

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
JANUARY 13, 2021

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute, Selectmen's Representative Fred McGarry, William Perron, Robert Cote, Harriet Cady. 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 in the amount of \$2,180.06 and three time sheets for Jane Boucher. (SNHPC Contract #2,180.06). William Perron seconded. Voted in favor with Harriet Cady opposed.

APPROVAL OF MINUTES

Harriet Cady moved to approve the minutes of December 9, 2020. Robert Cote seconded. The following corrections were made to the minutes.

Page 2: Paragraph 3 "The work session scheduled for December 16 was postponed"

Page 2: Paragraph 5 Correct to read "...would waive the 65 day..."

Page 2: Paragraph 6 Correct to read "Fred McGarry moved...."

Voted in favor with William Perron abstaining.

MATTHEW AND ROWENA BOURQUE/AUTO REPAIR

The secretary advised that Mr. and Mrs. Bourque had not yet submitted a copy of Driveway Approval from DOT.

Harriet Cady moved to send a letter to the Bourques asking them to submit the approval at their earliest convenience. Robert Cote seconded. Vote in favor.

7:15PM APPLICATION FOR PUBLIC HEARING MAJOR APPLICATION FOR PLEASANT LAKE WATERSHED PROTECTION ORDINANCE; GORDON AND CINDY HEADLEY, IVER JOHNSON LANE

Tobin Farwell was present. Gordon and Cindy Headley were present via zoom.

Chair Schibbelhute read the Notice of Public Hearing by which Gordon and Cindy Headley, 5 School House Road, Londonderry are making application for a public hearing to consider approval of a Major Application for the Pleasant Lake Watershed Protection Ordinance Land Development for property located at 1 Iver Johnson Lane, Deerfield, NH. (identified as Tax Map 207 Lot 42) and owned by the applicants. The Land Development proposed

will render post-development impervious surface of more than 20% or more than 2, 500 square feet of the entire lot. The application will be submitted to the Planning Board of the Town of Deerfield on January 13, 2021 at 7:15PM at the G.B. White Building. The Board will consider acceptance, and if accepted, the Board will hold a public hearing at that time.

Tobin Farwell provided a copy of the plan and pictures of the site.

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

Mr. Farwell said that the project is located at 1 Iver Johnson Lane on Pleasant Lake within the Watershed district. It is a 12,000 square foot acre lot. The intent is to remove the existing two bedroom home and replace with a new two bedroom house and attached garage. There is an existing concrete chambered septic system, approved in 2006. He noted that they have been before the ZBA in 2020 and were granted several setback variances. The existing lot has 28.3 % impervious. Mr. Farwell said that what they are proposing will reduce the impervious surface down to 27.3%. This will require a shore land permit from the State. The biggest change will be the garage. Mr. Farwell also provided some architectural drawings.

Fred McGarry questioned the location of the septic tank. Mr. Farwell replied that they will be moving the septic tank to the far side.

Harriet Cady questioned the number of bedrooms in the house. Mr. Farwell replied that it will remain a two bedroom home.

Mr. Headley noted that it will be a two car garage with workshop.

Sylvia von Aulock said that she had reviewed the plan with Rick Pelletier who indicated that he has no issues. She questioned if an Erosion Control Plan should be added. Mr. Farwell said he will add that to the plan.

Fred McGarry moved to Grant conditional approval to Gordon and Cindy Headley with the following conditions:

- . Erosion Plan to be added
- . Signature block to be added
- , Shore land Approval from State of NH

Conditional approval to lapse in 90 days. (April 13, 2021). William Perron seconded. Voted in favor.

8:00PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION

WILLIAM AND PATRICIA CALLAHAN/SOUTH ROAD

Jason Franklin, William and Patricia Callahan were present via zoom.

Chair Schibbelhute read the Notice of Public Hearing by which William and Patricia Callahan, 100 South Road, Deerfield, NH are making application for a Public Hearing to consider approval of a Minor Subdivision for property located on South Road, Deerfield, NH , identified as Tax Map 419 Lot 9 . consisting of 30.3 acres and owned by the applicants. The intent of the application is to create two new lots consisting of 7.26 and 7.3 acres. Lot 0 would then consist of 16.045 acres. The formal application will be submitted to the Planning Board of the Town of Deerfield on Wednesday, January 13, 2021 at 8PM. The Board will consider acceptance, and if accepted will hold a Public Hearing at that time.

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

Jason Franklin said they are proposing to create two new lots consisting of 7.26 and 7.3 acres.

Fred McGarry noted that a stamp for Wetland Scientist's signature would need to be included.

Sylvia von Aulock questioned if a waiver was necessary

Fred McGarry moved to grant a waiver to provide photography and soils on lots 9-1 and 9-2 on the area west of the wetlands . William Perron seconded. Voted in favor.

No one spoke in favor or in opposition.

Fred McGarry moved to Grant Conditional Approval to William and Patricia Callahan for a Minor Subdivision on South Road with the following conditions:

- . Certificate of Monumentation
- . Wetland Scientist Stamp
- . Building Envelopes Shown

Conditional Approval to expire in 90 days. (April 13, 2021).

William Perron seconded. Voted in favor.

8:10PM William Perron moved to adjourn. Robert Cote seconded. Voted in favor.

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