

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
DECEMBER 10, 2014

MINUTES OF MEETING

Present: Board members Fred McGarry, Kate Hartnett, William Perron, Peter Schibbelhute. Alternate David Doran. Secretary Jane Boucher.

7PM Chair Fred McGarry called the meeting to order.

PUBLIC HEARING; PROPOSED ZONING AMENDMENTS; VILLAGE DISTRICT;  
PLEASANT LAKE WATERSHED ORDINANCE

Proposed amendments for:

Add new section: Article II, Section 215: Village Center  
District

Add definitions for Village Center District: to be inserted in  
Article VI, Section 602.

Article III Section 330 Pleasant Lake Watershed Protection  
Ordinance

Several residents were present.

VILLAGE DISTRICT ORDINANCE

Chair McGarry said that the proposed Village District Ordinance is the same as was brought to the voters in March, 2014. He added that the reason the Board is pursuing a re-submittal to the voters is the fact that it lost by 10 votes.

Chair McGarry explained that the amendment would establish a district beginning by the Post Office and running up Rt. 107 to Lahrs Transmission and running down Church Street to the power lines, and down Candia Road to the first brook. Any properties located in these areas would be subject to these proposed changes.

Mr. McGarry noted that the biggest change would be the minimum lot size, which is 20,000 sq. feet. Properties within this area would be allowed to have various listed commercial uses.

Kate Hartnett referred to the "Deerfield Center Charrette" dated October 26, 2013 noting that was the vision for the Village District. A copy is attached to these minutes.

Ms. Hartnett referred to "Traffic Calming" and noted that the Planning Board has been working on this for 15 years and a state grant funded the work for this proposed Village Center.

Chair McGarry explained that if changes are agreed upon at this hearing, another hearing will be scheduled.

Mr. McGarry said that Gerald Coogan, Planning Consultant, has put together a "Discussion Draft", making some suggested changes, which the Board will review at this hearing. A copy is attached to these minutes.

Chair McGarry referred to Table I. Dimensional Standards noting that the Planner has suggested changing the lot size from a minimum of 2,000 square feet to 30,000 sq. ft, 40,000 sq. ft or 1 acre. He noted that, his personal thought was if we were going to increase the minimum lot size, we probably should go up to an acre. Chair McGarry added that if the minimum lot size is increased the frontage should also be increased.

Kate Hartnett asked Maureen Mann and Joseph Dubiansky, who served on the Village District Committee, if there was a rational when determining minimum lot size.

Ms. Mann replied that Peter Menard had done a survey on each lot in the District and researched a potential build-out.

Joseph Dubiansky added that the actual build-out is quite minor.

Chair McGarry said that one of the questions raised at the last public hearing was enforcing these standards on existing residential dwellings. Gerald Coogan noted in his Draft "3. The addition, new construction or redevelopment of a residential dwelling unit shall not be subject to any requirements of this provision."

Mr. McGarry expressed concern over the word "redevelopment". He added that his thought was "Residential uses and structures in existence at the time of passage of this section of the ordinance shall be exempt from requirements of the Design Standards in Section 215.7. Such exemptions shall include expansion for residential use in addition of accessory structures associated with such residential use."

Mr. Coogan also added to Dimensional Standards "Section 212 Commercial/Industrial Flexible Overlay District of the DZO does not apply."

Mr. Coogan also added a new definition for "Restaurant" A commercial establishment where food and beverages are prepared, served and consumed primarily within the principal building or premises which does not include a drive-up window and where food sales constitute more than 50 percent of the gross sales receipts for food and beverages.

Another suggested change is under 215.7 Design Standards "Any development of re-development within the Village Center

District will (or shall) be consistent with the design standards in Town of Deerfield Site Plan Review Regulations the Village Design Guidelines and the following design principles."

Mary Ann Clark asked the chair to clarify that existing residential dwellings are not subject to guidelines.

Chair McGarry said that was the intent of his statement.

Peter Prentice questioned the enforceability of the guidelines and asked if that was something that would be changed.

Chair McGarry said there was some disagreement among the Board if they were suggestions or requirements. He felt they should be requirements.

Peter Schibbelhute felt that the term "guideline" should be changed to "standard".

Peter Prentice said he read the Charrette and could not find any reference to it being a good idea to be more dense.

Maureen Mann replied that parking and traffic is a disaster on Church Street. She said that the idea is what Deerfield is going to look like in 25-30 years. We need to have an idea of where things are going to be.

Kate Hartnett referred to Lisa Wolford's submittal including a brochure "Practice Downtown Diversity" noting "Thanks to new urbanism and smart growth and other infill policies that redirect development inward, these areas are witnessing a resurgence in mixed use and commercial development."

Fred McGarry stated that one of the issues raised to the planner was that we do not have an area set aside for commercial uses . He added that this district would allow for additional commercial properties.

Peter Prentice said that his question regarding density had not been answered.

