

BOARD OF ADJUSTMENT
P O BOX 159
DEERFIELD, NEW HAMPSHIRE
DECEMBER 28, 2021

MINUTES OF MEETING

PRESENT; Board members Anthony DiMauro (arrived at 7:30PM) ,
George Thompson, Jonathan Leer, Joshua Freed, Amy Lockwood.
Alternate member George Kelley. Secretary Jane Boucher.

7:15PM Vice Chair George Thompson called the meeting to order.

APPROVAL OF MINUTES

Joshua Freed moved to approve the minutes of November 23, 2021.
Jonathan Leer seconded. The following corrections were made to
the minutes:

Page 2: Paragraph 6: Correct to read "...distance of closest
point of existing dwelling to the stream."

Page 2: Paragraph 10: Correct to read "...distance on the
plan."

Page 2: Paragraph 1: Correct to read "...intended to be cut
are shaded black."

Motion carries with Amy Lockwood abstaining.

7:20 The Board recessed at this time.

7:30PM Chair DiMauro called the meeting back to order and
introduced members.

Clerk Jonathan Leer read the Public Notice

Case #21-13 Map 207 Lot 71: Tobin Farwell, Farwell Engineering,
265 Wadleigh Falls Road, Lee, NH for owner Miller J. VanVliet
for property at 3 Willow Lane, Deerfield, NH is requesting a
variance from Article III, Section 330.8 for buffer
requirements to Pleasant Lake tributaries, with encroachment
into the minimum of 50 feet buffer, with the purpose to replace
the existing dwelling. (continued from November meeting)

Case # 21-16 Map 210 Lot 9-4: Applicant owner Daniel Winter 7
Major John Simpson Way, Deerfield, NH for property at the same
address is requesting a variance from Article II, Section 207.3
for setback from side boundaries and Section 210.8E for setback
from wetlands for the purpose of building a garage and
breezeway.

CASE 21-13

Tobin Farwell was present along with Richard and Pat Pitman,
Marc McNichol and Erroll Rhodes.
Joshua Freed moved to take Case #21-13 off the table. Amy
Lockwood seconded. Voted in favor.

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Tobin Farwell presented plans noting that the plans have been revised . The plans showed 34 feet to the center line of the stream. It had been noted that the existing house is 41.8 feet to the center line of the stream. Mr. Farwell said he spoke with the owner and the plan has been revised. He noted the portion of the proposed building has been removed and the distance is now 42 feet. This also lowered the impervious percentage. Mr. Farwell said the footprint has been adjusted as requested. The house is now smaller.

No one spoke in favor or opposition.

7:40PM The Board went into deliberative session and completed work sheets.

7:45PM The Board came out of deliberative session.

Joshua Freed moved to Grant a variance to Case #21-13, Miller VanVliet (Map 207 Lot 71). Amy Lockwood seconded . Voted in favor.

The Board was asked to vote on the following stipulation. Appropriate buffers to wetland area during all phases of construction. Joshua Freed moved to approve the stipulation for Case #21-13. Jonathan Leer seconded. Voted in favor.

CASE #21-16

Daniel Winter was present along with Erroll Rhodes.

It was noted that Richard Pelletier denial letter indicated the Map and Lot was 210.9-4 and the plan provided by the applicant identified the property as Map 210.9-3 . The Public Notice identified it as Lot 9.3. Erroll Rhodes provided a copy of the map on his phone. It was identified as Lot 9.3.

Mr. Winter corrected the drawing submitted to read Map 210 Lot 9-4.

The Board agreed that they would only vote on Section 210.8E, wetland setback . The agreed that setback from side Boundaries, Section 207.3 was not applicable in this case.

Joshua Freed moved to accept Case #21-16. George Thompson seconded. Voted in favor.

Mr. Winter said he would like to build a garage and breezeway. The existing house is 28 x 36. He explained that the lot goes up in elevation and the garage would not fit well on the opposite side.

8:10PM The Board went into deliberative session and completed

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work sheets.

8:20PM The Board came out of deliberative session. Joshua Freed moved to Grant a variance to Daniel Winter, Case 21-16. George Thompson seconded. Voted in favor with Amy Lockwood opposed.

The meeting was adjourned at 8:25PM

Recorded and transcribed by Jane Boucher
Pending Approval by the Board of Adjustment