

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

January 18, 2023
Meeting Minutes - Draft
Public Hearing: Zoning Amendment Petition Warrant Article

Meeting called to order by Chair at 7:00 PM.

Planning Board Members Present: Peter Schibbelhute, Fred McGarry, Bob Cote, Don Wyman

Peter Schibbelhute opened the meeting by reading the petition warrant article and explaining the purpose of the petition warrant article is to increase the minimum lot size from 3 acres to 5 acres. Fred McGarry explained that the Planning Board cannot take action on this petition warrant article. It has to be put on the ballot just as it is written with no changes made because it is a petition warrant article. The Planning Board can only vote to recommend or not recommend it.

Ed Cross spoke and said he opposes the petition warrant article. He feels it will affect individuals more than larger developers.

Mr. Cote said that the town is in the process of updating the Master Plan and that that is the place to address something like this. He referred to the petition warrant article as a “snob ordinance” and feels it will prohibit lower income families from being able to live in Deerfield. Mr. McGarry agreed with the “snob ordinance” and agreed that it should be discussed when revising the Master Plan, not a petition warrant article. He was also surprised that no one was present to speak in favor of the petition warrant article. Sylvia Van Aulock, SNHP, said proposals like this that are one size fits all never work at preserving the rural character that they are intended to. She said she would not recommend this petition warrant article and would recommend more discussion during the Master Plan process.

Public Comments: Jeanne Menard said she had concerns about affordability for younger families and the price of housing lots.

Mr. McGarry made a motion to close the public hearing, seeing no other comments from members of the public. The motion was seconded by Mr. Cote. All in favor. Motion passed.

Mr. Schibbelhute said he is in agreement that this would make it cost prohibitive to younger families to move into town, particularly first time home buyers. Mr. McGarry expressed the same concerns. Mr. Wyman said this would affect people who have owned their property for several generations who want to break up their lots to build houses for their children & grandchildren.

Mr. Wyman made a motion to not recommend the petition warrant article, seconded by Mr. Cote. Unanimously, the Planning Board voted to not recommend the petition warrant article.

Mr. Schibbelhute received an email in regards to the Judd subdivision, stating that all work has been done and corner monuments have been set. Mr. Schibbelhute said he has been there and work has been completed. Mr. McGarry made a motion to release the bond on the Judd subdivision, seconded by Mr. Wyman. All in favor. Motion passed.

Mr. Cote made a motion to adjourn, seconded by Mr. Wyman. All in favor.

Meeting was adjourned by the Chair at 7:30 PM.

These minutes were transcribed and respectfully submitted by
Tina St. Peter, Recording Secretary
Pending approval by the Planning Board