

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE

JUNE 26, 2013

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Alan O'Neal, Lisa Wolford, Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

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

APPROVAL OF MINUTES

Lisa Wolford moved to approve the minutes of June 12, 2013.  
Kate Hartnett seconded.

The following corrections were made to the minutes

Page 1 Last Sentence: Correct to read "Mr. Mettee said that...."

Page 1 Adoption of Energy Chapter: Add: Kate Hartnett commented that Board members spent a great deal of time reviewing the Energy Chapter.

An e-mail was received from Harriet Cady commenting on the Energy Chapter.

A copy of Mrs. Cady's comments and response by Gerald Coogan is attached to these minutes.

Chair McGarry called for a vote on the motion. Voted in favor with Alan O'Neal abstaining.

APPROVAL OF MANIFEST

Alan O'Neal moved and Lisa Wolford seconded to approve the manifest. ( 12 1/2 hours-Jane Boucher). Voted in favor.

7:15PM PUBLIC HEARING; ADOPTION OF SITE PLAN REVIEW REGULATIONS

Chair McGarry read the notice of public hearing.

There were no citizens present.

Chair McGarry closed the Public Hearing.

Board members reviewed the Site Plan Review Regulations.

a. Page 20 There was some discussion on Section IV-II Parking Requirements.

B 3: Lisa Wolford questioned if the statement requiring bicycle racks be changed to "The Planning Board may require one or more bicycle racks". After discussion Lisa Wolford withdrew her comments. No change will be made to the section.

b. Page 7: Add space between Preliminary Conceptual Consultation Phase and Public Hearing.

c. Page 18 5: Correct to read "...where either the...

d. Bottom of each page "Site Plan Review Regulations of the

Town of Deerfield, N.H."

d. Page 24 Section IV-4 Design & Construction Standards for Drainage and Stormwater Management Facilities: A. Board members agreed that reference should be made to additional documents referring to Chapter ENV-Wq 1500 of the NH code of Administrative Rules which were updated in 2009. Gerald Coogan will check with Steve Keech and Cameron Wake to determine if additional documentation is available.

Adoption of the Site Plan Review Regulations is scheduled for July 24, 2013.

#### MEETINGS

There will be no meeting on July 10, 2013.

#### CPG PROJECT

Gerald Coogan provided copies of a chart prepared by Jack Mettee outlining Person/Group contacts to coordinate the project. Board members will be asked to contact residents and businesses for information.

Kate Hartnett suggested information be put in the Communicator and Forum.

Fred McGarry advised that he will be meeting with the Board of Selectmen on Monday, July 1 to discuss the Design Charette.

#### SNHPC

Kate Hartnett moved and Alan O'Neal seconded to re-nominate Fred McGarry to serve as a representative for Deerfield to the SNHPC. Voted in favor. A memo reflecting this action will be sent to the Board of Selectmen.

#### CIP

Lisa Wolford suggested that Fred McGarry and Gerald Coogan follow up with Department heads regarding submission for CIP.

#### ROLLINS EXCAVATION

Fred McGarry reminded members that the Board will conduct a site visit to the Rollins Excavation Site on Saturday, June 29, 2013.

#### ELECTION

Alan O'Neal moved and Lisa Wolford seconded to appoint Fred McGarry as Chair of the Deerfield Planning Board. Voted in favor.

Lisa Wolford moved and Alan O'Neal seconded to appoint Kate Hartnett as Vice Chair of the Deerfield Planning Board. Voted in favor.

PLANNING BOARD 6/26/13

Lisa Wolford was appointed Clerk of the Deerfield Planning Board.

The meeting was adjourned at 8:30PM.

