

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
JUNE 27, 2018

MINUTES OF MEETING

PRESENT: Board members Peter Schibbelhute (arrived at 7:15PM), Selectmen's Representative Fred McGarry, David Doran, Gregory Mitchell. Also present Planning Consultant Sylvia von Aulock and secretary Jane Boucher.

7PM In the absence of Chair Peter Schibbelhute and Vice Chair Kate Hartnett, David Doran moved and Gregory Mitchell seconded to appoint Fred McGarry to act as interim chair. Voted in favor.

APPROVAL OF MANIFEST

David Doran moved and Gregory Mitchell seconded to approve the manifest in the amount of \$20.33 and a time sheet for Jane Boucher. (Mileage \$20.33/ 16 1/2 hours ). Voted in favor.

APPROVAL OF MINUTES

David Doran moved and Gregory Mitchell seconded to approve the minutes of June 13, 2018 as printed. Voted in favor.

7:15PM CONTINUATION: SITE PLAN REVIEW; ROBERT AND MONICA HEON;  
RITCHIE ROAD

Robert and Monica Heon were present as well as several abutters.

Updated plans were reviewed by the Board. Monica Heon noted that detail of a concrete pad had been added, wetlands being shown as 300 feet away, and cross section of driveway.

Board members reviewed the plans. Fred McGarry said that detail showing the cross section, dimensions of concrete apron and distance from the building.

Sylvia von Aulock noted that a catch basin to collect any runoff also be shown.

David Doran questioned the storage area. Robert Heon said that he intended to enclose the storage shed. David Doran noted that the cross section should show the dimensions of the storage area and that it was covered and enclosed.

Robert Heon commented that the intent was to keep everything enclosed.

Fred McGarry said that the plan should also show that existing vegetation will remain. Mr. Heon agreed that everything of the south side of the power line will remain.

Board members also agreed that a catch basin be shown with a retention pond and a three foot sump.

Sylvia von Aulock suggested that a rain garden be added.

Fred McGarry said that a note be added that vegetation be retained and remain as a visual screen.

Sylvia von Aulock commented the discussion noting that vegetation remain south of the power line, dimensions of the concrete pad be shown, catch basin be shown, rain garden, add note that all activities regarding maintenance be kept within the garage.

It was agreed that a signature block for approval be added to the plan.

At this time Chair Schibbelhute asked if anyone present had any comments.

Lori Palacios, an abutter, commented that it appears that the Board has made a decision and this meeting is a waste of time for any abutters to be present. She questioned if a traffic study had been done. Chair Schibbelhute replied no study had been done.

Another abutter also said that it appears that a decision has already been made and commented on the increase of traffic.

Ms. Palacios asked who will be responsible for checking on the site to see if everything is being enforced. David Doran replied that the Code Enforcement Officer will be responsible.

Monica Heon commented that the business will service three to five vehicles each day.

Sylvia von Aulock questioned how many cars can be parked in the garage. Mr. Heon replied seven cars.

Peter Schibbelhute asked how many vehicles were owned by the Heons. Mr. Heon replied seven.

Sylvia von Aulock commented that the parking area for the Heons cars should also be shown on the plan.

Gregory Mitchell commented that Deerfield does have a rural character but does have a Commercial Overlay District. There are different structures throughout the Town and taking the appropriate steps to responsibly develop is important.

Lori Palacios felt that this commercial structure will destroy the rural character of Deerfield.

Peter Schibbelhute said that the applicants must adhere to the approved plan.

Another abutter felt that this site was not appropriate for a business and the road is in poor condition.

Sylvia von Aulock noted that the applicant has agreed to do whatever is necessary including installing concrete pad and is willing to add a note stating that vegetation is to remain as a visual screen.

Keith Paulet, an abutter, voiced concern regarding his shooting range located on his property. Mr. Heon said that that would not affect him at all.

Fred McGarry noted that hours of operation need to be added to the plan. Mr. Heon said the hours of operation are Monday through Friday from 9-6 and Saturday from 9-3.

An abutter asked if the garage doors would be open or closed. Mr. Heon replied that doors would be closed most of the time.

Patrick McGovern questioned how many cars would be parked on the property. Mr. Heon said that cars would not be sitting there for months and typically three cars would be parked.

It was noted that according to statutes no more than two unregistered vehicles can be on the property. Mr. Heon commented that his insurance company does not permit any more than two unregistered vehicles.

Richard and Monica Heon will have the plans revised to include items required for approval.

Fred McGarry moved to continue the Public Hearing for a Site Plan Review for Robert and Monica Heon to Wednesday, July 11, 2018 at 7:45PM. Gregory Mitchell seconded. Voted in favor.

David Doran moved to adjourn the meeting at 8:20PM. Gregory Mitchell seconded. Voted in favor.

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