

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
DECEMBER 28, 2011

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Lisa Wolford, Peter Schibbelhute (arrived at 7:25PM). Also present secretary Jane Boucher.

7PM Chair Fred McGarry called the meeting to order.

7PM PUBLIC HEARING; PROPOSED AMENDMENTS TO ZONING 2012

Chair McGarry read the Notice of Public Hearing that the Deerfield Planning Board will hold a Public Hearing on Wednesday, December 14, 2011, Wednesday, December 28, 2011 and, if necessary Wednesday, January 11, 2012 to discuss proposed amendments to the Town's Zoning Ordinance. Proposed amendments will be presented for:

Section 311 Multi Family Workforce Housing Overlay District (new section)  
Section 325 Workforce Housing Option for Open Space Development.

Board members reviewed the proposed amendments and no additional changes were made.

Chair McGarry closed the public hearing at 7:07PM.

Lisa Wolford moved and Kate Hartnett seconded to propose amendments to Section 311 and 325 and present to voters at the March Town Meeting. Voted in favor.

APPROVAL OF MINUTES

Lisa Wolford moved to approve the minutes of December 14, 2011. Kate Hartnett seconded.

The following corrections were made to the minutes:

Page 2: Paragraph 3: Correct to read "..will be for a change of use..."

Page 4: Paragraph 2; Correct to read "..an appeal on the basis of the following..."

Page 4: Paragraph 4: Correct to read "...they did not feel the need...."

Page 4: Paragraph 4: Add "During this discussion the Board referred to RSA 673:14 Disqualification of Member."

Chair McGarry called for a vote on the motion. Voted in favor.

APPROVAL OF MANIFEST

Lisa Wolford moved and Kate Hartnett seconded to approve the

manifest for a time sheet for Jane Boucher for 16 1/2 hours.  
Voted in favor.

CORRESPONDENCE

Board members reviewed a letter from Harriet Cady, dated December 21, 2011 in response to a letter from Gerald Coogan dated December 11, 2011.

In her letter Mrs. Cady noted "strict conformity would pose an unnecessary hardship to the applicant and the waiver would not be contrary to the spirit and intent of the regulation". This statement is noted in Section I-8 of the Subdivision Regulations .

Mrs. Cady also stated that "I particularly feel since Mr. McGarry acted on this decision when he has circulated letter against me and, by rumor, I was told he took a petition to three abutters and got signatures to have us taken to court...". Fred McGarry stated that he did not circulate letters and approach abutters with a petition.

Mrs. Cady also stated that "...and regulations not asked of everyone in the same manner calls into question their judgement and fairness to this applicant." Board members questioned the meaning of this statement and assumed that based on previous comments made by Mrs. Cady , it referenced a Site Plan Review application where the issue of sight distance was not raised.

UNFINISHED BUSINESS

RULE OF PROCEDURE

Chair McGarry provided copies of a draft.

Minor corrections were made and the chair will provide a copy reflecting these. It was agreed to hold a public hearing to adopt the Rules of Procedure on January 11, 2012 at 7:15PM.

NEW BUSINESS

Request for Reconsideration; November 9, 2011 Planning Board vote: Harriet Cady.

Lisa Wolford moved to deny the request from Harriet Cady for reconsideration based on the fact that no new information has been received. Kate Hartnett seconded. Chair McGarry called for a vote on the motion. Voted in favor (Lisa Wolford, Kate Hartnett, Fred McGarry) with Peter Schibbelhute opposed.

NORTHERN PASS

Lisa Wolford noted that another informational meeting will be held in April to which the public will be invited.

Kate Hartnett said there has only been one presentation by

Northern Pass in Deerfield at a meeting of the Board of Selectmen and there were no comments from the public. She felt that the Planning Board should hold an informational meeting open to the public and invite representatives from Northern Pass to be present.

There was some discussion regarding RSA 162H and if the Planning Board could call a meeting or if it was the authority of the governing body. Peter Schibbelhute suggested a joint meeting with the Board of Selectmen.

Lisa Wolford will meet with the advisory committee in January and ask their opinion on having the April, 2012 meeting hosted by the Planning Board. Fred McGarry will write a letter and give it to Lisa Wolford to present at the January meeting.

#### DEERFIELD TRAFFIC CALMING

Kate Hartnett asked that this issue be put on future agendas. Cost of painting was discussed. Peter Schibbelhute thought it would be approximately \$2,000.00. Chair McGarry noted that this was not in the Planning Board Budget for 2012. Kate Hartnett will contact Steve Keach regarding the cost of the project.

The meeting was adjourned at 8:45PM.

Recorded and transcribed by Jane Boucher  
Pending Approval by the Planning Board