM.

Mr. McGarry made a motion for continuation to 2/24/24 and 3/13/24, seconded by Mr. Wyman. All in favor, motion passed.

Mr. McGarry stated that he had met with the fire chief and John Dubiansky to discuss fire regulations for a subdivision. He is going to prepare changes to the current regulations for the chief and the board to look over. Once that has been done, there will be a public hearing to get input and the board will vote to accept the new regulations.

Mr. Wyman asked about the status of the Park's application. Mr. Schibbelhute said the time for the continuation had lapsed and that Certificate of Occupancy has not been issued so no one should be in the house, and if they are, that is a violation.

Approval of Minutes: Mr. Wyman made a motion to accept the minutes of the 1/24/24 meeting as written, seconded by Mr. Rhodes. The vote on the motion was Yay - 3, Nay - 0, Abstain - 1. Motion passed.

Approval of Manifest: N/A

Meeting was adjourned at 8:37 PM.

These minutes were transcribed and respectfully submitted by
Tina St. Peter, Recording Secretary