

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
SEPTEMBER 8, 2021

MINUTES OF MEETING

PRESENT: Planning Board members Fred McGarry (Board of Selectmen's Representative) Robert Cote, Donald Wyman. Also present Cameron Prolman, SNHPC, and Jane Boucher, secretary.

7PM Vice Chair Fred McGarry called the meeting to order.

7PM GLENDA SORAK/RANDS CORNER  
Glenda Sorak was present.

Ms. Sorak was present to request release of \$1000.00 , remaining amount of bond submitted when the Site Plan was approved for her property in 2008.

Ms. Sorak stated that work has been completed.

Vice Chair McGarry noted that Keach Nordstrom filed an inspection report in March 2018 and Ms. Sorak attended two Planning Board meetings on September 12, and September 26 that year. (A copy of the inspection report and minutes are attached to these minutes).

The Inspection Report submitted by KNA recommended the following items to be completed

- . Rebuild the stone wall at the corner of North Road and Old Center Road with the opening to the gravel parking area to be 20 feet wide.

- . Install an operable gate or removeable chain within the opening at the entrance to the parking area from Old Center Road. The gate or chain is to have a permanently attached DO NOT ENTER SIGN.

- .Furnish and install all remaining signs as shown on sheet one of the approved plan.

Ms. Sorak said they installed a gate and brought a picture for the Board's review.

Ms. Sorak noted that they did not touch the stone wall and did not agree that should be one of the requirements.

Board members agreed that a Site Inspection should take place.

Robert Cote moved to conduct a Site Visit on Saturday 9/11/21 at 10AM. Donald Wyman seconded. Voted in favor.

Robert Cote moved to continue the meeting with Ms. Sorak on October 13, 2021 at 7:45PM. Donald Wyman seconded. Voted in

PLANNING BOARD 9/8/21

Robert Cote moved and Donald Wyman seconded to re-consider the previous vote to continue the Public Hearing for a Minor Subdivision for Edward and Sandra Cross. Voted in favor.

Robert Cote moved to continue the Public Hearing for a Minor Subdivision for Edward and Sandra Cross to September 22 following the Compliance Hearing for Ryan Taber scheduled for 8PM. Donald Wyman seconded. Voted in favor.

Robert Cote moved to continue the Public Hearing for a Major Subdivision for Edward and Sandra Cross to September 22 following the Continuation of a Minor Subdivision for Edward and Sandra Cross. Donald Wyman seconded. Voted in favor.

The meeting was adjourned at 8:50PM.

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



KEACH-NORDSTROM ASSOCIATES, INC.

April 13, 2018

Mr. Peter Schibbelhute, Chairman  
Deerfield Planning Board  
Town of Deerfield  
8 Raymond Road  
Deerfield, New Hampshire 03037

Subject: 180 North Road (Improvements)  
Route 107 (Map 405, Lot 15)  
David and Glenda Sorak (Owners)

Dear Mr. Schibbelhute:

I understand the bond currently held by the town for the remaining improvements on the above site is \$5000.00. At this time, we recommended a reduction in the amount of \$4000.00 leaving a balance of \$1000.00 to complete any outstanding items.

Please do not hesitate to call our office if you should have questions regarding this matter.

Sincerely;

Jeff Quirk  
Senior Project Engineer

Cc: Mark Young (Deerfield Highway Agent)  
Cc: Glenda Sorak

*Civil Engineering*

*Land Planning*

*Landscape Architecture*

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

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**Keach-Nordstrom Associates, Inc.**

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Phone: (603) 627-2881 Fax: (603) 627-2915

**INSPECTION REPORT**

**Prepared for:** Deerfield Planning Board

**Project:** 180 North Road (Improvements)

**Location:** Route 107 (Map 405, Lot 15)

**Owners:** David and Glenda Sorak

**Date:** 3-29-2018

**Time:** 8:00-8:30

**Weather Conditions:** Sunny 36deg

**Work in Progress:**

**Bond Reduction Inspection**

The Deerfield Highway Agent (Mark Young) and I conducted an inspection of the above site on March 29, 2018. We inspected the overall condition of the site including the drainage, landscaping and parking area.

**Drainage:** The drainage on this site flows into a detention pond located along the southerly property line. The detention pond and associated inlet swale and emergency overflow are in good stable condition and appear to be working as designed.

**Landscaping:** The landscaping improvements are primarily along the westerly boundary and consist of a vegetated berm and planted buffer. We found the berm to be stable and well established and the planted buffer to be located as designed.

**Parking Area:** We found the gravel parking area to be in relatively good condition with no major ruts or voids. Also, the parking area appeared to drain toward the detention pond (as designed) with no puddling or standing water.

**Conclusion:**

Mark and I agreed that most of the work on the above site has been finished however we recommend the following items be completed:

1. Rebuild the stone wall at the corner of North Road and Old Center Road with the opening to the gravel parking area to be +/- 20ft wide
2. Install an operable gate or removable chain within the opening at the entrance to the parking area from Old Center Road. The gate or chain is to have a permanently attached DO NOT ENTER sign.
3. Furnish and install all remaining signs as shown on sheet 1 of the approved plan.

