

BOARD OF ADJUSTMENT  
DEERFIELD, NEW HAMPSHIRE  
SEPTEMBER 27, 2016

MINUTES OF MEETING

PRESENT: Board members Joshua Freed, George Thompson, Jonathan Leer, Stephen Stephenson, Anthony DiMauro. Alternate member Harry Hotaling. Secretary Jane Boucher.

Chair Joshua Freed called the meeting to order at 7:30PM.

APPROVAL OF MINUTES

Anthony DiMauro moved to approve the minutes of August 23, 2016 as printed. Jonathan Leer seconded. Voted in favor with Joshua Freed abstaining.

CASE # 16-06 KEVIN AND BARBARA FISHER

A letter was received from Kevin and Barbara Fisher requesting to withdraw their request for a variance for property on 95 Old Center Road. This case was continued from the August 23, 2016 meeting.

Anthony DiMauro moved and Jonathan Leer seconded to allow the withdrawal of Case # 16-06 without prejudice. Voted in favor.

7:40PM Chair Freed recessed the meeting at this time.

7:45 PM Chair Freed reconvened the meeting.

7:45PM CASE 16-07 JOHN BERRY

John and Jacqueline Berry , Kevin Hatch and abutter Daniel Michael were present.

Clerk Jonathan Leer read the notice of public hearing by which John Berry, 51 Ridge Road, Deerfield NH is requesting a variance for property identified as Tax Map 414 Lot 91. The purpose is to create a new lot (Article II, Section 204 and 204.1) for required frontage.

Jonathan Leer asked to clarify the fact that Richard Pelletier's letter of denial did not indicate the Map and Lot. It was noted that Mr. Pelletier did correct the letter to indicate Map 414 Lot 91. Mr. Hatch clarified that the lot consisted of 37 acres and Mr. Berry wished to subdivide a 32 acre lot.

Anthony DiMauro moved to accept Case #16-07. Stephen Stephenson seconded. Voted in favor.

Mr. Hatch provided updated plans noting that the property consists of 37 acres and the applicant wishes to subdivide a 32

BOARD OF ADJUSTMENT 9/27/16

acre lot with 125 feet of frontage. The existing house and barn will remain on 5 acres.

Joshua Freed questioned the age of the existing septic system and well. Mr. Berry replied that it was constructed in the 90's.

Mr. Hatch noted that the proposed driveway will remain on the 32 acre lot.

Joshua Freed questioned the possibility of further subdivision. Board members agreed that this did not need to be considered. If the applicant wished to further subdivide they would have to come to the Board for a variance for frontage requirement.

Mr. Hatch said the proposed driveway will access the home and will need approval for location from the Planning Board. He also noted that the new home will be 40 feet from the existing carriage house.

Chair Freed questioned if anyone would like to speak in favor or in opposition.

Mr. Michaels said he would like to discuss this further with his wife and will write if they have any objections. Chair Freed said that the Board will make a decision this evening and it can be appealed within 30 days, however, the appeal must be based on an error made by the Board.

Mr. Michaels said he was not willing to take a position at this time.

8:15PM The Board went into deliberative session at this time and completed work sheets.

8:30PM The Board came out of deliberative session. George Thompson moved to grant a variance to John Berry for property located at 51 Ridge Road. Anthony DiMauro seconded. Voted in favor.

The meeting was adjourned at 8:35PM.

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