

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
JANUARY 8, 2020

#### MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Selectmen's Representative Fred McGarry, William Perron, Robert Cote, Harriet Cady. Sylvia von Aulock SNHPC, Cameron Prolman, SNHPC, Jane Boucher secretary

7PM Chair Peter Schibbelhute called the meeting to order.

7PM Public Hearing Proposed Amendments To Zoning  
Chair Schibbelhute read the Notice of Public Hearing for Proposed Amendments to Zoning:

1. Section 210 Wetlands Conservation District
2. Add section 332 Restriction of building on substandard roads.

Fred McGarry moved to approve amendments to Section 210, Wetlands Conservation District, and present them to voters. Robert Cote seconded. Voted in favor with Harriet Cady abstaining.

Fred McGarry move to approve the addition of Section 332, Restriction of building on substandard roads and present it to voters. Robert Cote seconded. Motion fails with Fred McGarry and Robert Cote voting in favor, William Perron and Harriet Cady opposed and Peter Schibbelhute abstaining.

The Voters Guide will include the full version of proposed Section 210 and copies will be available in the Town Clerk's Office. The full version will also be posted on the web site.

#### MASTER PLAN

Fred McGarry noted that the Master Plan has not be updated for ten years and recommended submitting a Warrant Article to the Board of Selectmen and MBC to update the Master Plan in the amount of \$30,000.00.

Sylvia von Aulock said that this would take one to two years to complete.

Fred McGarry moved and William Perron seconded to recommend updating the Master Plan in the amount of \$30,000.00. Voted in favor.

#### APPROVAL OF MANIFEST

Fred McGarry moved and William Perron seconded to approve the manifest in the amount of \$3,624.84 and two time sheets for Jane Boucher. ( SNHPC Contract \$3,170.26, SNHPC CIP \$454.58,

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Time sheets for 16 1/2 and 18 hours). Voted in favor.

7:30PM CONCEPTUAL MEETING/G. KELLY (MDGF) SUBDIVISION MT.  
DELIGHT ROAD

Jason Franklin, James Franklin and George Kelly were present.

Mr. Franklin provided a sketch depicting land on Mt. Delight and Kettle Rock Road showing a five lot subdivision.

Peter Schibbelhute expressed concern regarding the condition of Kettle Rock Road.

Harriet Cady noted Kettle Rock Road was a Class VI Road and we do not have authority to subdivide lots on the road.

Fred McGarry also said that the Planning Board cannot approve a subdivision on a Class VI Road.

George Kelly asked how they should proceed. Should they come back before the Board with a plan showing four lots or go first to the ZBA.

Mr. Kelly was told that he first needed to go to the Board of Selectmen for approval to subdivide land on a Class VI Road, then to the ZBA for a variance to do so. (RSA 674:41)

7:45PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT;  
JASON AND HEATHER SIDMORE, PHILIP SIDMORE AND THELMA  
SIDMORE/GRIFFIN RD AND SWETT RD.

James Franklin, Jason Sidmore, Philip Sidmore and Thelma Sidmore were present.

Chair Peter Schibbelhute read the Notice of Public Hearing by which Jason and Heather Sidmore, 29 Griffin Road, Deerfield, NH (Map 405 Lot 68-1 consisting of 5.07 acres) and Thelma Sidmore and Philip Sidmore (Map 405 Lot 68-3 consisting of 74 acres) are applying for a Lot Line Adjustment. The intent is to adjust the lot line between Map 405 Lot 68-1 and Map Map 405 Lot 68-3. 6.16 acres will be conveyed to Lot 68-1. Map 405 Lot 68-1 will then consist of 11.247 acres and Map 405 Lot 68-3 will consist of 68+-acres.

William Perron moved to accept the application. Robert Cote seconded. Voted in favor.

James Franklin noted that Page 1 of the proposed Lot Line Adjustment gives a background of lots. Lot 68-1 was created in 2004 and 68-2 was created in 2005.

He noted that the portion of Lot 68-3 that is going to be conveyed to Lot 68-1 is shown on Page 2, which will be recorded.

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Robert Cote questioned if Lot 68-3 will be accessed from North Road. Mr. Franklin said it can be accessed from Griffin Road and Route 107. Fred McGarry asked that the dimension be added to the Key Plan and the distances on Griffin Road on the two sections of Lot 68-3. Points to be set will be one on the wall and one on field.

Fred McGarry moved to approve the Lot Line Adjustment for Jason and Heather Sidmore, Thelma Sidmore and Philip Sidmore with the following conditions:

- . Monumentation certification
  - . Additional distances added to Key Map.
- Conditional Approval to lapse in 90 days (April 8, 2020)  
William Perron seconded. Voted in favor.

APPROVAL OF MINUTES

Harriet Cady moved to approve the minutes of November 13, 2019. Fred McGarry seconded. Voted in favor.

Harriet Cady moved to approve the minutes of December 11, 2019. Fred McGarry seconded. The following corrections were made to the minutes:

Page 2 Paragraph 5; Correct to read "...until approval is received from DES for the Shoreline Application."

Page 2 Paragraph 8: Correct to read "...that the owner traveled..."

Page 3 Paragraph 3: Correct to read "...ditch will be centered in the 15 foot easement."

Page 3 paragraph 7: Correct to read "The side slopes are no ....."

Page 3 Paragraph 9: Correct to read "...improvements for drainage of road."

Voted in favor as corrected.

8:15PM Conceptual Meeting/Brian Moulton  
Mr. Moulton was not present.

8:20 Harriet Cady moved to adjourn. William Perron seconded. Voted in favor.

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