

TOWN OF DEERFIELD, NH
Planning Board
 George B. White Building
 8 Raymond Rd. Deerfield, NH 03037

July 12, 2023
Meeting Minutes

Meeting called to order at 7:00 PM

Roll Call: Present - Pete Schibbelhute, Fred McGarry, Don Wyman, Gary Sanborn, Erroll Rhodes, Not Present - Bill Perron

Continuation: Application For Major Subdivision Map 416 Lot 28, 206 Nottingham Road, Deerfield, NH, Denise And Michael Gallant, 32 Wyman's Landing, Danville, NH: The Gallants were not present at this meeting. They had contacted Cam and asked to continue to 7/26. Cam was also not at this meeting. The board said the Gallants had wanted a waiver on gravel but they need to be present to discuss. Mr. McGarry made a motion for continuance to 7/26, seconded by Mr. Wyman. All in favor. Motion passed.

Continuation: Public Hearing: Application For Major Subdivision, David W. & Brittany Park, 31 Parkfield Way, Map 418 Lot 65-1: Tobin Farwell spoke to the board about the application. The applicant was granted approval to build a garage and then started building a house instead. Mr. Farwell stated that no one is living in the house and that the house is not finished. The board gave a list of requirements for the road to be built and said they want to see plans for road construction. Mr. Wyman said he would like the board to speak with town counsel about assessing fines for beginning construction on a house without a permit. Mr. Schibbelhute then read through the waivers that the applicant requested. The applicant requested waivers to waive the requirement for location of wetlands, to waive the requirement for topographical plan showing 2' contours, to waive the requirement for site specific soil mapping, to waive the requirement for test pits, to waive the requirement for existing tree lines, to waive the requirement for ledge outcrops, to waive the requirement for geometric design standards and table of geometric road design standards, to waive the requirement of 335' safe sight distance, and to waive design & construction standards for drainage and stormwater management facilities. After discussion of each waiver and the reasons the waivers were being asked for, Mr. McGarry made motions to grant all waivers and all motions were seconded by Mr. Wyman. The votes on all motions were unanimously in favor, and all waivers were granted.

Fort Mountain Trucking: Mr. McGarry made a motion to sign the excavation permit for Fort Mountain Trucking, seconded by Mr. Wyman. All in favor. Motion passed. Mr. Schibbelhute signed the permit.

The board also discussed Deerfield Sand & Gravel's mining permit. The permit calls for plans to be submitted by 6/1, which has not been done. The board will send a letter to the applicant that will give the applicant 30 days to comply. Failure to do so will result in a cease & desist being issued.

Approval of Manifest: Mr. McGarry made a motion to approve manifests for Keach & Nordstrom in the amount of \$227.03 & \$63.28, seconded by Mr. Wyman. All in favor. Motion passed.

Approval of Minutes: The board was unable to approve the minutes of the 6/28 meeting due to attendance.

The recording ended at 1:42:47.

These minutes were transcribed and respectfully submitted by
Tina St. Peter, Recording Secretary