

BOARD OF ADJUSTMENT
DEERFIELD, NEW HAMPSHIRE
FEBRUARY 23, 2021

MINUTES OF MEETING

PRESENT: Board members Joshua Freed, Jonathan Leer, George Thompson, Stephen Stephenson. Alternate member Harry Hotaling. Secretary Jane Boucher.
All present via Zoom.

7:15PM Chair Joshua Freed called the meeting to order and appoint Harry Hotaling a voting member.

APPROVAL OF MINUTES

Harry Hotaling moved and Jonathan Leer seconded to approve the minutes of January 26, 2021. Voted in favor.

APPOINTMENTS OF ALTERNATE MEMBERS

George Kelley and Amy Lockwood were present via zoom.

Both Mr. Kelley and Ms. Lockwood said they wish to serve as Alternate Members.

George Thompson moved and Stephen Stephenson seconded to appoint George Kelley and Amy Lockwood to serve as Alternate Members to the ZBA, each for a three year term. Voted in favor. It was unanimous.

7:30PM CASE #21-01 ANNE MOSCHELLA

Clerk Jonathan Leer read the Notice of Public Hearing for the continuation of CASE 21-01 Anne Moschella, 115 Nottingham Road, Deerfield, NH (Map 416 Lot 69) is requesting a variance from Article 210.8 and 207.3 for wetland and boundary setbacks for the purpose of constructing a barn.

Harry Hotaling moved and Jonathan Leer seconded to take CASE 21-01 off the table. Voted in favor.

Anne Moschella, the applicant, explained that the property is very wet and this was the logical place to build a barn. It would be 51 feet from the corner of the lot. She explained that this location would eliminate the need to decrease the pasture land for the horses and the barn would be used to store and work on equipment.

Joshua Freed and Jonathan Leer both questioned if there is a different location. Ms. Moschella replied that it was the best location and had spoken with her abutter, who had no problem with constructing a barn.

Chair Freed asked if anyone would like to speak in favor of the

Case. No one spoke.

Chair Freed asked if anyone would like to speak in opposition.

Erick Bergland and Errol Rhodes were present via zoom.

Mr. Bergland spoke. He indicated that he was a member of the Conservation Commission and in 2020 the Town unanimously voted to approve a 100 foot setback from wetlands.

Mr. Rhodes also indicated that this was contrary to the 2020 vote by the Town.

8:10PM The Board went into deliberative session

Joshua Freed and Jonathan Leer both felt there could be a better location for a barn and the submitted plan did not depict enough information regarding the wetlands.

Members of the Board completed work sheets.

George Thompson moved to Deny granting a variance to Anne Moschella Case 21-01. Jonathan Leer seconded. It was unanimous to Deny the request for a variance.

The meeting was adjourned at 8:30PM.

Transcribed by Jane Boucher

Pending Approval by the Board of Adjustment