

TOWN OF DEERFIELD, NH
PLANNING BOARD
George B. White Building
8 Raymond Rd. Deerfield, NH 03037

September 28, 2022
Meeting Minutes

Meeting called to order by Chair at 7:00 PM.

Roll Call: Present - Robert Cote, Bill Perron, Fred McGarry, Peter Schibbelhute
Absent - Donald Wyman

Approval of Minutes: Error found on minutes from 8/24 meeting regarding the waiver of 100' setbacks. Motion by Mr. McGarry to approve subject to correction being made, seconded by Mr. Perron. All in favor. Minutes for the 9/14 meeting could not be discussed as not all members had a paper copy to review. Motion by Mr. McGarry to table until next meeting, seconded by Mr. Perron. All in favor.

7:15PM CONCEPTUAL MEETING: LOT LINE ADJUSTMENT: CALGARY MACKENZIE 232

RAYMOND ROAD: Calgary Mackenzie would like to subdivide roughly 6 acres to sell to Ruthanne Durgin to add to her existing lot. No buildings to be built, just adding to the lot she already owns. Mr. Mackenzie is also under contract with Ms. Patterson, who would like to have permission to park trailers on the property she is buying from Mr. Mackenzie. This will require a driveway permit. Mr. Mackenzie is to acquire plans and bring them to the building assessment office. The board discussed Ms. Patterson using the property to park construction equipment and operate her business from the property. The board told Ms. Patterson she needs site plan. The plans are vague at this time. Additional use requires a site plan approval.

Correspondence: A letter from Ruth O'Neal was read by Mr. Schibbelhute. A copy of the letter is attached to the minutes.

**FOLLOWING/CONCEPTUAL MEETING: CONTINUATION: PUBLIC HEARING:
ANNMARGEO: MAJOR APPLICATION PLEASANT LAKE WATERSHED PROTECTION**

ORDINANCE: Tobin Farwell stated that last month's goal was to have wetlands certified. Mark Jacobs flagged the wetlands. Trees have been cut, someone drove over the wetland and cut two trees. The trees that were cut were approximately 25' from the road. He contacted DES, no violation occurred. Trees & vegetation were mapped, using a shoreland points system. Mr. Farwell states he is in compliance with state requirements, there are no town requirements. He submitted info to K&A, to Steve Keach, who wants further information about drainage analysis to verify pre-development will be less than post-development.

Drainage analysis provided, they would like more detail on the swale that they are proposing. State reached out to DES, DES went by and did field inspection, provided a report. Report states that the site has no active sediment concerns and if developed an active culvert along route 107 is needed along with erosion control measures to prevent sediment discharge similar to NH DOT's erosion on the proposed side of creek. Lot is limited in size with physical constraints; slope, ledge. Any construction should maintain adequate erosion site controls to protect Wilson's Creek. Also received memorandum from FB Environmental. Recommended removal of tree & vegetation be minimized and talked about buffers.

Motion by Mr. McGarry to grant conditional approval to AnnMargeo: Major Application Pleasant Lake Watershed Protection Ordinance to expire in 30 days, seconded by Mr. Perron. All in favor.

Mr. Schibbelhute discussed that Cameron Prolman had been planning to discuss available grants but he was not able to be at the meeting. There is \$5 million available to the state for land use and housing from NH Housing Financing Authority. There will be 3 meetings that they need to be at.

Mr. McGarry stated that the buyers purchasing Mr. Mackenzie's property also own property on 107 near Freese's Pond. Demolition debris was buried on that property. The owner states that she didn't bury it and doesn't know who did. Mr. McGarry pointed out that equipment was put out there and a driveway was put in without a permit being approved.

Motion to adjourn was made by Mr. McGarry, seconded by Mr. Perron. All in favor.

Meeting adjourned by Chair at 8:02 PM.

These minutes were transcribed and respectfully submitted by
Tina St. Peter, Recording Secretary
Pending approval by the Planning Board