Joseph Dubiansky said that the 20,000 square foot requirement was a compromise agreed upon by the committee. He added that by making the lot size larger you would lose village appeal.

Mr. Clark said that we already have these businesses in Town and why does the Board feel we should have a Village District with more businesses.

Chair McGarry replied that if someone wants to build a bakery or a restaurant in Town they have to have three acres and that

is the rational for a smaller lot size.

William Perron felt that this would make easier for businesses to come together in the Center of Town.

Maureen Mann reiterated that we need to look at what will happen in Deerfield in the future and act on it now.

Chris Riley expressed concern about 9000 more people coming to Deerfield and what it would look like.

Chair McGarry said that we are not suggesting more building but talking about allowing additional uses within a particular area.

Kevin Cheney said he understood this proposal did not pass last year and questioned why the Planning Board was recommending it again.

Peter Schibbelhute said that the Board has made some changes from last year and is looking for public input.

Peter Prentice said that information on the ballot was not clear and everyone did not understand the proposal. He added that we need more guidelines and specific information especially regarding density.

Kate Hartnett noted that the State Requirements require us to be extremely limited in wording. We do try to publish information both in the Forum and Communicator.

Chair McGarry referred to RSA 675:3 which indicates the required wording for the ballot.

Joseph Dubiansky said if this proposal is adopted the impact will be small and nothing to fear. He felt that this District will provide a great deal of opportunity for people.

Erick Berglund noted that there are several sources, including a voting guide, that are available for voters.

William Perron said that input from the public is important for the Board.

Jonathan Barry suggested that the Board wait until 2016 to bring this to the voters in order for the Board to make more changes.

Chair McGarry said that whatever ordinances are proposed and subsequently pass changes are necessary in future years.

8:35PM Chair McGarry closed the Public Hearing for the Village District at this time.

PLEASANT LAKE WATERSHED ORDINANCE

Chair McGarry asked if anyone had any questions.

Krist Nelson questioned if road grading was included in these amendments.

Chair McGarry replied "no" that would not apply.

It was noted that no changes were made to the proposed Pleasant Lake Watershed Ordinance amendments and Chair McGarry closed the public hearing at 8:40PM.

Chair McGarry said that it would not be necessary to hold another public hearing regarding the Pleasant Lake Watershed Ordinance and asked the Board if they would like to discuss changes to the Village District this evening and if changes were made, another public hearing would be required.

It was agreed to further discuss the proposed Village District at this time.

Chair McGarry said the first change was to correct Article II, to Section 215.

Chair McGarry referred to Table I, Dimensional Standards, Lot Size where Gerald Coogan has suggested changing it from 20,000 square feet to 30,000, 40,000 or 1 acre. He noted that, based on comments from residents, an acre is probably a more realistic number.

Kate Hartnett asked Krist Nelson what he would like to see as a lot size. Mr. Nelson replied that he "would like to see it at 20,000 square feet."

Peter Prentice said 20,000 square feet is a significant concern and he would like to see larger lot requirement.

Chair McGarry advised those attending that if they disagreed with what the Planning Board is proposing, they can protest according to RSA 675:5.

Board members discussed Gerald Coogan's requirement for a maximum of 2,500 square feet for a business. Kate Hartnett felt that the Board should discuss this with Mr. Coogan before making a decision.

Jonathan Barry noted that his house, a ranch style building, does not meet the Design Guidelines, and if it burns down would

he be able to re-build it as is.

Chair McGarry said additional language should be added to the ordinance to cover such a situation.

Kate Hartnett referred to the definition of "Restaurant" (See Discussion Draft) and replace it with a new definition (See discussion draft).

Kate Hartnett suggested adding "bicycles" to Design Standards.

Ms. Hartnett referred to Definitions : Pre School and School Age Programs. This is quoted from RSA 170 E: 2. and Meeting Hall. (See discussion draft)

Chair McGarry provided a comment regarding Mr. Barry's question . He noted that they will have to work on it further. " Any existing residential structure within the district destroyed by fire or other natural disaster may be replaced in kind to match the architecture of the pre-existing structure .

Chair McGarry said the major issues were lot size, frontage, existing residential structures not being subject to new regulations, uses of major concern.

Mrs. Pierce questioned why listed under "Permitted Uses" is Multi Family Housing not to exceed five units and Senior Housing up to 20 units. Chair McGarry thinks the current ordinance limits senior housing to 20 units and will check the Ordinance.

Peter Schibbelhute suggested that the Board wait to make changes after further discussion with Selectmen member Richard Pitman and Planner Gerald Coogan. It was agreed to discuss the Village District Ordinance at the December 17, 2014 meeting and if changes are made schedule a Public Hearing for January, 2015.

#### APPROVAL OF MANIFEST

William Perron moved and Peter Schibbelhute seconded to approve the manifest in the amount of \$3,339.00 and two time sheets for Jane Boucher. ( KNA \$118.00,337.50, 2,883.50.) Voted in favor.

