

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

August 23, 2023
Meeting Minutes - Draft

Meeting called to order at 7:00 PM by Chair

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

Continuation: Public Hearing: Application For Major Subdivision, David W. & Brittany Park, 31 Parkfield Way, Map 418 Lot 65-1: Tobin Farwell presented new plans and requested a waiver to waive the requirement that all roads end in a cul de sac. Mr. McGarry made the motion to grant the waiver, seconded by Mr. Wyman. All in favor, motion passed. Mr. Farwell also requested a waiver from the requirement for shoulders on the road. Mr. Schibbelhute made a motion to allow 2% for 6' and then start vertical curve up. Motion was seconded by Mr. Rhodes. All in favor, motion passed. Mr. McGarry made a motion to waive the 80 degree minimum angle of intersection to allow a 65 degree angle. Motion was seconded by Mr. Wyman. All in favor, motion passed. Mr. McGarry made a motion for continuation to 9/13/23, seconded by Mr. Wyman. All in favor, motion passed.

Design Review: Dar Builders, 305 Massabesic Street, Manchester, NH For North Road, Deerfield, NH (Map 209 Lot 34): Plans were presented for the Residences at Freeses Pond. The board discussed the plans for the road and driveway and plowing. A member of the public who did not identify themselves asked about deeds, which the applicant answered by saying abutters would get legal deeded easements and right to access. The applicant stated they will have written documents with all details. The board instructed the applicant to check with Cam Prolman about when they should come back.

Conceptual: Jay McGrath, 40 High Woods Road, Deerfield, NH, Map 414 Lot 29-1: The McGraths would like to subdivide to sell property to their son. The board instructed them to have a survey done and come back.

Unfinished Business: Mr. Schibbelhute spoke with town counsel. He stated that the Planning Board has minutes from the 5/24/23 meeting at which Mr. Lahr had a conceptual meeting. A walk through was conducted by members of the Board, during which Mr. Lahr was instructed to come in August to remedy the site plan. Mr. Schibbelhute then read RASA 676:4A, Revocation of a Recorded Approval. Per town counsel, the Board needs to submit the original site plan and a list of all compliance issues before sending out written notice. Once reviewed by town counsel, written notice will be served to Mr. Lahr. Public notice will also be posted in the town hall, on the website, to Mr. Lahr and all abutters, like any other public notice. Mr. Lahr and abutters will have thirty days from the date of the public notice to request a public hearing.

At the next meeting, Co-Op Electric will be attending for a public hearing regarding tree cutting on Coffeetown Road, for a new house being built. Mr. Schibbelhute stated that he walked the lot with Co-Op and the abutters, who sold the lot being built on, and that there are some good sized trees that need to come down.

Approval of Minutes: Mr. McGarry made a motion to approve the minutes of the 7/12/23 meeting as written, seconded by Mr. Wyman. All in favor, motion passed. Mr. McGarry made another motion to approve the minutes of the 7/26/23 meeting as written, seconded by Mr. Wyman. All in favor, motion passed.

Mr. McGarry made a motion to adjourn, seconded by Mr. Wyman. All in favor. **Meeting was adjourned at 9:42 PM.**

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

