

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

April 12, 2023
Meeting Minutes - Draft

Meeting called to order by Chair at 7:00 PM

Election of Chair/Vice Chair - Fred McGarry nominated Pete Schibbelhute as Chairperson, seconded by Don Wyman, all in favor. Mr. Schibbelhute nominated Mr. McGarry as Vice Chairperson, seconded by Bill Perron, all in favor.

Continuation of Public Hearing

Denise & Michael Gallant 32 Wyman's Landing Danville, NH, Application for major subdivision Map 416 Lot 28 206 Nottingham Rd Deerfield, NH: Scott Frankowicz of NH Land Consultants represented the Gallants. He stated they added a plan profile to the plan set, brought the road down to the flat area, added a hammerhead, corrected the culvert and made it 20", they will remove any vegetation as the road agent feels necessary for sight lines, did four test holes 250' each. They are proposing three lots, asked for six waivers, of which four were already approved at a prior meeting, two are outstanding. Mr. Frankowicz stated that they no longer need the waiver for the road cross section but do still need the storm water management plan waiver. Mr. McGarry said the driveway is no longer a driveway, it's a road, which calls for 400' sight distance, not 200'. Mr. Frankowicz said it was an existing driveway but they can show 400' no problem. Mr. McGarry asked about a shed that is not on the plans. Mrs. Gallant stated that the shed is a chicken coop. Mr. Frankowicz will have it added to the plans. Mr. Frankowicz answered questions from Mr. Schibbelhute about drainage and ditches. Mr. McGarry made a motion to approve the waiver, seconded by Mr. Perron. All in favor. Mr. McGarry made a motion for continuance to 5/10/2023, seconded by Mr. Perron. All in favor.

Conceptual Meeting 27 Cole Rd Deerfield, NH: Geraldine Mathews property, two houses on lot, joined by a breezeway. Mr. Mathews would like to sell the smaller house and make the property a condo. Ms. Mathews would like input from the board before applying for anything. Mr. Schibbelhute said she needs to have an attorney review, send plans to the planning board.

Conceptual Meeting 3 Old Coffeetown Rd Deerfield, NH: Jim Franklin of Franklin Associates presented. They are proposing to make condo on the property. They have done boundary and topographic and test pits. State requires subdivision approval for condo. Mr. Franklin asked questions about subdivision approval for this lot and if there will be a need for a waiver for undersized lots. Mr. Schibbelhute said there is already a variance for having two units on one lot the way it is now. Mr. Schibbelhute told Mr. Franklin to get everything together and make an appointment for a public hearing.

Mr. Wyman made a motion to continue Eversource to 4/26, seconded by Mr. Perron. All in favor.

Approval of Manifest: Mr. McGarry made a motion to approve the manifest in the amount of \$2067.49 for Southern NH Planning for February 2023, seconded by Mr. Perron. All in favor.

Approval of Minutes: Mr. Schibbelhute requested to have the wording on the 3/8/2023 meeting minutes changed from "Elimination" of trees to "Removal" of trees. Mr. McGarry made a motion to approve the minutes as amended, seconded by Mr. Perron. There were three Yay votes in favor, 0 Nays, and 2 abstained. Motion passed.

Mr. Schibbelhute brought up the need to review the CIP (Capital Improvement Plan) issues for the Master Plan. Cam Prolman said he can send out project forms to departments to see what is needed.

Public Comments:

Errol Rhodes asked if the CIP forms would be going to department heads or anyone with an interest in the town hall. He asked if potable water would be included as an item. Mr. Schibbelhute said all CIP issues would be included.

Meeting was adjourned by the Chair at 8:04 PM

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