

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

September 13, 2023  
**Meeting Minutes**

Meeting was called to order by the Chair at 7:00 PM.

**Roll Call: In Attendance** - Pete Schibbelhute, Fred McGarry, Gary Sanborn, Bill Perron, Don Wyman, Erroll Rhodes (Alternate)

**CONTINUATION: PUBLIC HEARING: APPLICATION FOR MAJOR SUBDIVISION, DAVID W. & BRITTANY PARK, 31 PARKFIELD WAY, MAP 418 LOT 65-1:** The Parks were unable to attend this evening. Mr. McGarry made a motion to continue to the next meeting on 9/27/23, seconded by Mr. Perron. All in favor, motion passed.

**PUBLIC HEARING: APPLICATION FOR MINOR SUBDIVISION, SANDRA & JESSICA FARRIN, 3 OLD COFFEETOWN ROAD, DEERFIELD, NH, MAP 406 LOT 24:** The Farrins' intent is to subdivide the parent lot to create two condos. Mr. Schibbelhute stated that this has been presented to the Planning Board before. Mr. McGarry made a motion to accept the application, seconded by Mr. Perron. All in favor, motion passed. Jim Franklin presented plans and answered questions from the Board. Mr. McGarry asked how two 1 acre lots equal a condo. Mr. Franklin explained that two residential structures exist now, both were issued building permits, both have septic, share a common well, and when approved will be numbered units 24 and 24-1. Mr. Franklin also said there will be limited common area, the pool in use by unit 24 will not be used by unit 24-1. Mr. Schibbelhute asked if the two units would share the driveway. Mr. Franklin said that could be added to the condominium documents. Mr. Franklin said he doesn't see the difference between this plan and a duplex on a 3 acre lot, other than each unit has its own stand alone home. Mr. Wyman said he doesn't see this as a condo. He sees this as two units on a piece of land being subdivided into a substandard piece of property and that it sets a bad precedent. Mr. McGarry agreed with that statement. Mr. Wyman also stated that the second house on the lot was originally built as an in-law unit and that it can stay an in-law unit but not a condo. Mr. Franklin said he wasn't involved with the original plan and doesn't know the history, but he didn't see anything in the plans that indicated the unit was an in-law unit. Mr. Schibbelhute said they will have to have the town's attorney review the documents and the plans. He also suggested getting rid of the 318' subdivide line, identifying the home, garage and test pit area number 3 as being exclusive to unit 24-1 and the other stuff

as being exclusive to unit 24, and to figure out how to resolve the issue of sharing the well. Mr. McGarry made a motion to continue to 9/27/23, seconded by Mr. Perron. All in favor, motion passed.

**PUBLIC HEARING: APPLICATION FOR MINOR SUBDIVISION, ALBERT A & KATHLEEN J. SHIGO, 16 CATE ROAD, DEERFIELD, NH, MAP 416 LOT 10:** The Shigos' intent is to subdivide a 3.108 acre lot, leaving the existing lot as 22.734 acres. Mr. McGarry made a motion to accept the application, seconded by Mr. Perron. All in favor, motion passed. Joel Connelly of The Dubai Group presented plans to the Board. He explained that the Shigos are selling their house and will be keeping the smaller lot. Mr. Connelly requested several waivers on behalf of the Shigos as follows:

C.3A.4: Motion made by Mr. McGarry to grant waiver, seconded by Mr. Perron. All in favor, waiver granted.

C.3A.7: Motion made by Mr. McGarry to grant waiver, seconded by Mr. Perron. All in favor, waiver granted.

C.3A.13: Motion made by Mr. McGarry to grant waiver, seconded by Mr. Perron. All in favor, waiver granted.

C.3A.17: Motion made by Mr. McGarry to grant waiver, seconded by Mr. Perron. All in favor, waiver granted.

Mr. McGarry made a motion to grant conditional approval, to expire in 30 days, on the condition that boundaries of the northerly section are to be in line with the rock wall and drill holes or pins are to be added. Motion was seconded by Mr. Perron. All in favor, motion passed. The applicants asked about not having the approval recorded until after they sell their home so as not to have their property taken out of current use. They were advised to speak with the assessing clerk about the recording of the decision and how it will affect their current use status.

**PUBLIC HEARING: CUTTING OF TREES FOR UTILITY POLE WORK ON COFFEETOWN ROAD, SCENIC ROAD IN DEERFIELD:** Mr. Schibbelhute said he walked the road with the Kjendals and NH Co-Op and that there are several large trees that will need to be removed in order to provide power to the new home being built. Mr. McGarry made a motion to allow NH Co-Op to cut the trees that need to be cut, seconded by Mr. Perron. All in favor, motion passed.

**CONTINUATION: PUBLIC HEARING: APPLICATION FOR OPEN SPACE SUBDIVISION MAP 414 LOTS 142, 142-3, 75, 76; SANDRA CROSS, 4 THURSTON POND ROAD, DEERFIELD, NH:** The Crosses were not able to attend this evening. Mr. Schibbelhute read a letter from Serita Frey into the record. Mr. McGarry made a motion to continue to 10/11/23, seconded by Mr. Perron. All in favor, motion passed.

## **Unfinished Business**

Mr. Schibblehute said the Board will probably need to come up with a Warrant Article in regards to setbacks in open space subdivisions.

The Board discussed the budget for next year. Mr. Schibbelhute said the room where plans are stored needs a lot of work. There is a lot of scanning and organizing to be done. They discussed how to pay for that work. Ideas that were discussed included putting the cost in the budget, putting it on a Warrant Article, or asking the Board of Selectmen to use ARPA funds. The Board will get quotes from companies who do this and continue the discussion at a later date.

The Board also discussed Lahrs. A letter has been drafted. They need to identify each item not complied with and will hold a special meeting to compile that list. Date of that meeting is to be determined, after the Fair.

**Approval of Manifest:** Mr. McGarry made a motion to approve the manifest in the amount of \$1195.59 for SNHP, \$68.85 for Sun Fox Farm, and \$1499.03 for Dave Park & Chris Porter. Motion was seconded by Mr. Wyman. All in favor, motion passed. Mr. McGarry made a motion to approve the manifest for Keach & Nordstrum in the amount of \$2360.00, seconded by Mr. Wyman. All in favor, motion passed.

**Approval of Minutes:** Mr. Perron made a motion to approve the minutes of the 7/12, 7/26, and 8/9 meetings, seconded by Mr. McGarry. All in favor, motions all passed. Mr. Schibbelhute requested that the second paragraph on the 7/26 minutes be changed to read "into the direction of the transfer station."

**Meeting was adjourned at 9:32 PM.**

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