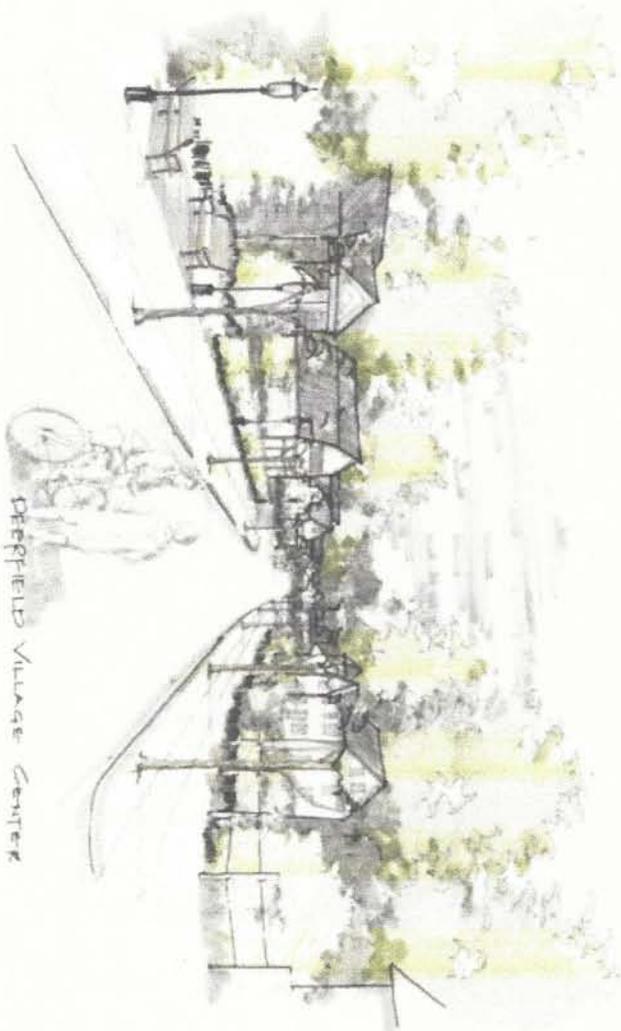
The meeting was adjourned at 10PM.

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

# Deerfield Center Charrette

A Vision for a Mixed Use, Pedestrian Friendly Village

October 26, 2013



**Sponsored By:**  
The Deerfield Planning Board  
Deerfield, New Hampshire

**Conducted By:**  
Mettee Planning Consultants  
Dover, New Hampshire

# **Contents:**

- 1. Acknowledgements**
- 2. Creating a Vision for a Mixed Use Village Area**
- 3. The Charrette Process**
  - Pre Charrette Activities
  - Charrette Workshop—Ideas to Vision
- 3. Charrette Recommendations**
- 4. Next Steps**

# 1. Acknowledgments

---

## **The Mettee Planning Team**

**Jack Mettee, AICP**

Mettee Planning Consultants

**M. Hunter Ulf, AIA**

UK Architects

**Jeff Hyland, ASLA**

Ironwood Design Group, LLC

**Roger Hawk**

Hawk Planning Resources, LLC

## **Village Center Advisory Committee**

Joe Dubiansky

Sherry Godlewski

Maureen Mann

Fred McGary

Jeanne Menard

Peter Menard

## **Deerfield Planning Board**

**Fred McGarry, P.E., Chair**

Katherine Hartnett, Vice Chair

Lisa Wolford

Alan O'Neal

Peter Schibbelhute

Richard Pelletier, Alternate

William Perron, Alternate

## **Deerfield Town Planner**

Jerry Coogan, AICP

## **Deerfield Board of Selectmen**

Stephen Barry, Chair

Alan O'Neal, Vice Chair

R. Andrew Robertson

Richard Pitman

Rebecca Crosby Hutchinson

## **Charrette Participants**

In addition to the Mettee Planning Team the following Deerfield citizens participated in the Charrette.

Joe Dubiansky  
Joe Dubiansky  
Maureen Mann  
Robert Mann  
Fred McGary  
Penny McGary  
Jeanne Menard  
Katherine Hartnett  
Lisa Wolford  
Howard Maley  
Sylvia Maley  
Denise Grieg  
JoAnne Bradbury  
Kathy Berglund  
Erick Berglund, Jr.  
Herb McKinney  
Gerald Coogan (Town Planner)



## **2. Creating A Vision for a Mixed Use Village Area**

---

Deerfield received a Community Planning Grant in June of 2013 from the New Hampshire Housing Authority to investigate the creation of a separate Village Center Zoning District in the Deerfield Center area. At present, land use change and development is controlled through current zoning which is Agricultural-Residential with a 3-acre minimum lot size. Many of the existing lots in the village are less than 3 acres. A Commercial-Industrial Overlay District does allow business and industrial activities in Deerfield Center as well as throughout the town if the project meets specific criteria. Much of what exists in the Center today—multi-family residential, business, religious, municipal, etc.—is not permitted by right under current zoning. For example, in addition to the 3-acre minimum lot size, the current zoning requires a minimum frontage of 200 feet, front setbacks of 40 feet and side/rear set backs of 37.5 feet. The Center area has lots ranging in size from 0.25 acres to over 22 acres with almost half being less than 3 acres. Frontages range from 73 feet to over 1000 feet. Almost 35% of the lots have frontages of less than 100 feet.

