

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

July 26, 2023  
**Meeting Minutes**

Meeting called to order at 7:00 PM

**Roll Call:** Present - Pete Schibbelhute, Gary Sanborn, Bill Perron, Fred McGarry, Don Wyman

**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 presented lot plans with new configuration, same number of lots. Discussed driveway and thickness of gravel with the Board. The Board gave instructions to submit final plans.

**Continuation: Public Hearing: Application For Major Subdivision, David W. & Brittany Park, 31 Parkfield Way, Map 418 Lot 65-1:** Tobin read a letter from the current building inspector and went over plan changes. The Board asked about sight distance to the Transfer Station. The Board instructed the applicant to acquire a bond and submit it to Keach, make changes as discussed to plans and submit to Keach as well. Mr. Perron made a motion to continue to 8/9/23, seconded by Mr. Sanborn. All in favor, motion passed. If not ready on 8/9, will continue to 8/23.

**Public Heading: Application For Site Plan Review, Chris Porter, 26 Cindy Dr. Hooksett, NH For A Property On North Road, Deerfield, NH, Map210 Lot 23:** Mr. Porter presented a site plan and discussed food service plans. Mr. Porter said he plans to continue to operate as the Blue Bowl had operated. No changes. Mr. Schibbelhute said they need stamped drawings for any changes. Mr. Porter said he plans to close on the property on 8/11 and just wants to occupy it as is for now, he will submit applications for any changes ie EV charging stations and paving.

**Other Business:**

Mr. Schibblehute signed the HUD contract. Cameron Prolman will give a presentation at the end of the next meeting.

**Approval of Manifest:** Mr. McGarry made a motion to approve the manifest for SNHPC in the amount of \$2530.21, of which \$445.29 was for June 2023 for the Master Plan update, \$1703.25 was for Circuit Rider Services, and \$381.67 was for Plan Review Services. The motion was seconded by Mr. Sanborn. All in favor, motion passed.

Mr. McGarry received a letter from James Hewitt with the NH DOT. The DOT has not received a hard copy of an application for a revised driveway permit from Lahrs Transmission. They are still working with the 2010 approval. Lahrs is not in compliance with the approval from 2010 because of not having painted parking spot lines and no handicapped parking. The ice cream store blocks traffic from going around the back of the building. The plan that the Board approved in 2010 showed vehicle access around the building. The additional businesses were not included on the 2010 approval. Mr. Schibbelhute suggested that the fire chief or the building inspector could revoke the occupancy permit and issue a cease & desist to stop operations immediately. The Board would like compliance to the original approval in 30 days and applications for additional businesses after that but Mr. Schibbelhute will contact town counsel and ask how to proceed and have him draft a letter.

Mr. Schibbelhute provided general information about the culvert on Range Rd. He said they may be building a bridge eventually but state approval is needed.

**Approval of Minutes:** Mr. McGarry made a motion to approve the minutes of the 7/12/23 meeting as written, seconded by Mr. Sanborn. All in favor, motion passed.

The Board signed the Oath of Office for Erroll Rhodes' appointment as alternate board member.

**Citizen's Comments:** None

Mr. Perron made a motion to adjourn, seconded by Mr. Sanborn. All in favor. Meeting adjourned by the Chair at 8:45 PM.

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