**On Site Contacts:** Mark Young (Deerfield Highway Agent)

**Site Conditions:** Well established, stable, some leftover material and lumber stockpiled nearby

**Follow-Up Required:**

**Change Order Required:**

**Prepared By:** JQ

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
SEPTEMBER 12, 2018

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Kate Hartnett, Selectmen's Representative Fred McGarry, Gregory Mitchell. Also present Town Planner Sylvia von Aulock and secretary Jane Boucher.

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

7:10PM GLENDA SORAK/BOND REDUCTION  
Glenda Sorak was present.

Ms. Sorak explained that the original site plan was approved in 2008 calling for two driveways. She felt that the second driveway on Old Centre Road could be eliminated from the approved plan. Ms. Sorak said that she has not been able to get anyone to give her a price on paving the apron and added that they plan on paving the entire parking area in the future and would like to see the current site plan amended at this time.

Fred McGarry expressed concern regarding sight distance on North Road.

At this time Peter Schibbelhute read the Inspection Report from Jeff Quirk, KNA, dated April 13, 2018.

A copy of the report is attached to these minutes noting the the items to be completed.

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- . Install an operable gate or removable chain within the opening at the entrance to the parking area from Old Centre Road. The gate or chain is to have a permanently attached DO NOT ENTER sign.

- . Furnish and install all remaining signs as shown on sheet 1 of the approved plan.

Ms. Sorak did not think a removable chain was necessary nor a Do Not Enter sign or Stop sign.

Fred McGarry noted that the concept of the paved area is to reduce the amount of dirt going onto Route 107.

Ms. Sorak questioned if she converted to a residential use, would she need a site plan. She was advised no, she would have to go to the Building Inspector to convert the usage.

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
SEPTEMBER 12, 2018

MINUTES OF MEETING

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

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Fred McGarry noted that the concept of the paved area is to reduce the amount of dirt going onto Route 107.

Ms. Sorak questioned if she converted to a residential use, would she need a site plan. She was advised no, she would have to go to the Building Inspector to convert the usage.

Ms. Sorak asked that if she decides to keep it as a commercial use would she need to apply for another Site Plan Review. She was advised that a new plan would need to be submitted with a new application if she wished to amend the current approved site plan.

Ms. Sorak was advised that if she wants to revise the current plan , after it is completed, meet with the Town Planner to review it.

Ms. Sorak said that she would like to ask for the reduction of the bond.

Fred McGarry said that according to the existing approved plan another business would be permitted, along with the CPA office.

Sylvia von Aulock will speak with Jeff Quirk, KNA, to discuss the recommendations for the bond reduction.

Glenda Sorak will meet with the Planning Board on September 26, 2018 at 7:45.

Mr. Peterson said that Sheets 1 and 2 show a yield plan for the property showing what might be done on the property . He noted that Sheet 2 showed a roadway 1300 feet.

He said that sheets 3 and 4 showing an open space subdivision consolidating the development to one area, leaving the rest of the land open.

Mr. Peterson said that they had met with Steve Keach, KNA, to discuss these and other options for this parcel. He then pointed to Sheet 5 and noted that Deerfield Zoning does allow up to four houses on a Private Way. Mr. Peterson felt that four lot fit better in a an Open Space Plan. The lots shown all have 5 acres or more. He also said that he felt it made sense to put the back land into a conservation easement. He added that this was conceptual and asked the Board for input.

Fred McGarry commented that he did not like Lot 1. He also questioned access to Unit 4.

Kate Hartnett questioned the distance from Lot 4 to the power lines. Mr. Peterson replied it is 300 feet from the end of driveway and 400 feet from the private road.

Fred McGarry said that in order to open up rear section of Lot 1, they will have to extend the road.

Peter Schibbelhute said if the road was moved closer to the boundary line, they may be able to get lots more rectangular.

Mr. Schibbelhute commented that a retention pond could be added to the roadside and drainage be brought in there.

Matthew Peterson will consider the Board's comments and speak further with his client.

Mike Gallo commented that there was a bit of damage done during Allenstown construction and there has been no problems with drainage.

Cameron Prolman submitted a memo and made comments noting discrepancies on the Tax Maps. A copy is attached to these minutes.

Kate Hartnett suggested that Mr. Peterson contact Bear Paw to discuss the proposed Conservation Easement.

Gregory Mitchell returned as a voting member.

8:50 GLENDA SORAK/REDUCTION OF BOND  
Glenda Sorak was present.



Cameron Prolman read a memo outlining a discussion between Sylvia von Aulock and Jeff Quirk, KNA. A copy is attached to these minutes.

Glenda Sorak said that plan to use some foundation stones along the east side of the barn. She will consolidate construction materials and put them in the barn. They intend to build a handicap ramp after wood pile is removed. She said that they intend to pave an area but, at this point in time, has not been able to contract with anyone. She felt that the Stop and No Left Turn signs were not necessary and noted several businesses in Town that do not have signs.

Gregory Mitchell noted that the signs were indicated on the approved Site Plan.

Chair Schibbelhute said that he understood that Ms. Sorak was looking for a bond reduction, however, there were several issues that need to be addressed, the most important being the paving. He added that she should get a few more things done before the Board can reduce the bond. Chair Schibbelhute suggested that Ms. Sorak address a few more items on the list and come back to meet with the Board.

Glenda Sorak questioned why the plan could not be changed.

Chair Schibbelhute replied that would be more costly, as she would need to have an engineer re-do the plan.

Gregory Mitchell commented that the Board needs to comply with the approved Site Plan and cannot make any changes to that plan.

THIBEAULT