As the Planning Board began to further consider this “new” village center zoning, it also felt that it would be easier for the citizens of Deerfield to “see” what such a district might look like in 20-30 years under revised zoning—that it could reinforce the existing uses, dimensions and historical character. After some discussion, the Planning Board decided to apply for an additional grant to undertake a design charrette to develop a graphic vision for Deerfield Center. This vision would help citizens visualize how zoning changes could encourage greater opportunity for a mix of uses—residential, retail trade, professional offices, and small businesses—that would mirror a traditional New England village. The Town was awarded the grant and began the process of holding a design charrette to be held in late October of 2013.



### **3. The Charrette Process**

---

The Planning Board decided that the best way to conduct a charrette was to have a one-day workshop to craft a graphic vision for what downtown Deerfield could look like in 20-30 years. This charrette would bring together Deerfield citizens with a group of design professionals including architect, landscape architect and planner to create the vision. This graphic vision would complement the written vision that was derived from the ongoing community outreach efforts—a pedestrian friendly environment with buildings and public amenities that are consistent with traditional New Hampshire village character. Both the written and graphic vision would provide the basis for a Village Center Zoning District.

#### **Pre-Charrette Activities included meetings and interviews**

Prior to the charrette, the Planning Board and consultant team engaged Deerfield citizens and stakeholders in order to come up with the initial vision and to determine what these citizens “would like to see” in Deerfield Center in the future and what they would “not like to see”.

This effort involved meetings and interviews with various groups and individuals including:

- The Planning Board
- Town department heads
- Deerfield civic groups, such as the Heritage Commission and the Deerfield Community Church
- Senior citizens
- Business owners
- The Village Center Advisory Committee

Based on these meetings and interviews, elements to refine the present character of Deerfield Center were identified. From all of the comments several common themes emerged that included:

### **More pedestrian friendly**

- ❖ Create an atmosphere for pedestrians—walking, biking, etc.
- ❖ Install sidewalks/paths/trees
- ❖ Provide connection from town ball fields and GB White Building to the gazebo/library/Church Street area



### **Consistent building design/aesthetics**

- ❖ Emphasize/conservate historic building character
- ❖ Add street lighting with historic design
- ❖ Separate certain civic functions from village area—fire and highway departments
- ❖ Utilities underground—no towers

### **Allow a mix of uses**

- ❖ Retail; small shops
- ❖ Restaurants

- ❖ Bed & Breakfast
- ❖ Antique shops
- ❖ Residential—Housing Diversity
- ❖ Café
- ❖ Tavern
- ❖ No fast-food franchises

### **Ensure safety on Route 107 (North/Raymond Roads)**

- ❖ Better speed controls on Route 107 entering village from north and south
- ❖ Add traffic calming techniques—especially along Church Street
- ❖ Safe crosswalks on Route 107 and Church Street

### **Encourage parks; green spaces**

- ❖ Town green with gazebo & looped pathways
- ❖ Farmer's market

### **Provide more, better signage**

- ❖ Gateways for warm welcome to village
- ❖ Consistent with historic village character

### **Encourage more cultural activities**

- ❖ Arts, music, craft events
- ❖ Cultural center

## **The Charrette — converting citizen ideas into a graphic vision for Deerfield**

“Charrette” is a term from the French Beaux Arts tradition that involves an intensive, compressed design effort to solve a particular problem. In this charrette, the design professionals came from the fields of architecture, landscape architecture and community planning. The design effort was complemented by an active effort to include community ideas and opinions about the problem to be solved. Numerous ideas and opinions that were generated by the citizens of Deerfield came from meetings, workshops and stakeholder interviews prior to the Charrette.

On Saturday October 26, 2013 approximately 20 citizens (including three planning board members) and the design team met at Town Hall for a listening session to kickoff the Charrette. This session lasted for about an hour and a half. The design team then gathered to discuss how to best capture the themes and ideas from the listening session and the previous community outreach in a graphic format. Each team member took on a specific design element representing one of the key themes such as creating a pedestrian-like

village environment along Church Street, connecting the village with other town activity centers such as the elementary school; or creating a gateway into the village along Route 107.



