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

August 12, 2026
Meeting Minutes – Draft

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

Roll Call: Present – Pete Schibbelhute, Fred McGarry, Gary Sanborn, Cam Prolman

Approval of Minutes: N/A

Approval of Manifest: N/A

New Business
PUBLIC HEARING: LOT LINE ADJUSTMENT, THOMAS & JANET GOODRIDGE, 298 NORTH ROAD, TAX MAP 204, LOTS 16 AND 17 – Mr. McGarry made a motion, seconded by Mr. Sanborn to accept the application. All in favor. Motion passed. The applicants answered questions from the board. Mr. McGarry made a motion, seconded by Mr. Sanborn, to grant a waiver from wetlands site specific. All in favor. Motion passed. Mr. McGarry made a motion, seconded by Mr. Sanborn, to approve the proposed lot line adjustment with the stipulation that they have confirmed pins have been set. All in favor. Motion passed.

Correspondence
Mr. Prolman received communication from the applicants of a previously conditionally approved minor subdivision on Old Center Road, requesting an extension on the conditional approval. The applicants stated they are working with Fish & Game regarding a vulnerable animal species in the area. Mr. Sanborn made a motion, seconded by Mr. McGarry, to grant a 90 day extension on the conditional approval for the minor subdivision at Map 410 Lot 103. All in favor. Motion passed.

TOWN OF NORTHWOOD MINOR SUBDIVISION NOTICE: CASE PB-26-08, 79 GULF ROAD, TAX MAP 115, LOT 2 – Mr. Schibbelhute stated the board had done a walk through previously on a minor subdivision application at 79 Gulf Road and stated the road is very narrow. He said if the road is blocked for any reason, as has happened in the past, there is no other way in or out in an emergency. Mr. Schibbelhute said unless Northwood wants to build a road, he is against further development on Gulf Road. Mr. Prolman was asked to draft a letter to the Town of Northwood stating the board's opposition to further development on Gulf Road, stating the reasons given regarding the road being too narrow and not having another point of access for emergency vehicles. Mr. McGarry asked him to include that the Deerfield Planning Board is under the impression that they would be included in any decision making. Mr. McGarry made a motion, seconded by Mr. Sanborn, for Mr. Prolman to check with legal about the wording of a proposed letter to the Town of Northwood regarding the proposed subdivision for Brenda Gaskie and to have Mr. Prolman sign the letter on behalf of the members of the Deerfield Planning Board. All in favor. Motion passed.

Mr. Sanborn made a motion, seconded by Mr. McGarry, to adjourn the meeting at 7:35 PM. The meeting was adjourned by the chair at 7:35 PM.

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