

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
AUGUST 26, 2020

MINUTES OF MEETING

PRESENT; Board members Peter Schibbelhute, William Perron, Harriet Cady, Robert Cote, participating via zoom, Selectmen's Representative Fred McGarry. Also present Cameron Prolman, SNHPC, Jane Boucher, secretary.

Vice Chair Fred McGarry called the meeting to order at 7PM.

APPROVAL OF MANIFEST

Harriet Cady moved to approve the manifest in the amount of \$2,361.23. William Perron seconded. Voted in favor. ( SNHPC \$2,361.23, time sheet for Jane Boucher 20 1/2 hours)

APPROVAL OF MINUTES

It was noted that pages 2 and 3 were not included in copies of minutes of August 12, 2020. Approval of these minutes will be included on the Agenda for September 9, 2020.

7:05PM Peter Schibbelhute arrived at this time.

Chair Schibbelhute signed plans submitted by John Reardon.

CONTRACT FOR SNHPC

Fred McGarry moved to approve the Contract for SNHPC for 2020. William Perron seconded. It was noted that reference to the Master Plan had been removed from the contract.

Robert Cote questioned why reference to the Master Plan had been removed. Peter Schibbelhute replied because it had not been approved by voters and no money could be spent on it in 2020.

Harriet Cady disagreed because, under the law, the Planning Board are in charge with updating the Master Plan, and it has nothing to do with the contract with SNHPC. Therefore we can work on it and spend part of our budget to discuss and update information. It is the duty of the Planning Board to update the Master Plan.

Fred McGarry said that the voters voted not to update the Master Plan and therefore we cannot spend any money.

Harriet Cady said money spent would come from out of our budget.

Fred McGarry said he had spoken with Attorney Bart Mayer who said "no means no". He said that we cannot take money from

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somewhere else in the budget for something that was voted down by the voters.

Chair Schibbelhute called for a vote on the motion to approve the SNHPC Contract. Voted in favor.

7:15PM APPLICATION FOR PUBLIC HEARING; LOT LINE ADJUSTMENT/ ANNARGEEO, 217 MIDDLE ROAD, DEERFIELD, NH MAP 413 LOT 13 AND LOT 14

George Thompson, representing Annmargeo, and Mark Sargent, surveyor were present via zoom.

Chair Shibbelhute read the Notice of Public Hearing by which Annmargeo LLC, 217 Middle Road, Deerfield, NH. are applying for a Lot Line Adjustment for Map 413 Lot 13 consisting of 15.12 acres and Map 413 Lot 14 consisting of 16.8 acres and owned by the applicants. The intent of the application is to annex 2.29 acres of Lot 14 to Lot 13.

Fred McGarry moved to accept the application. William Perron seconded. Voted in favor.

Cameron Prolman said that the application is pretty straight forward.

Mark Sargent said it was two properties on Middle Road, Map 413 Lots 13 which has an area of 15.12 acres with no frontage. It has a right of way through Lot 14 to access the parcel. Map 413 Lot 14 has a total area for 16.8 acres with 1,164 feet of frontage on Middle Road. The idea is to annex 2.28 acres of Lot 14 to Lot 13 which would give Lot 13 a new area of 17.4 acres and 299.7 feet of frontage on Middle Road. This would reduce the lot area of Lot 14 to 14.5 acres frontage of Lot 14 would then be 299.87 feet.

Fred McGarry moved to grant conditional approval for a Lot Line Adjustment for Annmargeo, Middle Road, Deerfield, NH with the following conditional

. Certificate of monumentation to be set.

Conditional Approval to lapse in 30 days. (September 26, 2020).

Robert Cote seconded. Voted in favor.

#### UPDATE MASTER PLAN

Harriet Cady said that the Planning Board should put money aside in our budget, not through a warrant article, to update the Master Plan.

Ms. Cady would like to see a listing of what needs to be addressed in an update of the Master Plan and set aside time at meetings to discuss.

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Chair Schibbelhute said that we should set aside time at a meeting and review the existing Master Plan. He noted that it would be a lot easier if all members be present when this discussion takes place.

Cameron Prolman said that sometime ago SNHPC created a guide for Planning Boards to update Master Plans. He will supply this information.

The secretary advised that there were no appointments, thus far, scheduled for September 6. It was agreed to put "Master Plan Update Discussion" on the agenda.

Erroll Rhodes asked if a copy of information also be sent to the Heritage Commission.

The meeting was adjourned at 8PM.

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