

Deerfield Planning Board Subcommittee's minutes for Nov. 5, 2020

The meeting was called to order at 5 PM by subcommittee chair, Harriet E. Cady. Present were Robert Cote, Cathleen Perron, Roscoe Blaisdell, Ed Cross and Serita Frey and Errol Rhodes via zoom as well as Fred McGarry, Skip Kelley and Sylvia VonAulock as observers on zoom. They were joined about 6 PM by Rick Pelletier, building and code enforcement officer.

Harriet explained the Planning Board in reviewing Mr. Crosses plans had discovered it is not within their power to grant a waiver and that Mr. Pelletier felt when lots are grandfathered he has to send people to the Zoning Board of Adjustment. Harriet stated because the Supreme Court case on grandfathered lots which, I was asked to by Fred McGarry, send Bernie Waugh's article on Grandfathered lands and court cases.

Skip Kelly spoke to his having to go to ZBA on a 12 acre grandfathered lot on a class 6 road and he felt it could have been easily handled with the building code officer.

Rick Pelletier spoke to maybe we could do sub categories of grandfathered land lots. Fred answered possibly.

Roscoe Baisdell offered what Raymond uses for their wetlands ordinance and stated anyone can see by going online to their site on zoning.

Sylvia VonAulock stated she would meet with the Conservation Commission at their next Mondays meeting and Fred said he would be there.

Discussion was held on the three points Sylvia had sent to our planning board but it wasn't available for distribution at this meeting, Harriet will give out at next meeting.

Various problems discussed but while Sylvia felt we should only try for a warrant article before Dec. on the waiver on wetlands it was decided to work towards two proposals. for the warrants to be voted in March.

Various discussions as to review of all Deerfield's zoning to assure it is up to date.

Submitted by
Harriet E. Cady