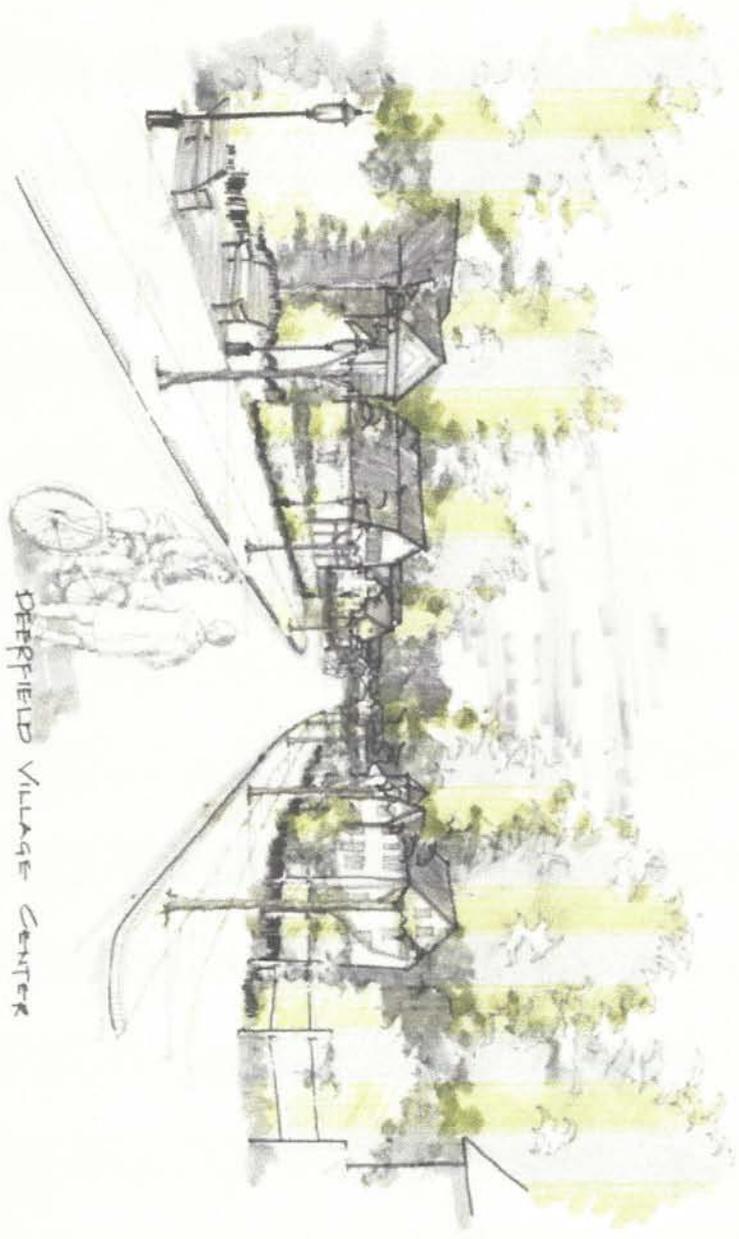
Conceptual plans, renderings and project recommendations were then prepared by each of the designers. These were presented to the citizens of Deerfield late in the afternoon.

Section 4 that follows summarizes the vision and recommendations resulting from the design Charrette.



- Modify land development regulations within a Village Center Zoning District:
  - ❖ Dimensional standards—building setbacks, heights
  - ❖ Parking standards—require on-site parking to be at side or rear of building.

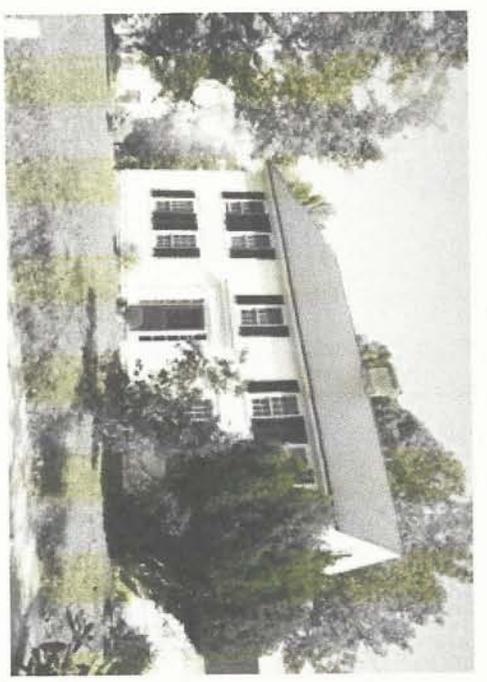
- ❖ Sign standards—more compatible with historic village character of Deerfield



