

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 9, 2021

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute, Selectmen's Representative Fred McGarry, William Perron, Robert Cote, Donald Wyman (newly elected member). Also present Cameron Prolman, SNHPC, and Jane Boucher, secretary.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MANIFEST

Fred McGarry moved to approve a time sheet for 21 hours for Jane Boucher. William Perron seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of May 26, 2021. Robert Cote seconded. The following corrections were made to the minutes:

Page 1: Paragraph 9: Correct to read "...had a meeting with Gloria Andrews, Ridge Mauck...." "...required to get an AOT permit."

Page 2 Paragraph 2: Correct to read "...Station 12 and 75 1600ft.""

Page 2 Paragraph 4; Correct to read "...for driveways for Lots 7.10 and 7.11."

Page 2 Paragraph 8: Correct to read "...and the 76 feet will be adhered to."

Page 2 Last Paragraph: Correct to read "...the project was a mess."

Voted in favor with William Perron abstaining.

7:05 CONTINUATION: PUBLIC HEARING; MAJOR SUBDIVISION; R& C EASTERN DEVELOPMENT; MCCARRON DRIVE
Ryan Taber was present.

Board members reviewed the amended plans.

It was noted that the foundation certification was indicated on Sheet 4.

Fred McGarry said we would need a detail of setting stone bounds.

Mr. McGarry referred to construction of the road and said that Mr. Taber give the Board the time needed. At the end of that period of time the Board would conduct a Compliance Hearing and if everything is done and inspected by Keach Nordstrom (KNA) the Board could approve the plan. Should the work not be

completed the applicant shall post a bond to cover the remaining work.

Fred McGarry moved to grant conditional approval to R & C Eastern Development for Phase III of the McCarron Subdivision to August 11, 2021 when a Compliance Hearing will be held at 7:15PM to determine condition of the roadway based on inspections by KNA. William Perron seconded. Voted in favor.

7:15PM CONTINUATION;; PUBLIC HEARING; MAJOR SUBDIVISION; EDWARD AND SANDRA CROSS; RANGE ROAD
Edward Cross and Roscoe Blaisdell were present.

Revised plans were submitted and reviewed by the Board.

Roscoe Blaisdell said that driveway location has been moved to allow adequate sight distance.

Fred McGarry said that the Board will need a profile.

Edward Cross noted that he is working to appease abutters . He said that he is waiting to meet with Matt Fisher to discuss the fire pond.

Chair Shibelhute questioned if the driveways would be paved. Mr. Cross replied that would be up to the owner or builder would be responsible for that decision.

It was agreed that culverts would be necessary.

Fred McGarry said that it would be necessary to put together a Homeowners Association for maintenance of the roads. He also said that a profile would be necessary for sight distance.

Mr. Cross said that they are still working on the fire pond, which will need 30,000 gallons. He indicated on the plan where 6-8 feet exists and the location of 3-4 feet.

Fred McGarry said that the Board would need calculations showing what the area of slope and wetlands is.

Susan Cannamucio, an abutter, spoke via zoom, noting that she has not been able to hear conversation and did not know what lots the Board was discussing. Cameron Prolman pointed out areas on the plan.

Chair Schibelhute said that they discussed line of sight on the main road from the driveways. They have requested a profile for the driveway for Lot 71-5. The Board also asked for a paved apron from the edge of the road back 20 feet. Also a fire pond needs to be shown. Another issue is forming a Homeowners

Association. The Board also wants to see a graded plan for the driveway on Lot71-5

Fred McGarry moved to continue the Public Hearing for Edward and Sandra Cross to July 14, 2021 at 7:15PM. William Perron seconded. Voted in favor.

SPM CONTINUATION; PUBLIC HEARING MINOR SUBDIVISION; MDGF, MOUNT DELIGHT ROAD AND KETTLE ROCK ROAD DEERFIELD AND ALLENSTOWN, NH James Franklin, Jason Franklin and George Kelley were present.

James Franklin showed the revised plan which is posted on the screen. He also brought a copy of the boundary plan which has been recorded, Information regarding wetlands is shown.

Sylvia von Aulock , participating via zoom, questioned if the applicant has gone before the Board of Selectmen for construction on the Class VI Road. Mr. Franklin noted that the applicant has received a variance from the ZBA and that is noted on the plan.

Ms. Von Aulock said it was her understanding that the applicant go before the Board of Selectmen.

Fred McGarry agreed that Mr. Kelley appear before the Board of Selectmen to sign an agreement that he will be responsible for the maintenance of Kettle Rock Road, a Class VI Road.

Mr. Kelley said that he was aware that he should appear before the Board of Selectmen and would be happy to do so. Mr. Kelley said he would like to get conditional approval. Mr. McGarry noted that conditional approval could be granted with the signing of an agreement with Selectmen be a condition.

James Franklin noted that signing of agreement will be on the final plans.

Fred McGarry moved to Grant conditional approval for MDGF, 170 Bridge St., Manchester, NH for a minor subdivision on Kettle Rock Road and Mount Delight Roads in Deerfield and Allenstown with the following conditions:
.Certificate of monumentation be set
.Applicant meets with Board of Selectmen /Agreement to maintain Class VI Road.

Conditional Approval to lapse in 90 days. (September 9, 2021).

William Perron seconded. Voted in favor.

OTHER BUSINESS

Chair Peter Schibbelhute advised that the Planning Board will

be holding all future meetings in person only at the G.B. White Building.

The meeting was adjourned at 8:25PM

Recorded and transcribed by Jane Boucher

Pending Approval by the Planning Board