

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
APRIL 24, 2019

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Selectmen's Representative Fred McGarry, Robert Cote, Harriet Cady. Also present Cameron Prolman, SNHPC, and secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest for a time sheet for Jane Boucher (19 hours). Robert Cote seconded. Voted in favor.

ELECTION

Fred McGarry moved to elect Peter Schibbelhute to serve as Chairman of the Planning Board. Robert Cote seconded. Voted in favor.

Harriet Cady moved to appoint William Perron as an Alternate member of the Planning Board for a three year term. Fred McGarry seconded. Voted in favor.

Board member agreed to vote on electing a Vice Chairman when a full Board is present.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of April 10, 2019. Harriet Cady seconded. Voted in favor.

SNHPC REPRESENTATIVES

A letter was received from Sylvia von Aulock, SNHPC, advising that terms of service for Deerfield's representatives to SNHPC have expired and Fran Menard has advised that she is stepping down from her role as representative.

Fred McGarry said he will continue to serve as Representative to SNHPC.

Peter Schibbelhute moved to recommend to the Board of Selectmen the appointments of Fred McGarry and Robert Cote to serve as Deerfield's Representatives to SNHPC. Harriet Cady seconded. Voted in favor.

7:15PM CONCEPTUAL MEETING/MAJOR SUBDIVISION MOUNT DELIGHT ROAD/ED CROSS

Mr. Cross was present.

Mr. Cross provided plans with notes by Sylvia von Aulock depicting septic, drainage and walking trail.

He also provided plans from his engineer outlining the proposed eight lot subdivision for the Board's review.

Fred McGarry noted that the buffer would need to be adjusted with a Lot Line Adjustment.

Mr. Cross said he has tried to reach Fire Chief Matt Fisher to determine the location of a cistern, but has not heard back from him.

Fred McGarry also noted that Mr. Cross would have to complete a form requesting a name for the road, which will need approval by the Board of Selectmen.

7:45PM CONCEPTUAL MEETING/ SUSAN FISCHER/45 NORTH ROAD  
Susan Fischer was present.

Dr. Fischer advised that she had purchased property at 45 North Road, previously owned by Parade Properties and served as their business location. She plans to begin renovations and move her business, Northeast Eye Care, to the North Road location.

Dr. Fischer questioned alterations to the parking area.

Chair Schibbelhute noted the plans should identify number of parking spaces, handicapped spaces, signage, lighting, handicapped ramp. Drainage should also be identified and a DOT Driveway Permit.

Board members advised that after the plans have been completed she should schedule to meet with the Town Planner to review information and submit an application for an amended Site Plan Review.

Harriet Cady suggested that she contact the Lamprey River Advisory Committee for their input.

#### CONDITIONAL USE PERMIT FEE

Fred McGarry moved to include a fee in the amount of \$500.00 for Town Planner Review for Conditional Use Applications (CUP). Robert Cote seconded. Voted in favor.

#### 8PM APPLICATION FOR PUBLIC HEARING/MINOR SUBDIVISION/ JOHN AND JACQUELINE BERRY/RIDGE ROAD

John and Jacqueline Berry along with Kevin Hatch, Cornerstone Survey, were present.

Chair Peter Schibbelhute read the Notice of Public Hearing by which John and Jacqueline Berry, 51 Ridge Road, Deerfield NH will make application for a Public Hearing to consider approval

of a Minor Subdivision for property located on Ridge Road, Deerfield, NH identified as Tax Map 414 Lot 91 consisting of 37.40 acres and owned by the applicants. The intent of the application is to create one new lot consisting of 32.39 acres, leaving the existing farmhouse on 5.01 acres. This property was granted a variance on September 27, 2016 to allow Lot 93-3 to be created with 125 feet of frontage.

Board members reviewed plans and Fred McGarry moved to accept the application. Robert Cote seconded. Voted in favor.

Mr. Hatch provided plans noting that the intent is to cut the farmhouse off with 5.01 acres and build a new home on the remaining 32.39 acres. Wetlands have been delineated, test pits done and culverts installed. The driveway is fire truck accessible and a turn around will be installed.

Cameron Prolman provided a Memo commenting on the application. A copy is attached to these minutes.

Fred McGarry said that a Certificate of Monumentation will be required.

Mr. Hatch submitted a mylar for signature and indicated that he will deliver the Certificate of Monumentation on April 25 to the Town Offices.

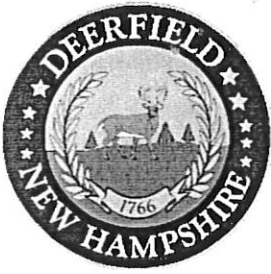
Fred McGarry moved to grant conditional approval to John and Jacqueline Berry for a Minor Subdivision on Ridge Road (Map 414 Lot 91) with the following condition.

. Certificate of Monumentation

Conditional Approval to lapse in 30 days. Robert Cote seconded. Voted in favor.

8:15PM Robert Cote moved to adjourn the meeting. Harriet Cady seconded. 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, SNHPC Representing Deerfield Town Planner  
Re: Planning Board Meeting for April 24, 2019  
Date: April 24, 2019

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1. **Conceptual Meeting: Subdivision Mount Delight Road/Ed Cross**
2. **Conceptual Meeting: Susan Fischer/ 45 North Road**
3. **Minor Subdivision Plan Map/Lot 414-91.** Public hearing and application of John & Jacqueline Berry of 51 Ridge Road, Deerfield for the minor subdivision, creating one lot, with frontage along Ridge Road.

#### **Planning Board Action To Be Considered:**

- a. Open case, consider presentation
- b. Open to the public
- c. Review Town Planner comments
- d. Consideration of Conditional Approval

#### **Planners Comments:** I have reviewed the plan and application set and note the following:

- The original parcel is approximately 37.40 acres. The new lots will be 5.01 (Map 414 Lot 91) and 32.39 (Map 414 Lot 91-3) acres.
- The property was granted a variance on 9/27/2016 to allow Lot 91-3 to be created with 125 feet of frontage.
- There is an existing driveway connecting to Lot 91-3, as well as an existing culvert. Culvert type is not identified on existing Plans.
- ✓ • The proposed building site is between two wetlands.

#### **Recommendations**

If the Board considers conditionally approving the plans, the following recommendations are provided for consideration:

1. Monumentation certificate to be provided for the new lot.
2. Appropriate fees to record the plan be provided.
3. All driveways to be approved by the Road Agent prior to building permit being issued.
4. The Applicant have \_\_\_\_\_ (period of time) to complete conditions in order to obtain final approval.