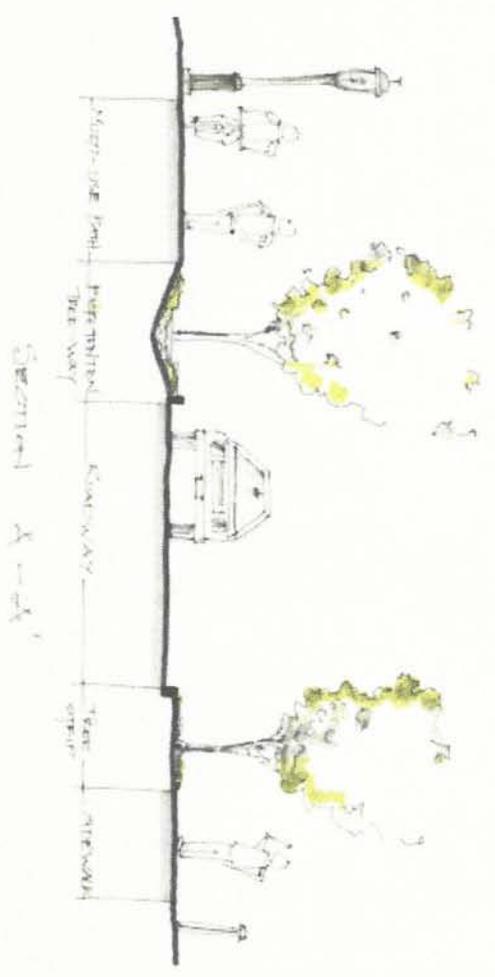
*e Village Concept along Church Street.*

*Futur*

- Adopt design guidelines that affect both the public and private realms and:
  - ❖ promote connections to activity nodes or centers, i.e., trails/paths, etc.
  - ❖ provide visual interest
  - ❖ include a mix of uses—variety of housing, retail, institutional, restaurants, etc.
  - ❖ incorporate architectural elements that reflect the distinctive character of Deerfield.
  
- Adopt landscape and circulation guidelines that address:
  - ❖ Pedestrian and bicycle access and ways
  - ❖ Site furniture
  - ❖ Buffers
  - ❖ Parking areas

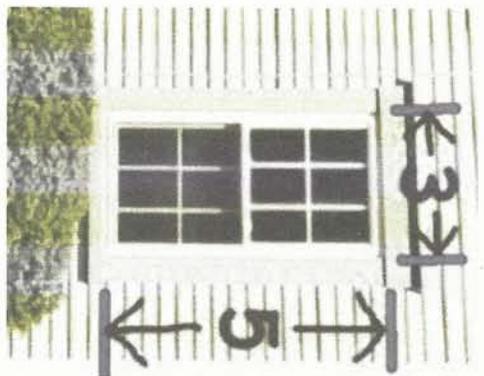


*Traditional clapboard construction with architectural highlights*



- Adopt building design guidelines to encourage consistency of building character through:

- ❖ Roof style; pitch
- ❖ Windows proportions
- ❖ Building massing
- ❖ Materials
- ❖ Storefronts



***Circulation Strategies***—aim at creating more pedestrian friendly, safer environment and connecting community activity centers

**Issues**

- Fast moving traffic on NH Route 107 (North and Raymond Roads) especially during commuter hours
- The unsafe condition of the Deerfield Center intersection at Route 107 and Church Street.
- Unsafe pedestrians along Church Street and Route 107.
- Pedestrian crossings do not exist
- Lack of safe pedestrian path/trail connecting town activity centers, e.g., Town Hall/Gazebo/Church Street with GB White Building/town ball fields

**Strategies**

- Create continuous path/roadway to connect Town Hall/Gazebo/Church Street with GB White Building/town ball fields.
- Create welcoming gateways & a more pedestrian type environment along Route 107.



- Upgrade Church Street with trees, walking paths (sidewalks) and safe pedestrian crossings.

- Connect Senior Housing with Church Street civic areas—library, town green, etc.



## 5. Next Steps

---

- ❖ Put results of October 26, 2013 Charrette onto the Town of Deerfield Website.
- ❖ Present Charrette findings to local boards and organizations.
- ❖ Work with Deerfield Center businesses, landowners and community organizations to:
  - implement simple physical changes in village area, e.g. gateway signs, pole banners, flower beds
  - create pedestrian friendly village walkways and tree plantings, especially along Church Street
- ❖ Amend current Zoning Ordinance to add a Village District and accompanying Design Guidelines Manual or revised Site Plan Review Regulations. These should encourage:
  - Pedestrian friendly environment;
  - Multiple uses with building massing that is consistent with current building size and form;
  - Dimensional standards consistent with current traditional village layout;
  - Limit height of buildings to 3 stories;
  - Allow for flexible parking arrangements;
  - Encourage architectural consistency—windows, roof pitch, facades, etc.; and
  - Context sensitive signage.

# Discussion DRAFT

## Village Center District

October 24, 2014; November 28, 2014; December 9, 2014

---

The proposed Village Center District is presented in two parts—1) Definitions and 2) a new Zoning District. The definition section suggests either new or modified definitions that currently exist in Article VI of the Town of Deerfield Zoning Ordinance (DZO) and are used in the proposed Village Center District. The Village Center District section proposes new language for a potentially new zoning district.

### TO BE INSERTED IN ARTICLE VI, SECTION 602

#### Definitions:

These definitions are proposed as either new or modified definitions for those that already exist in the current Article VI of the Town of Deerfield Zoning Ordinance (DZO).

