

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

February 8, 2023
Meeting Minutes - Draft

Meeting called to order at 7:00 PM.

Public Hearing: Denise & Michael Gallant 206 Nottingham Rd

Applicant's intent is to create 3 new lots varying in acreage for their children to build homes on. Motion to accept application was made by Mr. McGarry, seconded by Mr. Perron. All in favor. Motion passed. NH Land Consultants presented plans. Discussion was had about the lots, driveways, and owners future intentions. Mr. Schibbelhute would like to do a walk through of the property, scheduled for 2/12/23 at 10:00 AM. The board discussed the waivers being requested. Mr. McGarry made a motion to approve the waiver request for Section III-3 Minor Subdivision, Sub-Section C.3.a.17 Jurisdictional Wetlands, seconded by Mr. Perron, all in favor. Mr. McGarry made a motion to approve the waiver request for Section III-3 Minor Subdivision, Sub-Section C.3.b.2 Topography Survey, seconded by Mr. Perron, all in favor. Mr. McGarry made a motion to approve the waiver request for Section III-3 Minor Subdivision, Sub-Section C.3.b.4 Site specific soils mapping, seconded by Mr. Perron, all in favor. Waiver request for Section III-6 Major Subdivision, Sub-Section E.3.d.1 thru 5, Roadway cross sections was tabled. Mr. McGarry made a motion to approve the waiver request for Section III-6 Major Subdivision, Sub-Section E.3.f.1 Test Pit and Percolation test, seconded by Mr. Perron, all in favor. Waiver request for Section III-6 Major Subdivision, Sub-Section E.3.f.3 thru 5, Stormwater Management Report was tabled. Mr. McGarry made a motion to continue the public hearing to March 22, 2023, seconded by Mr. Perron, all were in favor.

Public Comments: None

Continuation of Public Hearing for Fort Mountain Trucking:

Jeff Eames, John Newman, and Michael Right were present to listen to recommendations. The board discussed recommended setbacks, dust control plan, and hour of operation, and discussed next steps. Mr. McGarry made a motion to continue the public hearing to March 22, 2023, seconded by Mr. Perron, all were in favor.

Conceptual Meeting: Sandra Ferrin 3 Old Coffeetown Rd.

Luann Smith spoke for Ms. Ferrin. Mr. Ferrin would like to turn her property into a condex, currently a legal two family with two single family homes on the property. The two homes share a well, and have separate septic and electrical. Mr. McGarry asked if there was a building permit issued for the modular home on the property. Ms. Ferrin was not sure, she purchased the property this way. Mr. Schibbelhute told the applicant she needs to find out if a permit was issued. If not, she will need to go before the ZBA.

Approval of Manifest: SNHP Circuit Rider Services & Plan Review Services \$2196.59.

Motion to approve by Mr. Perron, seconded by Mr. McGarry, all were in favor.

Meeting adjourned by Chair at 8:50 PM.

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