

BOARD OF ADJUSTMENT
P O BOX 159
DEERFIELD, N.H. 03037
MARCH 22, 2022

MINUTES OF MEETING

PRESENT: Board members Anthony DiMauro, George Thompson, Jonathan Leer, Amy Lockwood. Alternate members Harry Hotaling and George Kelley. Secretary Jane Boucher.

7:15PM Chair DiMauro called the meeting to order and appointed George Kelley to sit as a voting member in the absence of Joshua Freed.

APPROVAL OF MINUTES

George Kelley moved to approve the minutes of February 22, 2022. Amy Lockwood seconded. The following corrections were made to the minutes.

Page 2 Paragraph 10: Correct to read. "...There is also ledge where trees are located.

Voted in favor.

7:30PM CASE # 22-01 ROBERT TITEMORE AND KAREN LANDIN;MAP 414 LOT 106

Robert Titemore and Karen Landin were present.

Amy Lockwood moved and George Kelley seconded to take Case # 22-01 off the table. Voted in favor.

Mr. Titemore provided a scale drawing of the property as well as several pictures indicating the location of the pool, location of ledge, location of trees and location of wetlands.

No one spoke in favor or in opposition.

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

George Thompson moved and George Kelley seconded to Grant a variance for Case #22-01 with the following stipulations:. Pool edge a minimum of 17 ft. from the side yard property line . Surround apron a minimum of 13 ft. from the side yard property line.

Voted in favor.

7:50PM CASE # 22-02 EDWARD AND SANDRA CROSS/MAP 414 LOT 71 RANGE ROAD;

George Thompson recused himself and left the meeting at this time. Chair DiMauro appointed Harry Hotaling to sit as a voting member.

Fred McGarry asked how wide are the Driveways. Mr. Cross replied 24 feet wide. He said that the reason he went to the ZBA was to cease the need to eliminate the buffer and remove all the trees. He added that the abutters did not want that to happen.

Fred McGarry said that he would have to plant additional trees to replace those that are removed.

Mr. Cross commented that it would take years for trees to grow and the reason he went for a variance is that he felt guilty about removing vegetation and concerns of the abutters.

Fred McGarry said that Mr. Cross would not have frontage on a driveway and he would have to go back to the ZBA and ask for elimination of frontage requirements.

Edward Cross referred to Fieldstone Development which did not eliminate the buffer zone. He added that there is 1200 feet of frontage and he did speak with Rick Pelletier who had no problem assigning addresses to five homes.

Mr. Cross said he is also eliminating drainage problems.

Donald Wyman questioned who would be responsible for maintenance on shared driveways. Mr. Cross replied that would be covered in the Homeowners Association.

Mr. Cross said he was just trying to work with what we have to minimize the impact for neighbors across Range Road.

Robert Cote questioned if the correct variance was referred to by the Board of Adjustment. It was noted as Landscape Buffer Requirements and should it be frontage.

Fred McGarry reiterated that the lots do not have frontage and considered back lots.

Peter Schibbelhutte asked for a complete plan.

Mr. Cross said the ZBA has granted up to three driveways. He noted that he asked for three if he needed some flexibility. He is prepared to use two.

Mr. Schibbelhute suggested doing a "horseshoe". Mr. Cross felt that would still require eliminating the entire buffer.

Donald Wyman said this would open up a major precedent from here on out.

Peter Schibbelhute said that originally Mr. Cross wanted to

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like to do, put in driveways, is not contrary to the ordinance.

It was also noted that the open space would not be affected by this.

Chair DiMauro asked if anyone would like to speak in favor of the application.

Several abutters spoke including Brittany Letourneau saying that by removing the 350 buffer would affect privacy. Cole Letourneau spoke indicating the wildlife on the property. Linda Perry also spoke saying she does not support three driveways.. Jason Cannamucio spoke in favor of the application expressing concerns regarding privacy of abutters.

Mr. Cross noted that the chair of the Planning Board would like to see driveways rather than a road and there are regulations regarding driveways which he will have to adhere to.

Mr. Cross said that he would be okay with the option of creating three driveways which would give him some flexibility.

8:45PM Chair DiMauro closed the Public Hearing and the Board went into deliberative session.

George Kelley said that he is confused and would like to hear more from the Planning Board.

Harry Hotaling, Amy Lockwood and Jonathan Leer agreed noting that there were many questions unanswered.

Chair DiMauro said that they have to decide if it is reasonable to put driveways through the buffer zone. Mr. Cross is asking for relief. This Board can make stipulations. He said he would be in favor of granting three driveways. He added that by approving this application no precedent will be set.

Board members completed worksheets at this time.

George Kelley moved to approve the application Case 22-02 for a variance with the following stipulations:

- .Allow up to three driveways to the five lots; Map 71-4,5,6,7,8
- .Provide minimal tree cutting in the landscape buffer
- .Ensure safety concerns are addressed.

Harry Hotaling seconded. Voted in favor. It was unanimous.

The meeting was adjourned at 9:30PM.

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