

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

March 22, 2023
Meeting Minutes - Draft

Meeting called to order by Chair at 7:00 PM

Continuation: Public Hearing Application for Excavation Map 404 Lot 3, Fort Mountain Trucking Co: Michael Wright, Geologist, and John Newman, NH Land Consultants answered questions from the board. Fred McGarry made a motion to provide conditional approval for Fort Mountain Trucking for excavation off of Dow Rd subject to review of restoration amount per acre recommendation from Keach & Nordstrum, which would affect conditions number seven and ten, and to also strike "wood chips" from the permit, conditional approval to expire in 30 days unless extended. Motion was seconded by Don Wyman. All in favor.

Continuation: Sandra Cross 4 Thurston Pond Rd, application for open space subdivision Map 414 Lots 142, 142-3, 75, 76: Pete Schibbelhute read letters from several residents and abutters. Concerns included the proposed development being close to wetlands, 16 houses being built on small one acre lots, the number of new houses would create substantial amount of runoff to Lamprey River watershed, increased demand on infrastructure ie police, fire, and school, increase in traffic on a dangerous stretch of Mt Delight Road, area has been mapped by NH Fish & Game as natural wildlife corridor. Cam Prolman reminded the board that they had not accepted the application yet. Mr. McGarry made a motion to accept the application. Mr. Schibbelhute seconded the motion. The board voted 2 in favor and 1 in abstention to accept the application. Motion passed. Mr. Cross answered some questions and addressed concerns from the board. There was heated discussion between the board and Mr. Cross concerning road placement and sight distance.

Public Comments: Karen Festa Mt. Delight Rd asked why the two left top lots are both numbered 142-20. She also asked if the planning board intends to allow rock walls to be knocked down to put in subdivisions all over town. She does not like that idea. Mr. McGarry agreed with her. Mr. Schibbelhute said that doing that on this site would make sight distance better, but that's not the plan for all over town. Ms. Festa said many people have submitted letters and wondered when those concerns get addressed. She also asked if the planning board had walked the property yet. Mr. Schibbelhute said they have not but that they will before any of the plans get approved, it is part of the public hearing process.

Pam Hayes Mt. Delight Rd said her driveway is right near there and expressed concern that clearing trees is not going to change the sight distance like they think it will.

Steven Osgara Mt. Delight Rd agreed with his neighbors about their concerns and asked how another subdivision will benefit Deerfield. He would like to keep Deerfield rural and said there are other towns around Deerfield that would be more suitable for a subdivision.

Mr. Wyman addressed Mr. Osgara's comments. Mr. Wyman said that another subdivision gives people a nice place to live and that saying to put it in another town is a "not in my backyard" type of comment that is not appropriate to make. Mr. Osgara said that was not his intention with his comment. He just meant that he would prefer Deerfield to remain rural and that surrounding towns used to be rural like Deerfield and are not now.

Dick Boisvert 68 Church St asked about the process for removing/relocating stone walls. He said some stone walls are boundary markers and have certain protection and asked if that status is considered when relocating or removing. Mr. Schibbelhute said it is on a case by case basis. Mr. Boisvert asked if it is at the developer's discretion. Mr. Schibbelhute said not for boundary markers. Mr. Boisvert said he would encourage the board to consider that the stone walls add to the rural character of the town.

Jeanne Menard Mountain Rd said she hopes that there could be some give & take from the developer.

Linda MacNair Perry Range Rd asked how they intend to bury a cistern that close to a stone wall. Mr. Schibbelhute said the wall would have to be moved if a cistern has to be buried.

Sherry (no last name or address given) via zoom said she has concerns about site & septic plans. She said she can't understand how this site will handle this many houses. She also said when Mr. Cross bought the additional property to be open space, the additional property was already not buildable and should not be considered as open space for this subdivision.

Ms. Festa spoke again. She stated that just because a lot of places are putting in open space subdivisions, doesn't mean that Deerfield should. She said a lot of towns are putting land into conservation and putting in elderly/low income housing and Deerfield isn't doing that. Mr. McGarry said they tried to put in a zoning ordinance to allow for workforce housing, if developer had put in for submarket priced housing, they would allow higher density, but that was rejected twice by voters.

Ed Cross said he feels he is giving some give & take, he has another 50 acres that are not included in the plans that he could have included.

Sherry via zoom said she appreciates that but this doesn't seem like a great property for a subdivision, maybe he should consider the other 50 acres if more hospitable.

Mr. Schibbelhute closed public comments at this time. The board scheduled a walk through for 4/22 at 9:00 AM at the site. Mr. McGarry made a motion for continuance to 4/26. Motion was seconded by Mr. Wyman. All in favor.

Public Hearing: NH Electric Co-Op, Tree Cutting on Candia Rd: Corey Keith appeared for NH Electric Co-Op. He said the tree cutting is for standard maintenance. An assessment was done for trees that are a liability. They have identified six trees; three are dead, two have structural defects, one is healthy but very close to the primary conductor and would grow back if just trimmed. He said NH Electric Co-Op offers the wood chips to anyone in town who wants them for free. Mr. Schibbelhute said they need to do a walk through. Mr. Keith said he is available tomorrow or next week. Mr. Schibbelhute said to give him a call tomorrow after 10:00 AM and they would meet.

Continuation: Eversource Application for Conditional Use Permit: Mr. Schibbelhute read a letter from the Deerfield Conservation Committee. The Conservation Committee stated in their letter concerns for the project being scheduled during nesting season for turtles and snakes. It is their belief that fall or early winter would be better timing. The Committee would like more detailed documentation on best practices related to rare and endangered species. They requested that Eversource use independent monitors on site regularly to monitor for rare endangered & threatened species. Curt Nelson from Eversource said they received consultation from NH Fish & Game. He said a large portion of the project is replacement of OPGW from Deerfield to Eliot, ME so a lot of ground to cover and timing is important to minimize impact on rare species. NH work will most likely occur in Deerfield after 9/15. They have requested further consultation with NH Fish & Game as well. Mr. McGarry made a motion for a continuance to 4/12, seconded by Mr. Wyman. All in favor.

Public Hearing: Lot Line Adjustment, Erroll Rhodes 51 Church St LLC: Jason Franklin, Franklin Associates, appeared to represent Mr. Rhodes. Applicant would like to add secluded area to 51 Church St to increase acreage of lot 150 to 10.65 acres. All monumentation is existing. Mr. McGarry made a motion to approve the lot line adjustment, seconded by Mr. Wyman. All in favor.

NH Land Consultants requested continuance on Gallant application, not able to complete requirements due to weather. Mr. McGarry made a motion for continuance to 4/12, seconded by Mr. Wyman. All in favor.

Approval of Manifest: Mr. McGarry made a motion to approve the manifest for Keach & Nordstrom in the amount of \$1834.53 for inspections. Motion was seconded by Mr. Wyman. All in favor.

Meeting was adjourned at 9:04 PM.

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