

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE

AUGUST 28, 2013  
MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Lisa Wolford. Alternate member William Perron. Secretary Jane Boucher

7PM Chair Fred McGarry called the meeting to order and appointed William Perron to sit as a voting member in the absence of Peter Schibbelhute.

APPROVAL OF MINUTES

Lisa Wolford moved to approve the minutes of August 14, 2013. Fred McGarry seconded.

The following corrections were made to the minutes:

Page 1: Paragraph 4: Correct to read. "Peter Schibbelhute seconded."

Page 3: Paragraph 2: Correct to read "1. "If you were walking through Deerfield in 20 years, what would you like to see?"

4. Cast Iron Street Lights

Page 3: Paragraph 3: Correct to read "What would you not like to see?"

2. That the district see no changes.

Page 4: Paragraph 2: Correct to read "Are there any elements of this overlay that would not be suitable for a Village District?"

Voted in favor with William Perron abstaining.

APPROVAL OF MANIFEST

William Perron moved to approve the manifest. (time sheet for Jane Boucher for 15 1/2 hours). Lisa Wolford seconded. Voted in favor.

DEERFIELD VILLAGE DISTRICT

Fred McGarry advised that Walt Hooker and Sherry Godlewski have agreed to serve on the Advisory Committee. The committee will consist of seven individuals and their first meeting will be held on September 12 at 7:30AM.

7:15PM Matt Bourque: Shaughnessy Rigging and Storage Inc. Matt Bourque was present.

Chair McGarry read a memo from Gerald Coogan dated July 24, 2013 regarding Shaughnessy Rigging & Storage. The memo advised that the business has been at its present site since 1986 prior to the adoption of Site Plan Reviews Building permits, electrical permits have been issued and recently the owner

received a permit to install a propane tank to sell propane on site. The Selectmen received a verbal complaint and asked Rick Pelletier to "Look into it."

In his memo Mr. Coogan recommended that it is important to establish a bench mark of current business activities for Shaughnessy Rigging and Storage. Mr. Burke should provided this information. The Board should consider whether the addition of a propane tank for local use constitutes an expansion of use thus triggers a site plan review application. With the bench mark established, any future expansions or change of use could trigger site plan review.

Mr. Bourque questioned who issued the complaint and said it should be in writing. Lisa Wolford was not aware of any statute requiring that complaints must be submitted in writing.

Matt Bourque noted that he had received two permits for the propane tank. Richard Pelletier had issued one and the Fire Chief was also involved in selecting the location of the tank and had also issued a permit. He said that a 500 gallon tank was removed from the property and replaced with a 500 gallon tank.

Chair McGarry felt that the Code Enforcement Officer should have referred Mr. Bourque to the Planning Board for a Site Plan Review.

Mr. Bourque said that he had tried to obtain a Zoning Map of the Town and was unable to get one. Chair McGarry advised that the entire Town is Zoned Agricultural/Residential with an Industrial Commercial Overlay.

Mr. Bourque questioned if he should stop selling propane.

Chair McGarry replied "no" but Mr. Bourque should provide a list outlining activities being done now and a drawing of parking spaces on the site.

Mr. Bourque felt the Planning Board was acting on an anonymous complaint. It was not a dangerous situation.

Mr. Bourque advised that \$1.00 from every tank sold goes to the Deerfield Food Pantry. He charges \$14.99 to fill a propane tank, while the local store charges \$29.50.

Chair McGarry noted that this is a change of use and considered expansion. He added that in 1986 Zoning Ordinances were in place.

Mr. Bourque commented that he had been unable to get copies of

Site Plan and Zoning ordinances and he does not use the internet.

Board members agreed that hard copies of Ordinances and Regulations should be available in the Town Office.

Chair McGarry advised that Mr. Bourque needs to submit something in writing outlining what business activities are in place now and what was in place prior to selling propane tanks.

Mr. Bourque said that nothing has changed since 1986, when Mr. Kibbee started the business, until the installation of propane. He added that if need be, he will stop selling propane to the public.

Chair McGarry said that the Board is not asking him to stop selling, only to submit information on the activities being conducted.

William Perron said that perhaps Rick Pelletier and Mark Tibbetts could submit some type of report regarding the property.

#### AUTO REPAIR/HOME OCCUPATION

The Board agreed to schedule a meeting with Richard Pelletier to discuss home occupations and commercial use.

The meeting was adjourned at 8:20PM.

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