**Dwelling, Multi-family:** Any structure containing more than two (2) dwelling units as per RSA 674:43.I.

**Family Group Day Care Home:** - An occupied residence in which child day care is provided for less than 24 hours per day, except in emergencies, for 7 to 12 children from one or more unrelated families. The 12 children shall include all children related to the caregiver and any foster children residing in the home, except children who are 10 years of age or older. (RSA 170 E:2)

**Group Child Day Care Center:** - A child day care agency in which child day care is provided for preschool children and up to 5 school-age children, whether or not the service is known as day nursery, nursery school, kindergarten, cooperative, child development center, day care center, center for the developmentally disabled, progressive school, Montessori school, or by any other name. (RSA 170 E:2)

**Pre-school and School-age program:** "Preschool program" means a child day care agency providing care and a structured program for children 3 years of age and older who are not attending a full day school program. The total amount of hours a child may be enrolled in a preschool program shall not exceed 5 hours per day. "School-age program" means a child day care agency providing child day care for up to 5 hours per school day, before or after, or before and after, regular school hours, and all day during school holidays and vacations, and which is not licensed under RSA 149, for 6 or more children who are 4 years and 8 months of age or older. The number of children shall include all children present during the period of the program, including those children related to the caregiver. (RSA 170 E:2)

**Inn:** A building, which contains a dwelling unit occupied by an owner or resident manager, in which up to 10 lodging rooms or lodging rooms and meals are offered to the general public for compensation, and in which entrance to bedrooms is made through a lobby or other common room. "Inn" includes such terms as "guest house," "lodging house," and "tourist house."

**Meeting hall:** A building or facility used to conduct informal public meetings, social events, musical events, informal gatherings, recreational activities and similar events.

---

# Discussion DRAFT

**Replace:**

**Personal Service Business** - Includes kindergartens, barber shop, hair dresser, and businesses of a similar nature.

**With:**

**Personal services:** An establishment which offers goods and services purchased frequently by the consumer. Including, but not limited to, barbershops, hairdresser/beauty shops, massage facilities, chiropractic clinics, garment repair, laundry cleaning, pressing, tailoring, shoe repair, and other similar establishments.

**Replace:**

**Restaurant:** A building or other structure used principally to provide refreshments or meals to the public for consumption, principally on the premises at tables, booths or a counter. It shall include cafes, lunchrooms, cafeterias, coffee shops, sandwich shops and the like. Take-out refreshments are only incidental to the main purpose of the establishment: Add the following: Definition of a restaurant does not include a building or other structure used principally to dispense prepared food and/or beverages to the public for consumption on or off the premises, the major attributes of which are assembly line preparation of food and speed of dispensing, self service by the customer by standing in line, and/or service to the customer in automobiles, and which generates a large volume and rapid turnover of entering and exiting motor vehicle traffic.

**With:**

**Restaurant:** A commercial establishment where food and beverages are prepared, served, and consumed primarily within the principal building or premises which does not include a drive-up window and where food sales constitute more than 50 percent of the gross sales receipts for food and beverages.

---

# Discussion DRAFT

## New Section of Article II--Village Center District

TO BE INSERTED IN THE DZO AS A NEW SECTION, Section 215 Village Center District.

### 215 Village Center District

#### 215.1 Purpose:

The Purpose of this district is to encourage the development and re-development of Deerfield Center in keeping with its historic pattern, including the size and spacing of structures and open spaces. Such development shall: *(Note the use of the word shall)*

- Provide a mix of uses including a variety of housing styles and types;
- Encourage pedestrian-friendly amenities including safe routes for pedestrians and bicyclists, safe crosswalks, sidewalks, and quality landscaping;
- Preserve the existing historical and architectural character of Deerfield Center;
- Retain existing buildings with historical or architectural features that enhance the visual character of the community;
- Encourage a safe and aesthetic environment for vehicular travel;
- Provide opportunity for greater economic activity and vitality; and
- Provide consistency with Deerfield's master plan.

#### 215.2 Applicability:

The Village Residential District is identified on the Town of Deerfield Zoning Map entitled Deerfield Village, February 3, 2014, as amended, and shall include the following properties: Tax Map 210, Lots 1 through 22 and lots 55 through 61; Tax Map 414, Lots 103, 104, 152; and Tax Map 415, Lots 1, 2, 3, 4, 6, 27, 28, 29, lots 31 through 39, 44, 45, 46

#### 215.3 Permitted Uses:

1. Single-family detached dwelling
  2. Two-family dwelling
  3. Accessory use outbuilding
  4. Multi-family housing not to exceed five units
  5. Home occupation
  6. Senior housing up to 20 units
  7. Accessory apartment (or Accessory dwelling unit)
  8. Bed & Breakfast
  9. Art gallery
  10. Professional or medical office
  11. Municipal facilities
  12. Public parks or open space
  13. Bakery
  14. Restaurant
  15. Artist live/work space
-

# Discussion DRAFT

16. Antique shop
17. Day care for no more than 3 children
18. Family Day Care Home
19. Family Group Day Care Home
20. Group Child Day Care Center
21. Pre-school and School Age Program
22. Personal services

## 215.4 Conditional Uses:

1. Meeting hall
2. Multi-family housing greater than five units
3. Inn
4. Outdoor recreational facilities open to the public involving the construction of structures
5. Business and professional offices
6. Bank
7. Retail sales
8. Theater or cultural center
9. Neighborhood convenience store, excluding the sale of motor vehicle fuels and allowing a restaurant area of no more than 5 seats.

