

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JUNE 23, 2021

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Selectmen's Representative Fred McGarry, William Perron, Robert Cote, Donald Wyman. 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 the manifest in the amount of \$1,264.60 and a time sheet for Jane Boucher (SNHPC Contract \$1,264.60, time sheet 15 1/2 hours). Robert Cote seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of June 9, 2021. William Perron seconded. The following corrections were made to the minutes:

. Page 1 Last Paragraph: Correct to read "...time needed to complete the work."

. Page 2 Paragraph 6 " Add to sentence"...of Range Road to ensure adequate sight distance."

Page 2 Paragraph 10: Add to first sentence".. and management of open space."

Page 2 Paragraph 11: Add to second sentence"...6-8 feet depth of water in the wetlands exist..."

Page 2 Paragraph 12 : "...calculations will be needed to show the square footage of the fire pond."

Voted in favor.

7:10 CONCEPTUAL MEETING ; SMITH ROAD SUBDIVISION; MOUNT DELIGHT ROAD. J. BRIAN JUDD

J. Brian Judd and his daughter and Jason Franklin were present.

Mr. Judd provided plans for the Board's review. He noted that he owned Map 410 Lot 25 consisting of 48 acres accessed through a 50 foot right of way which runs approximately 431 feet x 50 feet wide. He wants to extend the right of way another 260 in order to access and subdivide a three acre lot for his daughter to build a home. There are two culverts that cross the road. Pictures of the existing driveway were shown.

Mr. Judd said his intent is create one new lot under the Smith Ordinance.

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It was determined that this would be a Private Road. The name of the road would be proposed to the Board of Selectmen for approval . A Homeowners Association will need to be in place for maintenance of the road.

Chair Schibbelhute said that when final plans are submitted the board will conduct a walk through . He asked Mr. Judd if test pits have been done. Mr. Judd replied "no".

Mr. Judd was told that the final plans should show the wetlands, monumentation, Homeowners Association in place . He indicated that sight distance onto Mount Delight was adequate.

7:30PM VERNAL POOL

Chair Schibbelhute said he spoke with Sylvia von Aulock and discussed whether we can grant waivers or whether we need to get it up to a certain size in order to apply the 100 foot setback. He felt this should be discussed now, rather than wait until November.

Fred McGarry said that he had worked up some language and will bring it into the next meeting for more discussion.

It was agreed to meet with the Conservation Commission to discuss the issue further. It was also noted that a public hearing would be necessary as well.

The Board will discuss this further at the July 14, 2021 meeting.

The meeting was adjourned at 7:45PM.

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