

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
MAY 13, 2020

MINUTES OF MEETING

PRESENT: Board members Pete Schibbelhute, Fred McGarry, William Perron, Harriet Cady. Sylvia von Aulock, SNHPC , and Jane Boucher, secretary.

Also present Roscoe Blaisdell and Edward Cross.

The meeting took place at the site of the proposed subdivision (Map 414 Lot 71) Range Road.

5:30PM Chair Peter Schibbelhute called the meeting to order.

APPLICATION FOR APPROVAL OF MINOR SUBDIVISION; EDWARD AND SANDRA CROSS, 4 THURSTON POND ROAD, DEERFIELD, NH; PROPERTY IDENTIFIED AS TAX MAP 414 LOT 71) RANGE ROAD

Chair Schibbelhute read the Notice of Public Hearing by which Edward and Sandra Cross, 4 Thurston Pond Road, Deerfield, NH are making application for a Minor Subdivision for property located on Range Road identified as Tax Map 414 Lot 71 consisting of 27+- acres and owned by the applicants. The intent of the application is to create three new lots each consisting of 3+- acres. Lot 71 would then consist of 17.5079 acres.

Fred McGarry moved to accept the application. William Perron seconded. Voted in favor.

Sylvia von Aulock provided comments regarding the proposed subdivision. She noted that the following should be adhered to;

- a. The Deerfield Wetlands Conservation District is defined as those areas of the town that contain wetlands as defined in 210.2 as well as all areas within 100 feet of the jurisdictional wetland area
- b. Areas designated as wetlands may be used to fulfill up to 25% of the minimum lot size required by the Town ordinances and subdivision regulations provided the non-wetland area is sufficient in size and configuration to adequately accommodate all required utilities such as sewage disposal and water supply including primary and auxiliary leach fields locations.
- c. For lots created after the adoption of this amendment no structure shall be erected within one hundred feet of any wetland.

A copy of Ms. von Aulock's comments is attached to these minutes.

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Board members noted proposed driveways for the site which will be included in the final plans.

William Perron moved to Grant a waiver stating that structures be permitted 10 feet from any poorly drained areas less than 1/4 acre. Voted in favor.

Fred McGarry moved and William Perron seconded to Grant approval for a Minor Subdivision for Edward and Sandra Cross for property located on Range Road (identified as Tax Map 414 Lot 71) and owned by the applicants with the following conditions:

- a. Driveways be shown on plan
- b. Future subdivision of parent lot 71 be subject to the requirements of Section 325, Open Space Development, for the Town of Deerfields Zoning Ordinance.

Conditional approval to lapse in 60 days. (July 13, 2020).

Voted in favor.

The meeting was adjourned at 6:30PM.

Transcribed by  
Jane Boucher

Pending Approval by the Planning Board

**From:** svoriaulock@snhpc.org,

**To:** PeteSchib@gmail.com, Mcgarry128@myfairpoint.net, Frederick.McGarry@des.nh.gov, bob.cote@yahoo.com, kd4318@yahoo.com,

**Cc:** f5fy@aol.com, serita.frey@gmail.com,

**Subject:** Tonight's PB meeting and Cross Sub. Review Comments

**Date:** Wed, May 13, 2020 2:55 pm

**Attachments:** image004.jpg (173K),

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Hi All,

I've reviewed the plans (please see the Deerfield tax map and the colored plan below). Two comments:

1. Some of the wetlands show the 100ft. setback, others do not and are shown as part of the buildable area. (see plan below) In the old regs, there was a section that stated: *"Poorly drained soils less than one quarter (1/4) acre in area shall be excluded from the definition provided that these soils are at least one hundred feet (100') from any wetlands."* I reviewed the new regs, and because we did away with poorly and very poorly drained soils regarding the definition, this section was also deleted. My recollection is somewhat vague on whether this was intended but I'm leaning toward the notion that we were going to keep this allowance: regardless, I've emailed Serita Frey, ConCom Chair.

The plans provide no information about the size of the wetland areas which would be helpful to ensure various regulations are adhered to. According to our new regulations, (which are not on the web site), the following should be adhered to

- a. The Deerfield Wetlands Conservation District is defined as those areas of the town that contain wetlands as defined in 210.2, as well as all areas within 100 feet of the jurisdictional wetland area.
- b. Areas designated as wetlands may be used to fulfill up to 25% of the minimum lot size required by town ordinances and subdivision regulations, provided that the non-wetland area is sufficient in size and configuration to adequately accommodate all required utilities such as sewage disposal and water supply, including primary and auxiliary leach field locations
- c. For lots created after the adoption of this amendment no structure shall be erected within one hundred (100) feet of any wetland.

To my knowledge, no waivers have been requested, therefore a 100 ft setback should be maintained. Also, there's no indication of the function or values of the various wetlands or the overall relation they may have to each other etc. It would be great to hear from the ConCom about this.

2. The second comment is about the notification of the meeting. I've spoken with Jane. She did post it in the Union Leader and the Post Office plus all abutters were noticed. Still, there is no information about the meeting on the web site. Considering so many people rely heavily on their connection to their community etc. through the internet, I think that you may want to consider not making any decision on the application at this meeting, but using it as an initial review. This would also allow some time for the wetland concerns to be vetted.