## 215.5 Conditional Use Standards

The planning board may issue a conditional use permit approving uses in Section 215.4 provided the planning board determines the following conditions are met.

1. The use is specifically authorized in this ordinance as a conditional use;
2. If completed as proposed by the applicant, the development in its proposed location will comply with the purposes and requirements of this Article;
3. The use will not materially endanger the public health, safety, or welfare;
4. The use will be compatible with the village area and with adjoining or abutting uses in the area in which it is to be located;
5. Architecture and landscape design shall contribute to the Purpose of this Article and comply with the Design Standards in the Site Plan Review Regulations;
6. The use will provide an environment to ensure both vehicular and pedestrian safety;
7. The use will be compatible with the natural, environmental, and historic resources of the town; and
8. The use will be adequately serviced by community facilities and services of a sufficient capacity to ensure the proper operation of the proposed use, and will not necessitate excessive public expenditures to provide facilities and services with sufficient additional capacity.

## 215.6 Dimensional Standards:

Developments in the Village Center District are subject to the following lot, dimensional and building separation requirements in Table 1.

---

# Discussion DRAFT

**Table 1. Dimensional Standards**

<b>Dimension</b>	<b>Standard<sup>1</sup></b>
Lot Size <sup>2</sup> :	Minimum of 20,000 sf / 30,000 sf / 40,000 sf / 1 acre
Frontage:	Minimum of 100 feet
Lot Cover:	Up to 50%
Height:	At least 1 ½ stories, but no more than three stories or 35 feet of habitable space except as provided for in Section 207.5: B and C
Size	Maximum of 2,500 sf for a business.
<b>Set Backs:</b>	
Front Yard:	10 feet minimum depth. A building with a business on the first floor shall have a front yard setback no less than 20 feet. Where there are buildings on adjacent properties, the set back shall be consistent with, but no closer than buildings on such properties.
Side Yard:	15 feet or no less than 25 feet between principal buildings on adjacent lots
Rear Yard:	15 feet or no less than 25 feet between principal buildings on adjacent lots
<b>Off Street Parking:</b>	
	No parking lot shall be located between the street and the front line of the principal structure of the lot.
	One (1) parking space per dwelling unit
	One (1) space/300 square feet of gross floor area for office or retail.
	Restaurants, cafes, church/meeting hall (public space) and bed & breakfasts/inns shall comply with Section 318 of this Zoning Ordinance
	<i>Minimum of a 9 foot by 18 foot space</i>

**Notes:**

1. The Planning Board may authorize variations from the above standards, except for any requirement provided by state regulation or mandated elsewhere in this ordinance, by up to 25 percent by a Conditional Use Permit issued pursuant to Section 215.5 for the purpose of providing flexibility in the design of the subdivision to meet the objectives of this section.
2. Minimum lot size will depend on compliance with the provisions found in the DES “Subdivision and Individual Sewage Disposal System Design Rules, Chapter Env-Wq 1000”, as amended and may be satisfied through the use of an off-site system that is specified through an easement and agreement between the owner/applicant for the proposed activity and the owner of the site on which the system is to be constructed. NH DES will employ a soil-based minimum lot size and where it determines that where the lot size is greater than 20,000 sf, then that will be a permitted lot. *For Review & Discussion.*
3. *The addition, new construction or redevelopment of a residential dwelling unit shall not be subject to any requirements of this provision.*
4. *Section 212 Commercial / Industrial Flexible Overlay District of the DZO does not apply.*

# Discussion DRAFT

5. Restaurants with drive up or drive through windows are not permitted.

## 21.7 Design Standards

Any development or redevelopment within the Village Center District will (*or shall*) be consistent with the design standards in Town of Deerfield Site Plan Review Regulations, the Deerfield Village Design Guidelines and the following design principles:

- Buildings should be compatible with their surroundings and traditional New England architecture, expressing a dignified architectural identity.
  - All building elements should be integrated into a coherent unified design.
  - Buildings should be pedestrian-oriented and incorporate elements and site planning that create pedestrian interest and easy access.
  - The reuse of existing buildings with special historical value is strongly encouraged. Additions to the side and rear should have compatible styles to the original building.
  - All new uses should conform to the visual character and physical patterns of Deerfield Center.
-