

TOWN OF DEERFIELD, NH
Planning Board
 George B. White Building
 8 Raymond Rd. Deerfield, NH 03037

February 28, 2024
Meeting Minutes

Meeting called to order at 7:00 PM

Roll Call: Present - Pete Schibbelhute, Gary Sanborn, Don Wyman, Erroll Rhodes

Sound was not available for this meeting until 6 mins 40 seconds.

Public Hearing: Application For Site Plan Review, North Road, Deerfield, NH, Map 209 Lot 24, Dar Builders Llc, 305 Massabesic Street, Manchester, NH 03103: A representative for DAR Builders presented updated plans and drawings for the board to review and answered questions from the board. Mr. Wyman asked when the traffic study was done as traffic in Deerfield can vary depending on time of year. The representative said the study was done on Wednesday, November 8, 2023. Mr. Schibbelhute said he would like to see the criteria for 62+ eligibility.

Citizens Comments:

Jeanne Menard spoke in support of the project. She said this will help ease the need for rentals for residents.

John Dubiansky also spoke in support of the project. He said his mother had applied for a unit at Sherburne Woods but was waitlisted and passed before a unit became available. He said he is very much in favor of this development, that it is very much needed in Deerfield.

Mary Jo Handley asked about an increase to guest parking. She thinks 2 spaces per unit may not be enough. The DAR representative said in his experience 2 spaces per unit is adequate. Ms. Handley also said traffic is a concern with kids walking to/from DCS and people with horses on the road. She asked if they would eventually expand to the other end of Fresses Pond Rd. Mr. Schibbelhute said there is nowhere to expand, all space is currently being used according to the plans.

Doreen Schibbelhute, Director of Welfare for the town, said she is very much in favor. She has a list of 10 people since the end of 2023 that are now alone since their spouses passed, who now have to maintain homes on their own, and this would help those people.

Greg Whitmore said he understands the need for rental housing but he is concerned about the proximity to Freeses Pond and the Lamprey River.

Linda MacNair-Perry asked about the possibility of walking trails that had been discussed at a previous meeting. The rep from DAR said there are no trails requested that he was aware of but that there are paths out to the fields and people would have the ability to walk out there.

Ed Cross spoke in support. He said his dad was at Sherburne Woods until he passed and that it was a blessing to him and his family that he was able to stay in town and didn't have to go to Manchester or somewhere else. He said the developer could have built houses and collected his money but instead was thoughtful and spoke with residents to assess the needs of the town before deciding to go forward with this project. He said a lot of thought has gone into this project and there is more work to do and that the board will watch over the project and the residents will benefit from it.

Dick Boisvert asked how residents will be selected. The rep said there will be an application process.

Ed Cross spoke again and said that 2 parking spaces per unit is plenty at Sherburne Woods, that the spaces are never all used.

The board rescheduled the Public Hearing to the 3/27/24 meeting at 7:00 PM and instructed DAR to get documents to Keach.

Approval of Manifest: A motion was made by Mr. Sanborn to approve the manifest in the amount of \$1732, seconded by Mr. Rhodes. All in favor, motion passed.

Approval of Minutes: Mr. Sanborn noted a correction to the minutes of the 2/14/24 meeting. He was present and was not included in the attendance. Mr. Rhodes made a motion to approve the minutes of the 2/14/24 meeting as amended, seconded by Mr. Wyman. All in favor, motion passed.

New Business

Mr. Schibbelhute said that the board is going to have to start doing site plan reviews after projects are completed to check off everything on the drawings.

The board discussed the ongoing organization of the paper records.

Mr. Wyman said he is hearing from residents on Brown Rd that Mr. Park is still continuing to build. Mr. Schibbelhute said they will have to contact the building inspector and possibly issue a cease & desist.

Mr. Wyman also said the building on the corner of Old Center Rd and North Rd has been sold and asked if it was sold as a proposed business or a livable space. He said the previous owner had not followed through on plans. Mr. Schibbelhute said they will have to issue a cease & desist for that as well if plans aren't being followed.

Meeting was adjourned at 8:50 PM

These minutes were transcribed and respectfully submitted by
Tina St. Peter, Recording Secretary