

DEERFIELD PLANNING BOARD
DEERFIELD, NH
JULY 14, 2021

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute, Selectmen's Representative Fred McGarry, Robert Cote. Also present Cameron Prolman, SNHPC, and Jane Boucher, secretary.

7PM Chair Schibbelhute called the meeting to order at 7PM.

APPROVAL OF MANIFEST

Fred McGarry moved and Robert Cote seconded to approve the manifest (two time sheets for Jane Boucher, 20 1/2 and 14 hours). Voted in favor.

REINSTATEMENT SNHPC COMMISSIONERS

Sylvia von Aulock advised in an e-mail that terms of Fred McGarry and Robert Cote have expired.

Robert Cote moved to recommend the appointment of Fred McGarry and Robert Cote to serve on the Board of SNHPC each for a four year term to the Board of Selectmen. Fred McGarry seconded. Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of June 23, 2021. Robert Cote seconded.

. the following correction was made to the minutes: Page 1, Last Sentence Correct to read"...intent to create one new lot..."

Voted in favor.

VERNAL POOLS

Cameron Prolman said that he has spoken with Sylvia von Aulock regarding how to proceed with discussion and they recommended forming a working group which would include a member of the Planning Board, Code Enforcement Officer Richard Pelletier, a member of the Conservation Commission, Sylvia von Aulock and himself. The Board agreed with Mr. Prolman's suggestion and this will be added to the Agenda for July 28.

7:15PM CONTINUATION; MAJOR SUBDIVISION/ EDWARD AND SANDRA CROSS/RANGE ROAD

Edward Cross and Roscoe Blaisdell were present.

Roscoe Blaisdell provided plans for the Board's review.

Mr. Blaisdell said First Sheet shows distances the Board requested, also Right of Way is larger, Sheet3 shows driveway and road profiles and last sheet shows sight distance.

Fred McGarry noted that engineering calculations were needed for the uphill section of Range Road. The profile should show both the 7% and 10%.

Edward Cross said he has spoken with Fire Chief Matt Fischer regarding options for a fire pond. He noted that the considerations are one that would require permitting which would be dredging the existing wetland area or doing a self contained pit, which would not require permitting. Mr. Cross felt that Chief Fischer is more in favor of digging a pond. If a dug pond is decided on, it would have to be reviewed on the plan by KNA. Mr. Cross will continue conversation with the fire chief and advise the board of their decision.

Fred McGarry moved to continue the public hearing to August 11, 2021 at 7:45PM. Robert Cote seconded. Voted in favor.

The Board will conduct a Site Visit on Saturday, August 7, 2021 at 9AM.

7:45PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT; NORMAN AND ANNE LAUNIER, 234 NORTH ROAD, DEERFIELD, NH
Norman Launier and James Franklin were present.

Chair Peter Schibbelhute read the Notice of Public Hearing by which Norman and Anne Launier for property on North Road identified as Tax Map 405 Lots 75 (consisting of 30 acres) and Lot 76 consisting of 5 acres). The intent of the application is to adjust the lot lines between Lots 75 and 76. Lot 76 would then consist of 31.10 acres and Lot 76 would consist of 3.90 acres.

Board members reviewed plans. Fred McGarry moved to accept the application. Robert Cote seconded. Voted in favor.

Mr. Franklin noted that he has applied for State Subdivision Approval.

Fred McGarry said that a wetlands scientist stamp would be required as well as bounds set for monumentation certification.

Fred McGarry moved to grant conditional approval to Norman and Anne Launier for a Lot Line Adjustment with the following conditions:

- . State Subdivision Approval
- . Stamp by Wetland Scientist
- . Bounds set/monumentation certification.

Conditional Approval to lapse in 90 days. (October 14, 2021).
Voted in favor.

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8PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT; INGRID DESROSIERS, MOUNTAIN ROAD, DEERFIELD, NH
Ingrid Desrosiers and James Franklin were present.

Chair Peter Schibbelhute read the Notice of Public Hearing by which Ingrid Desrosiers, 140 Mountain Road, Deerfield, NH for property located on Mountain Road identified as Tax Map 416 Lot 75 (consisting of 12.15 acres) and Lot 75.1 (consisting of 12.58 acres). The intent of the application is to adjust the lot lines between Lots 75 and 75.1. Lot 75 would then consist of 9.28 acres and Lot 75.1 would consist of 15.45 acres.

Board members reviewed plans presented by Mr. Franklin.

Fred McGarry moved to accept the application. Robert Cote seconded. Voted in favor.

Mr. Franklin provided a copy of a subdivision, approved in 2019 noting that State Subdivision Approval had been received.

Fred McGarry moved to Grant Conditional Approval for a Lot Line Adjustment for Ingrid Desrosiers on Mountain Road with the following conditions:

- . Wetland Scientist Stamp

- , Bounds set for monumentation certification

Conditional Approval to lapse in 90 days (October 14, 2021)

Robert Cote seconded. Voted in favor.

OTHER BUSINESS

Errol Rhodes was present and questioned updating the Master Plan. He suggested that the Planning Board have a display with information available at Old Home Day in August. This item will be put on the July 28, 2021 Agenda along with discussion of Vernal Pools.

The meeting was adjourned at 8:30PM.

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