

BOARD OF ADJUSTMENT
P O BOX 159
DEERFIELD, NH 03037
JULY 27, 2021

MINUTES OF MEETING

PRESENT; Board members Anthony DiMauro, George Thompson, Jonathan Leer. Alternate member Harry Hotaling. Secretary, Jane Boucher.

7:15PM Chair Anthony DiMauro called the meeting to order and appointed Harry Hotaling to sit as a voting member.

APPROVAL OF MINUTES

Jonathan Leer moved to approve the minutes of June 22, 2021. George Thompson seconded. The following corrections were made to the minutes:

. Page 1 Paragraph 2: Correct to read "...Chair Joshua Freed....:

. Page 1 Paragraph 8: Add to paragraph".Harry Hotaling advised that he would remain to serve as an alternate member."

7:20 The Board recessed at this time.

7:30 Chair DiMauro called the meeting back to order.

Clerk Jonathan Leer read the Public Notice.

Case #21-08 Map 207 Lot 68: Applicant/owner Guylaine and Jeff Robidoux, 932 Clay St., Manchester, NH for property at 4 Dukes Lane, Deerfield, NH is requesting a variance from Article II, Sections 204.1, 207.3 and 207.4 for boundary setbacks to permit an addition addition and front deck.

Case #21-09 Map 406 Lot 22: Applicants Joseph and Tiffany Cartier, 17 Blakes Hill Road, Deerfield, NH for property at same address are requesting a variance from Article II, Sections 204.1 and 207.1 for insufficient frontage to permit a subdivision to build a home.

CASE # 21-08: Chair DiMauro read an e-mail from Guylaine and Jeff Robidoux advising that they would like to post phone their meeting or withdraw. A copy of the e-mail is attached to these minutes.

Jonathan Leer moved to withdraw Case # 21-08 (Guylaine and Jeff Robidoux). Harry Hotaling seconded. Voted in favor.

7:40 Chair DiMauro recessed the meeting.

7:45 Chair DiMauro called the meeting back to order and explained procedure.

He explained that there was a four member Board sitting and the

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applicants had the option to continue the Case if they wished. The Cartiers indicated that they would like to proceed.

CASE #21-09 Joseph and Tiffany Cartier.

Joseph and Tiffany Cartier and Kimberly Gilbert were present.

Board members reviewed the application. It was noted that Kimberly Gilbert, owner of the property, had not signed the application. Ms. Gilbert signed the application.

George Thompson moved to accept the application. Harry Hotaling seconded. Voted in favor.

Mr. Cartier explained that they would like to subdivide a 3 acre off of Lot 406 Lot 22 consisting of 7.49 acres. Access would be off of Old Coffeetown Road.

Ms. Gilbert showed the location of the existing driveway off of Blakes Hill Road with 200 feet of frontage and the location of the proposed driveway off of Old Coffeetown Road with 52.57 feet of frontage. She advised that Old Coffeetown Road is Town maintained.

Caroline Mackie, an abutter, was present and showed the location of her home on the submitted plans.

Ms. Gilbert noted that she wishes to keep her family close by.

Edward Cross and Erroll Rhodes were also present. No one spoke in favor or in opposition.

8PM The Board went into deliberative session at this time. Chair DiMauro questioned safety issues regarding fire and ambulance access. and referred to Section 207.1 of the Zoning Ordinance (Smith Road)

8:11 The Board came out of deliberative session.

George Thompson questioned the condition of the land. Mr. Cartier noted there was no ledge and a culvert would be required at the driveway entrance.

8:15PM The Board went back into deliberative session and completed work sheets.

8:25PM George Thompson moved to Grant a variance to Joseph and Tiffany Cartier for a subdivision (Map 406 Lot 22) with a stipulation. Harry Hotaling seconded. The stipulation was that a proper sized culvert be installed at the driveway entrance. Voted in favor. It was unanimous.

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The meeting was adjourned at 8:30PM.

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

Rick Pelletier

From: Guyl Robidoux <guyl.robidoux@verani.com>
Sent: Tuesday, July 20, 2021 9:04 AM
To: Building@townofdeerfieldnh.com
Subject: 4 Duke's Lane - ZBA meeting 7/27

Good morning,

After an on-site meeting with the septic designer, Jason Franklin, it was determined that the best place for the septic system is in the same area as where we wanted to put the addition. The grading of the system would have encroached on our neighbors property and required taking additional trees down, both which we did not want to do.

With that in mind, we are having Jason move forward with the design in the originally proposed addition area. We will be meeting with the builder to see about adding to the back of the camp.

We'd like to postpone our meeting until August if possible or withdraw for the time being. We're going back to the drawing board.

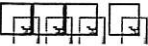
Thank you for your consideration.
Guylaine and Jeff Robidoux

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Guylaine Robidoux
REALTOR®

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