

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
NOVEMBER 11, 2020

MINUTES OF MEETING

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

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Fred McGarry moved to approve the manifest. (20 1/2 hours Jane Boucher). William Perron seconded. Voted in favor .

SUBCOMMITTEE TO AMEND ZONING ORDINANCE

Chair Shibbelhute advised that Selectmen Andrew Robertson had phoned him and said that the sub committee should consist of residents. Chair Schibbelhute noted that the sub committee met on November 5 .

Sylvia von Aulock said there were several people present in the virtual audience. She noted that the notice of the meeting was very vague. Ms. von Aulock felt the sub committee should be meeting at a Planning Board meeting.

Harriet Cady said that John Harrington had posted the meeting notice on the web and on the bulletin board outside the GB White building and she posted notice at the Post Office.

Ms. Cady said the the role of the sub committee is to make recommendations to the Planning Board regarding amendments and the Planning Board will ultimately hold a Public Hearing and vote as to what amendments to approve. The Town will vote to approve or disapprove the proposed amendments at the March Town Meeting.

APPROVAL OF MINUTES

Harriet Cady moved to approve the minutes of October 28, 2020. Fred McGarry seconded. Voted in favor.

SUB COMMITTEE TO AMEND ZONING ORDINANCE

Peter Schibbelhute reiterated that the Planning Board will make the final decision as to what amendments will be voted on by the residents in March.

Chair Schibbelhute noted that the sub committee will meet on November 12, 2020 at 5PM.

Sylvia von Aulock noted that the Notice of the sub committee

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meeting is posted under Planning Board Agendas.

Several residents were present via zoom and expressed the fact that they had difficulty finding the notice for the November 5 meeting. Among them, Dennie Greigg, Errol Rhodes and several others.

Harriet Cady noted that grand fathered lots, variance requirements. Open Space development, Wetland requirements.

Robert Cote said that if residents have questions regarding the discussion of the sub committee, they should be present via zoom to ask those questions and voice concerns regarding our zoning ordinance. He noted that there are three specific items that the sub committee is reviewing and this information will be presented to the Planning Board for their approval and then be reviewed at a public hearing before being submitted to residents for final approval. A copy of the three items is attached to these amendments.

Harriet Cady said that following were invited to be on the sub committee; Errol Rhodes, Ed Cross, Cathleen Perron, Robert Cote and herself. The majority are town residents. She will present the three proposed amendments to the sub committee on November 12. She also e mailed Bernie Waugh's information on Grand fathered Lots. She said that she didn't know that anything has been hidden from anyone.

Sylvia von Aulock said that Monday, she and Fred McGarry attended a Conservation Commission meeting and discussed wetland regulations and the open space issue. She noted that the term "Grand fathered Lot" should be titled Non Conforming Lot.

Robert Cote noted that the Planning Board will make the decision whether to accept the recommendations of the sub committee.

Harriet Cady said that 91 A has not been breached and she will do what she feels is best for the Town.

8:10PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION/ROSCOE AND KATHLEEN BLAISDELL/LANG ROAD  
Roscoe Blaisdell was present.

Chair Schibbelhute read the Notice of Public Hearing that Roscoe and Kathleen Blaisdell, 22 Scribner Road, Raymond, NH will make application for a Public Hearing to consider approval of a Minor Subdivision for property located on Lang Road, Deerfield, NH (identified as Tax Map 414 Lot 1 consisting of 13.55 acres and owned by the applicants). The intent is to

create one new lot consisting of 3.10 acres.

Sylvia von Aulock said that the Board should not accept the application. She referred to Section 325.3. Applicability, C Exemptions (b) number of lots; not more than three lots may be created under this subdivision from any Parent Lot ,including any later subdivision of any lots created from the Parent Lot. The new lot would be a fourth lot plus the larger 22 acre lot. From the Parent Lot 106-1, he would have 4 small lots. Therefore I think this requires a variance. She said she has spoken with Rick Pelletier who agrees with her and has sent information to Attorney James Raymond for his opinion. Attorney Raymond has not replied as yet.

Fred McGarry noted that he agreed. He referred to the subdivision, approved in 2018, which created four new lots. He felt that the three lot requirement has been created.

Roscoe Blaisdell referred to Section 325.3 (b) not more than three lots may be created under this subsection from any Parent Lot, including any later subdivision of any lots created from the Parent Lot. Fred McGarry noted that the Parent Lot is 106-1. Roscoe Blaisdell disagreed.

Roscoe Blaisdell said he would like to see the decision of Town Attorney James Raymond.

Peter Schibbelhute felt that the Board should wait until Attorney Raymond submits his comments.

Pending the decision of Attorney Raymond the Board will meet with Mr. Blaisdell regarding this application on December 9, 2020 at 8PM.

CONTINUATION; OPEN SPACE SUBDIVISION/ EDWARD AND SANDRA CROSS/ RANGE ROAD

Fred McGarry moved and Robert Cote seconded to continue to December 9, 2020 at 8:30PM. Voted in favor.

8:45PM ERIC LAHR/11 NORTH ROAD/PET SHOP  
Eric Lahr was present via zoom.

Mr. Lahr explained that he has received all necessary permits from the State. Rick Pelletier has visited the site several times and indicated there are no problems. His intent is to sell hay and grain, fish, snakes, dog and cat food. Parking is adequate for up to 55 cars. Mr. Lahr noted that the Fire Department has conducted inspections.

Sylvia von Aulock brought up a picture of the site on Google.

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The Board agreed that the applicant does not have to submit a site plan for the changes to the property.

The meeting was adjourned at 9:15PM.

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

## 2021 Draft Zoning Amendments

1. Add the following to section 210.3 (Wetlands) District Boundaries:

210.3.D. Wetlands less than one quarter (1/2) acre in area shall be excluded from the setback requirements outlined in Section 210, provided that the wetland is at least one hundred feet from any other wetland.

*Note, this will allow applicants with isolated wetlands to utilize their properties more efficiently while still protecting larger wetland systems.*

2. Revise Section 325.4.D Open Space Development, Standards and Conditions, Design Standards:  
2. *Waiver* with the following: The Planning Board may ~~reduce~~ waive any of the Design Standards if it finds that the purposes and objectives of this ordinance are not adversely affected by the ~~reduction~~ waiver request.

*Note, this will allow the Planning Board to waive various design standards outlined in this subsection.*

3. Move section 325.4E. Landscape Buffer into section 325.4 D Design Standards.

*Note, by moving this section within the Open Space Design Standards, the Planning Board has the ability to grant a waiver regarding buffer requirements.*