

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
APRIL 10, 2019

MINUTES OF MEETING

PRESENT; Board members Robert Cote, Harriet Cady, Board of Selectmen Representative Fred McGarry. Also present Cameron Prolman, SNHPC, and Jane Boucher secretary.

7PM Fred McGarry called the meeting to order. Harriet Cady moved and Robert Cote seconded to appoint Fred McGarry Chairman Pro Tem for the meeting. Voted in favor.

APPROVAL OF MINUTES

Robert Cote moved to approve the minutes of March 27, 2019. Harriet Cady seconded. Voted in favor.

APPROVAL OF MANIFEST

Harriet Cady moved to approve the manifest (Time sheet for Jane Boucher). Robert Cote seconded. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; SITE PLAN REVIEW: GEORGE F. KELLEY IV/CHURCH STREET, DEERFIELD, N.H.

George F. Kelley IV was present along with abutter Katie Bates.

Fred McGarry read the Notice of Public Hearing for George F. Kelley IV to consider and application for a revised Site Plan Review, originally approved in 2003, for property located on 7 Church St., Deerfield, NH (identified as Tax Map 210 Lot 11) consisting of .63 acres and owned by the applicant. The intent is to create two one bedroom apartments on the second floor.

Robert Cote moved to accept the application. Harriet Cady seconded. Voted in favor.

George Kelley provided a sketch of what the proposed units will look like for the Board's review. A copy of the sketch is attached to these minutes.

Mr. Kelley noted that the pre-school currently renting will be leaving and the space used for that business will be converted to two one bedroom apartments. He said that he had met with both Rick Pelletier and Sylvia von Aulock who agreed that this is an allowed use.

Mr. Kelley referred to the original site plan noting that a note had been added to his submitted plan indicating that the it is zoned residential, the Street name was changed and indicated the new ownership.

Cameron Prolman said that he had reviewed plans with Sylvia von

Aulock and submitted a memo commenting on the application. A copy of the memo is attached to these minutes.

Mr. Kelley noted the areas they plan to pave and the play area designated, now gravel, will be lawn.

Fred McGarry said that a Table should be shown indicating parking space and office space. Handicapped parking area should also be identified. He also said that some of the Notes should be corrected. Note 18 should be 16 , Note 11 should be 9.

Robert Cote questioned the existing septic system and if it was adequate for two apartments. Mr. Kelley said that, according to Rick Pelletier, the regulations for two one bedroom apartments is less than for a pre-school.

George Kelley said that because they have not done a final plan on the proposed apartments they may have to do something with a sky light . They plan to use the existing windows. This will be addressed when they apply for a building permit.

Robert Cote questioned if this was listed as an Historic Building. Both Fred McGarry and Harriet Cady said that the building was not listed as an Historic Building. Mr. Cote said the area was listed as an Historic District.

Fred McGarry said that although people refer to it as an Historic District, we do not have an Historic District as such. He noted that if we had an Historic District it would be referred to as such in the Zoning Ordinance. Mr. McGarry said if a Town does have an Historic District they have specific regulations regarding it and Deerfield does not.

Harriet Cady said that both the Town Hall and the Community Church have both been registered as Historic Buildings.

Fred McGarry said that the following will be listed as conditions of approval:.

- .Correct notes
- . Play area changed to grass
- .Show area to be paved
- .Table for parking area for office and apartments

Mr. McGarry asked if anyone present would like to comment. Katie Bates, an abutter ,questioned if Mr. Kelley would be managing the rental apartments, and requiring background checks, in the building. Mr. Kelley replied that yes they would, as they will be running their business from the building.

Harriet Cady moved to grant conditional approval to George F. Kelley IV for a amended Site Plan Review for property located

at 7 Church Street, Deerfield, NH with conditions previously listed. Conditional approval to lapse in 90 days (July 10, 2019). Robert Cote seconded. Voted in favor.

7:50 APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;  
RONNIE LABORE/ROBERT HEON; BROWN ROAD  
Ronnie Labore, Robert Heon and Jason Franklin were present.

Fred McGarry read the Notice of Public Hearing by which Ronnie and Deborah Labore, 3 Brown Road, Deerfield, NH (Map 424 Lot 38 consisting of 3.05 +- acres) and Robert Heon, 1 Brown Road, Deerfield, NH (Map 424 Lot 39 consisting of 3.27 +- acres) and owned by the applicants. The intent of the application is to adjust the lot line between Map 424 Lot 38 and Map 424 Lot 39. Lot 38 will receive 0.19 +- acres from Lot 39. Lot 38 would then consist of 3.24 +- acres and Lot 39 would then consist of 3.09 +- acres.

Board members reviewed the plans. Robert Cote moved to accept the application. Harriet Cady seconded. Voted in favor.

Jason Franklin said that the reason for the application is that currently rear access to Ronnie Labore's property is from Robert Heon's property. Mr. Heon plans to sell his property and this is the reason for the application.

Mr. Franklin said the pins have not been set.

Robert Cote moved and Harriet Cady seconded to Grant Conditional approval for a Lot line Adjustment to Ronnie Labore and Robert Heon for property on Brown Road with the following conditions;

- . Pins to be set

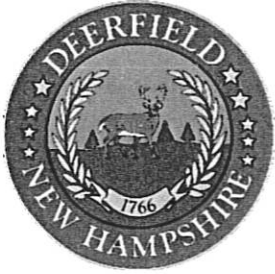
- . Certification/that pins have been set.

Conditional Approval to lapse in 90 days (July 10, 2019)

Voted in favor.

8PM Robert Cote moved and Harriet Cady seconded to adjourn.  
Voted in favor.

Recorded and transcribed by Jane Boucher  
Pending Approval by the Planning Board



## TOWN OF DEERFIELD, NEW HAMPSHIRE

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### Memorandum

To: Deerfield Planning Board  
From: Cam Prolman, Representing Deerfield Town Planner  
Re: Planning Board Meeting for April 10, 2019  
Date: April 10, 2019

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1. **Site Plan Review of Map 210 Lot 11.** Application for Public Hearing/Site Plan Review of George F. Kelley IV. Church St., Deerfield, NH.

**Planning Board Action To Be Considered:**

- a. Open case, consider presentation
- b. Open to the public
- c. Review Town Planner comments.
- d. Consider approving application.

**Planners Comments:** I have reviewed the plans and Sylvia von Aulock conducted a site-walk on the property. After meeting on the site, the following are possible site improvements to be considered:

1. Reworking the east-side parking area to conform with plans:
  - a. Paving parking area as shown on plans.
  - b. Creating the lawn/play space as shown on the plans.
  - c. Cleaning up vegetation along the property line.
  - d. Cleaning up the snow/gravel piles
2. Reworking the west-side to ensure septic field is protected from snow/gravel/sand piles while still providing adequate parking.

