

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
SEPTEMBER 9, 2015

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron, Peter Schibbelhute. Alternate member David Doran. Secretary Jane Boucher.

7PM Chair Fred McGarry called the meeting to order and appointed David Doran a voting member.

7:05 PM Peter Schibbelhute arrived and David Doran stepped down as a voting member.

APPROVAL OF MINUTES

William Perron moved and Peter Schibbelhute seconded to approve the minutes of August 26, 2015. The following corrections were made to the minutes:

Page 1 Last Paragraph: Correct to read "He said that it appears that a warrant article would be introduced which would call for the establishment of an historic district commission. Assuming the voters approved the Article, the members would be appointed by the Board of Selectmen. The Commission would then propose the limits of the Historic District and regulations and those would be voted on at the following Town Meeting."

Page 2 Paragraph 6; Correct to read "Kate Hartnett questioned if there were stone walls on the property if there was any chance that the lot line could follow the existing stone walls."

Page 2 Paragraph 9: Correct to read "...topographic and soils identification.."

Page 3 Paragraph 2: Correct to read "...said the draft Environmental Impact Statement EIS. would identify an alternate location for the converter station."

Page 3 Paragraph 3: Correct to read "...requirement of SEC.."

Page 4 Paragraph 3; Correct to read "...said that she believed that a new application was necessary so that abutters could be notified.

Correct "...vested after eleven years, because of the time lapse since the conditional approval."

Voted in favor.

APPROVAL OF MANIFEST

William Perron moved and Peter Schibbelhute seconded to approve the manifest for a time sheet for Jane Boucher. Voted in favor.

INFORMAL CONSULTATION; MINOR SUBDIVISION; MICHAEL AND JUDITH ANNIS; SUMMER PASTURE ROAD

Michael and Judith Annis and James Franklin were present.

James Franklin provided copies of a proposed plan showing Map 409 Lot 28 and Map 406 Lot 38. The property is located on Route 43. Lot 28 is a long narrow strip of land beginning at Rte. 43 and connects to Lot 38. According to Mr. Franklin Lot 28 and Parcel A were created by a subdivision in 2000. He said that, at that time, Parcel A was to become part of Lot 38. Mr. Franklin said that there are two existing homes on Lot 38. He said that they would like to separate the house on Lot 38-1 from the house on Lot 38 in order for it to be sold to a family member.

Mr. Franklin said that they would like to utilize the Smith Ordinance in order to divide Lot 28. The existing driveway serves both houses at this time.

Chair McGarry asked the width of Lot 28. Mr. Annis replied 50 feet wide by 950 foot long.

It was noted that Lot 29 uses Lot 28 for access and there is an easement in place.

Mr. Franklin said the roadway was created in 1978 by Richard Knowlton consisting of 45 acres. He added that it is noted that the ZBA granted a variance (Case 145) in August, 1978.

Kate Hartnett clarified that a Lot Line Adjustment was created in 2000 to get a setback to extend a garage on Lot 38.

James Franklin said at this point there are two homes on Lot 38 . We want them to stand on their own.

Chair McGarry thought that perhaps the Board should speak with Town Counsel regarding both parcels owning the 50 foot wide strip.

Peter Schibbelhute noted that no new lots are being created and did not feel that it was a Smith Road Ordinance issue. Mr. Schibbelhute questioned why this could not be accomplished with a Lot Line Adjustment.

Chair McGarry said there were currently two lots on the property. Lot 38-1 would be omitted by taking one half of Lot 28 being added to Lot 38. Two lots would then exist. Lot 28 and Lot 38.

ROLLINS EXCAVATION

Chair McGarry said that Building Inspector Richard Pelletier had advised that Steve Rollins would like to build a home on the lot being used for excavation. Mr. McGarry noted that he

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told Mr. Pelletier that he had no objection.

Chair McGarry said he concern was that currently the property is listed as Nellie Rollins as owner. The secretary advised that she had been told by Mr. Pelletier that Ms. Rollins was giving Steve Rollins a Lease for 99 years, therefore the property would still remain the Nellie Rollins name.

2016 BUDGET

Chair McGarry noted that the Budget shows the amount \$720.00 in the Planning Board budget to be used for equipment. He felt that the Board should look into purchasing tube roll files.

Kate Hartnett moved to authorize the chair to purchase files. William Perron seconded. Voted in favor.

PROPOSED ZONING 2016

It was agreed to discuss Proposed Zoning Amendments on October 28, 2015

The Board will review information sent by Gerald Coogan regarding Pleasant Lake Watershed and the Commercial/Industrial Overlay District.

Kate Hartnett commented that perhaps blending uses identified in the proposed Village District, both conditional and permitted, and fold into the Commercial/Commercial Overlay and have some sort of Design Guide rather than Performance Standards for the Commercial/Industrial Overlay.

Chair McGarry that perhaps the Planning Board should meet again with the Village District and talk with abutters regarding a proposed Historical District Commission.

The meeting was adjourned at 8:25PM

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