

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

October 26, 2022
Public Hearing

7:15 PM Call to Order by Chair

Chair read the intent of the public hearing: application for a Lot Line Adjustment for Ruthanne Durgin, 226A Raymond Road, Deerfield, NH; (Map 4242 Lot 53 consisting of 3.15 acres) and Calgary MacKenzie, 46 Dover Road, Chichester, NH. (Map 424 Lot 54 consisting of 43 acres) and owned by the applicants. The intent of the application is to adjust the lot lines between the two lots. Map 424 Lot 53 would then consist of 9.64 acres and Map 424 Lot 54 would then consist of 36.5 acres.

John Wicket presented the proposal to transfer 6.5 acres from Lot 54 to Lot 53. Both are currently agricultural zones, no frontage change, no new curb cuts. The smaller of the two lots will be 9.6 acres, which does not require NH DES subdivision approval. The purpose of the application is the owner of Lot 53 is seeking to add to her land. This portion of Lot 54 is no use to Mr. Mackenzie and he is happy to sell to the applicant. Mr. Wicket stated they are seeking the following waivers:

- Section III-III C3A 4-7: Requesting waiver from requirement for full boundary survey of parcel. Lot 54 has an odd configuration that would increase the cost of boundary survey. This would increase the cost of the transfer and make it impractical for both parties.
- Section III-III 3-3C3B & 3: Requesting waiver of topographical survey for both lots.
- Section III-III C3A A13, 17 & B4: Requesting waiver from wetland delineation. Both lots are established building lots. Final size of both lots negates the need for NH DES subdivision approval.

Motion made by Mr. Cote to waive requirements for full boundary survey, field topographical survey, and wetland delineation, seconded by Mr. Perron. All in favor. Motion passed.

Discussion with Mr. Schibbelhute and Mr. Wicker regarding how much time would be needed to set boundaries.

Motion by Mr. Perron to conditionally approve application, to expire in 60 days, conditional on submittal of certification of monumentation, seconded by Mr. Cote. All in favor. Motion passed.

Public comments: An unidentified member of the audience made comments regarding the wetlands survey, that he wished they had required that. It was explained that without a construction plan, there isn't need for one. If a construction plan is presented, it will be required.

Meeting adjourned at 7:31 PM by Chair.

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

The Board may hold one or more non public sessions per RSA 91A:3. The public is entitled to attend all Deerfield Planning Board meetings and when recognized by the Chair may speak on any item on the agenda. Any person requiring interpretive or other accommodations is asked to contact the town offices at least 48 hours prior to the start of the meeting - tel 603-463-8811.