

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

August 26, 2026
Meeting Minutes – Draft

The meeting was called to order by the chair at 7:00 PM.

Roll Call: Present – Pete Schibbelhute, Fred McGarry, Don Wyman, Erroll Rhodes, Gary Sanborn

Approval of Minutes: Mr. Rhodes made a motion, seconded by Mr. Wyman, to approve the minutes of the 7/22/2026 meeting. All in favor. Motion passed.

Approval of Manifest: N/A

Correspondence: N/A

Unfinished Business: N/A

New Business

PUBLIC HEARING: LOT LINE ADJUSTMENT, CATHERINE AND ANTHONY BROCK, 95

MIDDLE ROAD, TAX MAP 419, LOTS 76-1 AND 76-2: Mr. McGarry made a motion, seconded by Mr. Sanborn, to accept the application. All in favor. Motion passed. Mr. McGarry made a motion to approve but withdrew the motion after a second was not made. The other board members expressed wanting to hear about the applicant's other application before making a decision about the lot line adjustment application.

CONTINUATION: PUBLIC HEARING: SITE PLAN APPLICATION, CATHERINE AND ANTHONY BROCK,

95 MIDDLE ROAD, TAX MAP 419, LOTS 76-1 AND 76-2: The board reviewed plans with the applicants. Mr. McGarry made a motion to approve the lot line adjustment application, seconded by Mr. Sanborn. All in favor. Motion passed. Mr. McGarry made a motion, seconded by Mr. Wyman, to conditionally approve the proposed driveway location on lot 76-2 conditional upon including a note on the plans stating a primary residence must be built prior to construction of any ADU and that existing monumentation is in place and shared driveway is subject to town counsel approval. Mr. McGarry amended his motion, seconded by Mr. Wyman, to call for town counsel to review the proposed driveway easement for lot 76-2. All in favor. Motion passed.

Other Business

Mr. Prolman will invite the police department to attend the next meeting to discuss the CIP.

The board discussed potentially adding a warrant article to determine if the residents want to spend money for an engineering survey on the lot across from the George B White building to potentially build a safety complex in stages over a 10-15 year period.

Mr. Wyman made a motion, seconded by Mr. Sanborn, to adjourn the meeting. All in favor. The meeting was adjourned by the chair at 8:16 PM.

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