

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
JANUARY 12, 2022

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, Fred McGarry, Board of Selectmen's Representative, 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 \$291.70 and three time sheets for Jane Boucher. Donald Wyman seconded. (SNHPC \$291.70, time sheets for 18 1/2, 22 1/2 and 13 1/2 hours) Voted in favor.

APPROVAL OF MINUTES

Fred McGarry moved to approve the minutes of December 8, 2021. Robert Cote seconded. The following corrections were made to the minutes:

Page 1 Paragraph 7: Add to first sentence "regarding her conditional approval of a site plan for her lot at the intersection of Route 107 and Old Centre Road"

Page 1:Paragraph 9 Correct to read "...the property for commercial purposes and served by a 2000 foot driveway."

Page 2 Paragraph 2:"...with a stone head wall."

Page 2 Paragraph 3: Correct to read"He noted that there would be 18-20 people.."

Page 2 Paragraph 4:Correct to read "...and was just here to listen.

Page 2 Paragraph 13: Correct to read "...Linda Perry, an abutter submitted""

Page 3 Paragraph 1: Correct to read ".....of Ridge Road as a Class VI Road was done properly..He advised that he does have a letter from his attorney..."

Page 3 paragraph 2:Correct to read "....layout of Ridge Road as a Class VI Road..."

Page 3 Paragraph 4 Correct to read : "...until the owner signs a waiver of liability for building on a Class VI Road. Town Counsel will be asked to review the letter."

Voted in favor to approve the minutes of December 8,2021 as amended.

NOTICE OF PUBLIC HEARING

Fred McGarry advised that a citizens petition had been received to amend Section 204.The Planning Board will hold a public hearing on January 26, 2022 at 7:15PM.

7:15PM CONTINUATION: PUBLIC HEARING PLEASANT LAKE WATERSHED
ORDINANCE; MILLER VAN VLIET, 3 WILLOW LANE

Detail will also be needed on cross sections and stone bounds.

Fred McGarry also said that bond should be included for the driveway for 71-5.

Mr. Cross explained that the intent is to sell the entire project to one person, once it is approved and recorded. He does not know when building will occur for this lot. It may be years.

There was some discussion as to a note on the plan that no foundation permits be granted until the driveway is complete.

Fred McGarry moved to call for the inclusion in the bond for the section of the driveway for Lot 71-5. Robert Cote seconded. Voted in favor.

Linda Perry, an abutter, questioned the fire pond and possible flooding.

Chair Schibbelhute reviewed the plan with Ms. Perry, explaining that flooding was not a problem.

Fred McGarry moved to continue the public hearing for a Major Subdivision for Edward and Sandra Cross to January 26, 2022. The seconded appointment. Donald Wyman seconded. Voted in favor.

8:30PM APPLICATION FOR PUBLIC HEARING; MINOR SUBDIVISION; BRIAN AND TORIN JUDD; MOUNT DELIGHT ROAD

Brian Judd, Jason Franklin were present. Also present were Edward Cross and Erroll Rhodes.

Chair Schibbelhute read the Notice of Public Hearing ; Brian and Torin Judd, 96A Mount Delight Road, Deerfield, NH will make application for a Public Hearing to consider approval of a Minor Subdivision for property located on Mount Delight Road (Map 410 Lot 25) consisting of 48.13 acres and owned by the applicants. The intent of the application is to create one new lot consisting of 3.312 acres.

Chair Schibbelhute noted that an anonymous letter had been received regarding the subdivision. He said because it was not signed he would not read it.

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

Jason Franklin said that the Judds would like to create one new lot for their daughter. There is an existing driveway on the property accessing the proposed lot. He said that they had a conceptual meeting with the Planning Board in June, 2021 and

PLANNING BOARD 1/12/22

at that time the Board indicated that they would like to conduct a site visit.

The Board will conduct a walk through on January 19, 2022 at 3PM.

Robert Cote moved and Fred McGarry seconded to continue the Public Hearing to January 26, 2022, the third scheduled appointment. Voted in favor.

Fred McGarry asked Jason Franklin to detail the distance and width on the Locus.

The meeting was adjourned at 9PM.

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



**OFFICE OF THE BOARD OF ADJUSTMENT
P.O. BOX 155
DEERFIELD, NEW HAMPSHIRE 3037
NOTICE OF DECISION**

Case 21-13

Tobin Farwell, Farwell Engineering Services,
265 Wadleigh Falls Rd., Lee, NH 03861,
For owner Miller J. Van Vliet,
For property at 3 Willow Ln, Deerfield, NH,
Map 207, Lot 71

✓ Notice is hereby given that after a public hearing on December 28, 2021, the five-member board voted **5-0 to grant** a variance from Article III Section 330.8 for buffer requirements to Pleasant Lake tributaries, with encroachment into the minimum of 50 ft buffer, with the purpose to replace the existing dwelling, with the following stipulation:

- Appropriate buffers to the wetland area during all phases of construction.

By direction of Chairman, Anthony DiMauro

Jonathan Leer, Clerk

December 28, 2021

NOTE: Any person affected has the right to appeal this decision. If you wish to appeal, you must act within 30 days of the date on this notice. The necessary first step, before any appeal may be taken to the courts, is to apply to the board of adjustment for a rehearing. The motion for a rehearing must set forth all the grounds on which you will base your appeal. See New Hampshire Statutes, RSA Chapter 677, for details.