

DEERFIELD PLANNING BOARD  
P O BOX 169  
DEERFIELD, NH 03037

APRIL 27, 2022

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute, 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

Donald Wyman moved to approve the manifest in the amount of \$2,738.84 and a time sheet for Jane Boucher. ( SNHPC Contract \$1,970.42, SNHPC Master Plan \$758.42. Time Sheet 18 1/2 hours). Robert Cote seconded. Voted in favor.

APPROVAL OF MINUTES

Robert Cote moved to approve the minutes of April 13, 2022 . Donald Wyman seconded. Voted in favor.

7:15PM INFORMAL MEETING; JEFF EAMES/EXCAVATION PERMIT  
Jeff Eames and John Newman were present.

Mr. Eames , owner of Fort Mountain Companies, said he was here to discuss the Dow Road site consisting of 24.83 acres identified as Tax Map 404 Lot 3. Dow Road was discontinued in 1932. He noted that the current owner is Eames Revocable Trust and purchased in 2004. Mr. Eames said that test pits were done last spring.

Mr. Eames provided the Board with a list of those whom he has been working with. A copy is attached to these minutes.

John Newman, Land Surveyor, provided a plan for the Board's review. He noted that a perimeter survey was done of the whole boundary and wetlands mapped. Existing conditions are included.

Mr. Eames indicated on the map portions of land they would be working on.

The Board agreed to conduct a site walk on the property on Saturday, May 7 at 8AM.

Robert Cote questioned if any conservation land existed in the area. Mr. Eames was not aware of any.

Mr. Eames noted that they have applied for an AOT Permit.

PLANNING BOARD 4/27/22

CROSS SUBDIVISION

Edward Cross said he would like to meet with the Board on May 11, 2022. The continuation of his subdivision will be scheduled for that night.

ERROLL RHODES

Mr. Rhodes referred to a letter sent to the Planning Board from Erik Gross, a member of the School Board. A copy of the letter is attached to these minutes.

Mr. Rhodes encouraged a collaborate effort with the School Board to accomplish these needs, as outlined in Mr. Gross's letter.

The meeting was adjourned at 7:30PM.

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



---

168 Granite Street • Allenstown, NH 03275 • (603) 485-4459 • Fax: (603) 485-4469 • NHForestry.com

---

April 27 2020

Partridge Pit

Dow Road

Deerfield NH

24 .83 Acres / Book 4229 Page 680

Tax Map # 404 Lot 03

Jeffrey & Rachel Eames

Co Tees of Eames Revocable Family Trust of 2020

35 Howards Lane Epsom NH 03234

Contractor to Excavate Materials

Jeff Eames

Fort Mountain Trucking Company Inc.

168 Granite Street

Allenstown NH 03275

Surveyors

John P. Newman LLS

NH Land Consultants PLLC

683C First NH Turnpike

Northwood NH 03261

Geologist

Michael Wright

RESPEC

PO Box 725

Rapid City SD 57709-0725

67 Water Street

Laconia NH 03246



---

168 Granite Street • Allenstown, NH 03275 • (603) 485-4459 • Fax: (603) 485-4469 • [NHForestry.com](http://NHForestry.com)

---

Wetlands Scientist  
Damon Burt CWS, CPESC  
Fraggle Rock Environmental  
38 Garland Road  
Strafford NH 03884

Wildlife Reclamation Biologists  
Edward & Julie Robinson  
Wildlife Management Institute  
1101 14<sup>th</sup> NW Washington DC 20005  
51 Lovejoy Road  
Loudon NH 03307

Attorney at Large  
Daniel Luker  
Preti Flaherty  
57 North Main Street  
Concord NH 03301

## John Harrington

---

**From:** Erik Gross <Erik.Gross@unh.edu>  
**Sent:** Wednesday, April 20, 2022 2:24 PM  
**To:** John Harrington; zlanglois@sau53.org; Oxnard, nathan; gklipa@sau53.org; ariordan@sau53.org; jkelley@sau53.org  
**Subject:** Suggestion for making progress with Deerfield town and school capital project proposals  
**Importance:** High

Deerfield Planning Board, Select Board and School Board:

I am writing to make a suggestion for a way forward to help address the town of Deerfield's aging capital infrastructure needs. We are all well aware of the many failed attempts over the past two decades at making progress on any significant capital projects in this town. This lack of progress has been very frustrating, but considering the obvious continuing (and growing) needs at the school and the town we must keep trying to make progress. But we cannot also keep taking the same disjointed approach.

We know that there is fear of the increasing tax burden related to large capital projects, and I acknowledge that that concern is real for many townspeople. However, I believe we are at an important psychological juncture on these matters in this town. Based on the discussion at the February school deliberative session, there seems to be widespread recognition of significant infrastructure needs at the school, at least in the area of major systems replacement, the modulars and building envelope repairs. These alone will require a significant financial commitment, even without expansion of the school's physical plant. I believe there is also widespread recognition of the shortcomings of the police facility (for instance). However, because of the structural separation of town and school business, these projects have always come forward separately, with no apparent articulation with the other side of the equation. I believe this has been a long-term, recurring fatal flaw going into the deliberative and voting process. Deerfield needs to overcome this structural challenge, and I think it can be done by creating a cross-functional and multi-representational committee to evaluate, deliberate and develop a collective multi-year plan for "town" and "school" capital needs simultaneously. Deerfield citizens deserve this comprehensive framework to inform and justify future bond warrant articles and so that the long term financial demands can be fairly estimated. It seems to me that this special committee may best be an extension of the Deerfield Planning Board's work, with representation from the Select and School Boards, and perhaps other committees, as well as from our Deerfield community at-large. It will likely require external facilitation and other resources given the magnitude of the task. We need to approach this creatively, but together.

If done correctly, the ultimate outcome will be a well-articulated phased set of needs and estimated costs that address the next 10-15 years for our town and the school. I understand that something like this exists and could be a good starting point: the partially completed 2020-2026 Capital Infrastructure Plan. But most importantly: there have to be many opportunities to engage with Deerfield townspeople -- to communicate, get input and feedback, to educate and to gain the required widespread understanding and buy-in on the best way forward. Only if these opportunities are provided will there be any chance of success at the ballot box. Without this approach, I suspect that all efforts will sadly continue on the futile path.

I myself am willing to participate in this process, and I am sure there are many others who will feel the same way. I firmly believe that this town does care about addressing these issues. I hope you will all give this proposal serious consideration. Deerfield's townspeople and school families, present and future, deserve this collaboration so we can all be successful together.

Thank you,

Erik Gross

*PS: Thank you, John Harrington, for insuring that this message is distributed to the Select Board and the Planning Board members.*

-----  
Erik Gross

18 Nottingham Road

Deerfield, NH 03037

C 603-397-7264 [erik.e.gross@gmail.com](mailto:erik.e.gross@gmail.com)