

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
AUGUST 9, 2017

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute, Kate Hartnett, Selectmen's Representative Fred McGarry, David Doran, Gregory Mitchell. Also present Planning Consultant Sylvia von Aulock and secretary Jane Boucher.

7PM Chair Peter Schibbelhute called the meeting to order.

APPROVAL OF MINUTES

It was noted that Page 2 of the minutes of July 26 was not included in copies sent to the Board. Approval of the minutes of July 26 will be on the agenda for August 23, 2017.

APPROVAL OF MANIFEST

Fred McGarry moved and David Doran seconded to approve the manifest in the amount of \$539.95 (SNHPC) and a time sheet for Jane Boucher for 19 1/2 hours. Voted in favor.

OTHER BUSINESS

A notice was received from the Nottingham Planning Board of its intent to revoke the approved site plan for property located at 145 Old Turnpike Road stating that the Town has taken ownership of the property by Tax Collector's Deed.

No one on the Board had any further information regarding the notice.

7:15PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT/ 4 NH HOMES AND ELIZABETH O'CONNELL ETAL/MOUNT DELIGHT AND MIDDLE ROADS

A surveyor from Eric Mitchell & Associates and several members of the Hogan family were present.

Chair Schibbelhute read the Notice of Public Hearing by which 4 NH Homes, 34 Rundlett Hill Road, Bedford, NH and Elizabeth O'Connell et al, c/o Myles Hogan, 62 Davis Road, Chelmsford, MA., are applying for a Lot Line Adjustment for property located on Mount Delight and Middle Roads identified as Tax Map 413 Lot 62 (owned by 4 NH Homes consisting of 40.68 acres) and 413 63-1 (owned by Elizabeth O'Connell et al consisting of 65.98 acres). The intent of the application is to adjust the Lot line between Lots 62 and 63-1 (10.06 acres) to be deeded from the owner of Lot 62 to the owner of Lot 63-1. Lot 62 would then consist of 30.62 acres and Lot 63-1 would consist of 76.04 acres.

The representative from Eric Mitchell & Associates provided plans saying that the proposal is to transfer 10.06 acres from

Lot 62 to Lot 63-1.

Sylvia von Aulock provided a memo regarding the application saying that there is one condition that she would suggest ie "That a monumentation certificate be submitted to the Planning Board with the appropriate fess for recording the plan." A copy of the memo is attached to these minutes.

David Doran moved to accept the application. Fred McGarry seconded. Voted in favor with Gregory Mitchell abstaining.

Fred McGarry said that Sylvia's point is a good idea, although the Planning Board has never required this in the past.

Kate Hartnett questioned the location of the new monument. The surveyor did point out the location. Ms. Hartnett noted Sheet 1, un-named stream and questioned what direction it flowed. She also questioned if the monument was safely out of the Flood Plain. The representative from Eric Mitchell & Associates assured that the monumentation would not wash away.

Kate Hartnett questioned if there was a reason for the Lot line Adjustment.

Myles Hogan replied it is being done to resolve a conflict with a previous owner.

Mr. Hogan noted that the 10.06 acres is being merged with 65.98 acres which is in current use.

Fred McGarry replied that Mr. Hogan should go to the Board of Selectmen to add it with the property in current use.

Fred McGarry moved and David Doran seconded to grant conditional approval to 4NH Homes and Elizabeth O'Connell et al for a Lot Line Adjustment subject to the submission of a certificate of monumentation. Conditional approval to lapse in 30 days (September 9, 2017). Voted in favor with Gregory Mitchell abstaining.

#### PROPOSED AMENDMENTS TO ZONING ORDINANCE

Sylvia von Aulock advised that she has notified members of various boards asking them to submit possible amendments to the ordinance. She noted that no one has responded to date.

Ms. von Aulock said that the following have been shared with her to date:

. The need to require contiguous square footage for buildable area under lot requirements, Section 204.

.A reduction in the side yard setback from 37 1/2 to 25 feet and a reduction in the front yard setback to 25 feet, this could include the caveat that front and rear yard setbacks



could be reduced to that equal to the abutting property or taking the average of abutting properties.

. Wetland setback, now at 100 feet (Section 210.2 and 210.7) may want to consider a "no disturbance" setback with allowance for housing to be closer. May also want to base setbacks on the "function and value" of the wetland.

Kate Hartnett questioned what board Ms. von Aulock has contacted. Sylvia von Aulock replied, ZBA Joshua Freed, Heritage Commission Deborah Murphy, Conservation Commission Serita Frey.

Kate Hartnett advised that Serita Frey did forward the e-mail to her and she did have several suggestions. Sylvia von Aulock said that she will schedule a working meeting sometime in September.

7:45 DAVID PELLETIER AND JEFF WHITE  
David Pelletier and Jeff White were present.

David Pelletier advised that Jeff White will be purchasing his property on Middle Road and they are at tonight's meeting to request an extension for the conditional approval, which will lapse on August 23, 2017.

Jeff White said that he does anticipate someone starting in three to four weeks. He added that his intent was to build it and then bond it. He said he would like to be granted an extension to the end of December, adding that he did not see it going that long.

Fred McGarry moved to grant an extension for conditional approval to December 13, 2017 to Jeff White for property located on Middle Road. Gregory Mitchell seconded. Voted in favor.

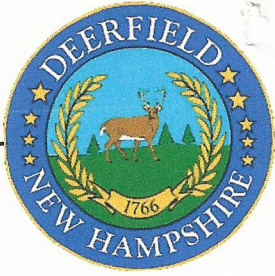
#### KNA/INVOICES

Jeff White asked members of the Board what was the process of questioning billing from Keach Nordstrom. He said he received two invoices for inspecting his property at times no work was being done at the site. He advised that he had spoken with Steve Keach regarding this and was told that the money owed would come out of his final bond release.

Peter Schibbelhute will contact Steve Keach to discuss this further.

The meeting was adjourned at 8:05PM.

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



## TOWN OF DEERFIELD, NEW HAMPSHIRE

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### Memorandum

To: Deerfield Planning Board  
From: Sylvia von Aulock, Deerfield Town Planner  
Re: Planning Board Meeting for August 9th, 2017  
Date: August 7, 2017

1. **LLA Map/Lot #s 62 & 63-1.** The application of 4 NH Homes & E. O'Connell for a lot line adjustment between the properties at Mount Delight and Middle Roads identified as Tax Map 413, Lot 62 and Tax Map 413 lot 63-1 respectively.

#### **Planning Board Action To Be Considered:**

- a. Open case, consider presentation
- b. Open to the public
- c. Review Town Planner comments.
- d. Consider conditionally approving application.

**Planners Comments:** I have reviewed the LLA with the Applicant and all is in order.

#### **Possible Conditions of Approval:**

1. That a monumentation certificate be submitted to the Planning Department with the appropriate fees for recording the plan
2. All conditions to be met within one year.