Transcribed by Jane Boucher  
Pending Approval by the Planning Board

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**From:** Gerald Coogan <gicoogan@tds.net>  
**To:** Harriet E. Cady <kd4318@yahoo.com>  
**Cc:** Fred McGarry <mcgarry128@myfairpoint.net>; Kate Hartnett <nkhate@ncia.net>; Lisa Wolford <wolfordnh@gmail.com>; Peter Schibbelhute <PeteSchib@gmail.com>; Alan O'Neal <aoneal@metrocast.net>; Jane Boucher <f5fy@aol.com>; Steven B. Keach <skeach@keachnordstrom.com>  
**Subject:** Response to your e-mail  
**Date:** Mon, Jun 17, 2013 9:12 pm

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Dear Mrs. Cady:

Thank you for taking the time to review and comment on the Draft Energy Chapter. The Planning Board appreciates your interest, input and support regarding the Energy Chapter. Please see the additional information provided below.

Jerry

— Original Message —

**From:** [Harriet E. Cady](#)  
**To:** [Jane Boucher](#) ; [Gerald Coogan](#) ; [Steve Keach](#)  
**Sent:** Wednesday, June 12, 2013 6:35 PM  
**Subject:** Master Plan Energy Audit

Page 12 you specifically speak of making transportation use less energy yet in Deerfield the making of subdivision by having 3 acre zoning with 200 feet of frontage causes more extensive travel in getting to people rather than to have neighborhoods like the Center was in the 1800's

Thank you for your comments and support of the Planning Board's efforts in this regard. The DPB is currently working on a village district zoning concept which will enhance the village district and may result in higher densities in the Deerfield Center village.

Pg. 14, Performance Contracting would be fine if our town had bothered to do the Energy Readings to see what the savings were but as a Budget Committee member when I asked Mark (Maintenance Man) what the savings had shown with the installation of \$9,000 worth of fluorescent lighting he didn't know, even though the light bills show a graph (developed by our own Edward Mahoney, at PSNH) which monthly shows the use of electricity for each building and can be compared. Of course what we wouldn't know is how the weather affected if we had electric heat.

See page 5. The Town should continue to towards performance contracting.

Page 16 While I like most of the recommendations I am very disappointed that anyone would recommend the International energy code previously mentioned as the average citizen would not have access to it and it is important they be able to read and understand what the town is adopting. In this section to adopt Architecture 2030 goals which again who would have access and understand what they are and how quickly architecture standards are changing in just 5 years say nothing of 17 years. Since we revise the Master Plan every 5 years why not put something for a 5 year review?

Your idea for a 5 year review is a good one --- that will happen since the Energy Chapter is part of the Master Plan. The International Energy Code is a common municipal standard and is easily available. One can Google

Architecture 2030 on the web and find the information in a clearly designed website.

Page 18, I remember many years ago we suggested an Energy Tax Credit for people who put in the energy efficient within their homes, etc. what has been done to that goal of ten years ago?

Correct. See recommendation 3a on page 17.

Page 18 How do I comment on the US Green Building Council Leadership in Energy Environmental Design (LEED) which you are recommending in this document without getting a copy and reading? I find this things added to something for Public Comment extremely frustration when you are already asking me to read 78 pages.

By now, LEED is a commonly recognized standard for construction and performance measurement. There are abundant descriptions and resources about LEED on the web. Many professionals such as architects and civil engineers have become LEED certified.

Page 19 What is to protect the Open Space Green Infrastructure? I really would like more local production of food and would suggest for those who don't have land for garden we make space for community gradens. Where my mother lives the subdivision contains a field which is plowed and spaces are rented such as 10 X 10.

I haven't had time to read the whole document but I see wher ethe Board of Selectmen are to do a great deal and yet they don't have time to do what is required by law so perhaps the energy committee would institute.

The green infrastructure (GI) is an important planning concept to protect Deerfield's potential to produce food and fiber locally along, with other important functions such as food control and improving air quality. The DPB intends to continue to pursue opportunities to strengthen the GI such as vegetative buffers, protection of surface waters etc. The Farmers Market is another important element for encouraging local food production. Your community gardens concept is an excellent one.

As you see, the Planning Board has recommended that the BOS reform the local Energy Committee.

Jerry Coogan

Harriet E. Cady

The documents accompanying this (facsimile) (email) contain confidential information that may be