

## LAND USE GOAL

Promote development that will preserve the natural and cultural features that contribute to Deerfield's rural character. Guide and promote development and growth in areas that are already developed in an effort to reduce impacts on natural resources, infrastructure and to minimize sprawl.

### Key Objectives:

- Encourage new development in already developed areas.
- Encourage the preservation of Open Space throughout the community.
- Protect existing farmlands and prime agricultural soils.
- Limit rate and extent of development in rural areas through subdivision phasing controls.
- Explore the feasibility of re-zoning the historic village areas to allow higher density development and mixed uses.
- Promote growth in existing built up areas and maintain open space to minimize impact on municipal infrastructures.
- Evaluate the effectiveness of the Town's existing Commercial/Industrial Flexible overlay District in providing for orderly growth.
- Consider developing a Village District Overlay zone to promote mixed-use and small-scale commercial, public and institutional uses in concentrated village centers.



## CULTURAL AND HISTORICAL RESOURCES

Promote the preservation and protection of Deerfield's historic and cultural resources.

### Key Objectives:

- Educate the community on the historic resources that currently exist.
- Encourage the preservation of privately-owned historic structures and culturally significant properties in town.

## NATURAL RESOURCES AND OPEN SPACE

Recognize that the Town's natural resources and open space form the basis of the overall character and well-being of Deerfield. Update the Town's local land use regulations to encourage energy efficiency and "green" design and building practices. Update the land use regulations to specifically address erosion and sediment control.

### Key Objectives:

- Utilize the New Hampshire Department of Fish & Game's Wildlife Action Plan and other available resources to identify important natural resources and prepare strategies designed to preserve them for future enjoyment.
- Identify how the Natural Services Network (NSN) data can be utilized in Deerfield.
- Identify how local regulations can be modified to require high performance construction and renovation practices for buildings, grounds, and neighborhoods.
- Continue to protect surface water quality and quantity.



# 2009 DEERFIELD MASTER PLAN SUMMARY

The purpose of the Master Plan summary is to highlight the vision statement, goals and key objectives of the Town of Deerfield's recently updated Master Plan. The Deerfield Planning Board adopted the Master Plan update on September 9, 2009. The most recent Master Plan was prepared in 1997. Since then, the Town of Deerfield has experienced significant population growth and a corresponding amount of residential development. In preparing this document as a "smart planning tool" for the future, the town worked with the UNH Natural Resource Outreach Coalition (NROC) to promote public outreach and education about growth and the new Master Plan as well as to gather resident input.

The updated Master Plan recognizes the unique location of Deerfield with its rural residential and agricultural qualities and its very desirable characteristics as a place to live. To guide future land use in Deerfield, the Town has worked to promote open space conservation and protection and to promote its agricultural resources. The updated Master Plan reflects these protective standards and works to preserve all of these positive attributes for future generations.

For a complete review of the goals and objectives, please refer to the Deerfield Master Plan document which is available from the Planning Board office at the Deerfield Town Offices and also on the Town's website at [www.townofdeerfieldnh.com](http://www.townofdeerfieldnh.com).

The following is a summary of the key goals and objectives contained in the Master Plan.



## VISION STATEMENT

The Town of Deerfield desires to maintain its character as a small, rural, but vibrant place with open space, natural beauty, and a strong sense of community. People live and move to Deerfield because of its rural and small town character, its quietness and privacy, its scenic qualities, and where a diversified mix of residents live. All ages, economic abilities, education, professions and beliefs are valued and appreciated. These community qualities and values make our town a desirable and special place.



Town Of Deerfield  
PO Box 159  
8 Raymond Road  
Deerfield, NH 03037  
(603) 463-8811  
[www.townofdeerfieldnh.com](http://www.townofdeerfieldnh.com)

Southern New Hampshire  
Planning Commission  
438 Dubuque Street  
Manchester, NH 03102  
(603) 669-4664  
[www.snhpc.org](http://www.snhpc.org)



## ECONOMIC DEVELOPMENT GOAL

Encourage limited economic development that will be consistent with the Town's rural character, as well as support the needs of the community to create a sustainable local economic base. Continue to encourage the establishment of home businesses as a means of allowing residents to live and work within Town.

### Key Objectives:

- Collaborate with the Deerfield Business Association (DBA) and others to identify limited commercial and light industrial uses that would be most suitable for Deerfield.
- Work with residents to identify the areas in town where commercial and economic development would be most appropriate.
- Evaluate the flexible commercial overlay district regulations and determine if it has been effective in attracting limited economic growth.
- Explore the feasibility of utilizing grant programs through the US Department of Agriculture (USDA) such as the Rural Business Enterprise Grants (RBEG) program, and the Rural Business Opportunity Grants (RBOG).
- Revisit the Town's Existing Home Business regulations to clearly define home occupations in an effort to ensure that the home business/services operating in Town are compatible with residential character.



## HOUSING GOAL

To provide safe and affordable housing opportunities for all ages and economic levels. Amend regulations to encourage high performance construction and renovation practices.

### Key Objectives:

- Provide incentives to encourage developers to include affordable, workforce housing opportunities within their residential developments.
- Revisit Section 310 of the Zoning Ordinance to make the development of multi-family dwelling units less restrictive.
- Explore the feasibility for creating a Village District that would allow mixed use and higher intensity development within the Town Villages.
- Encourage the development of additional senior housing opportunities as dictated by local demand (not to exceed the maximum allowed in town per Section 213.13 of the Zoning Ordinance).
- Review the existing land use regulations to identify where revisions can be made to encourage the use of energy efficient planning techniques.
- Identify areas in Town that would be most suitable for seniors and workforce housing development.

## COMMUNITY FACILITIES GOAL

Continue to plan for and provide the best available community services at the least expense to the taxpayer. Explore the feasibility of creating an all ages community center. Encourage the Town's public safety facilities and equipment to adequately support the community's needs.

### Key Objectives:

- Ensure that the public health and safety needs of the residents are met.
- Ensure that the community facilities in Town can adequately support existing and future populations in Deerfield.
- Review and update the town's Capital Improvements Program on an annual basis.
- Continue use of impact fees to help offset the cost of town services and facilities impacted by development, such as roads, schools, recreation, etc.
- Utilize energy efficient materials, products and equipment when replacing or updating community facilities buildings and/or equipment.
- Continue to work with the NH Division of parks regarding state parks located within Deerfield to ensure on-going recreational opportunities.
- Explore the feasibility of creating an all ages community center in the future.
- Update the Town's Emergency Operations Center and designated shelters to support the needs of the community in the event of a disaster.



## TRANSPORTATION GOAL

Maintain and improve the existing transportation network to provide a safe, efficient and balanced system.

### Key Objectives:

- Establish/update guidelines for a Roadway Management program in Deerfield.
- Cooperate with adjoining communities and the NH DOT Rideshare Program to study the feasibility of a Park and Ride facility at Exit 3 on NH Route 101.
- Encourage the development of foot paths and trails to connect residential subdivisions to village centers, conservation areas and other amenities.
- Encourage the installation of bike lanes especially where designated on the statewide bicycle route map.
- Cooperate with the SNHPC on continued regional highway improvements and alternate modes of transportation.
- Ensure subdivision and site plan regulations including traffic calming practices, road design and widths that reduce negative impact on scenic resources, vehicular speed, and improve pedestrian/ bike safety.