

DEERFIELD PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
AUGUST 12, 2015

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, William Perron, Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

7PM Chair Fred McGarry called the meeting to order.

APPROVAL OF MINUTES

William Perron moved to approve the minutes of July 22, 2015. Peter Schibbelhute seconded.

The following corrections were made to the minutes:

Page 2 Paragraph 2: Add "Peter Schibbelhute seconded."

Page 2 Paragraph 4: Correct to read "...a building 40 x 60 on the site.."

Page 2 Paragraph 4: Add "Mr. McGarry noted the it would be to Mr. Rollins' advantage to explain fully what he intended to use the building for which would give him more flexibility."

Voted in favor.

William Perron moved and Peter Schibbelhute seconded to approve the minutes of June 10, 2015.

The following corrections were made to the minutes:

Page 1: Paragraph 5: Correct to read "..with James Franklin, "

Page 2: Paragraph 7: Correct to read "..do have approvals..."

Page 3: Paragraph 1: Correct to read "...which smoke detectors.."

Page 3 Paragraph 6: Add "William Perron seconded."

Voted in favor with Fred McGarry abstaining.

APPROVAL OF MANIFEST

Kate Hartnett moved and Peter Schibbelhute seconded to approve the manifest for a time sheet for Jane Boucher for 15 hours.

Voted in favor.

BUDGET 2016

Chair McGarry advised that he had updated the budget proposal for 2016 noting that it totaled \$160.00 more than 2015. He increased legal expenses by \$300.00, adding that he would like to add the cost of purchasing a filing cabinet for \$250.00.

Kate Hartnett said she would donate a filing cabinet, which eliminated the cost of \$250.00.

There was discussion regarding organizing the archives. Chair McGarry will check with Town Administrator Jan Foisy regarding hiring an individual to work on reorganizing the archives.

7:30PM DISCUSSION VILLAGE CENTER DISTRICT

There were twelve residents present.

Mr. McGarry advised that in 2014 the Planning Board proposed creating a Village District which was shown on the map displayed. He added that one big change was to change the minimum lot size.

Chair McGarry provided background noting that the first ordinance was approved in 1970 or 1971. At that time the commercial district was not defined.

The zoning ordinance was amended in the mid 1970's to establish a commercial district running from North Road at Nottingham Road to the present location of J D Power.

Mr. McGarry said that in the 1990's the present Commercial/Industrial Overlay District was established which allowed for commercial uses anywhere in Town after Site Plan Review.

According to Mr. McGarry the Building Inspector has found that because of the requirements in the Commercial/Industrial Overlay many interested commercial developers have been discouraged after being told of the requirements necessary.

Chair McGarry continued noting that in 2012 the Town had received a grant from NH Housing Finance Authority to have a consultant review the current ordinance and make recommendations for changes. The consultant recommended establishing a Village District. This district would extend out Church Street and east on Candia Road.

Mr. McGarry said the the permitted uses for the proposed district were

- . Single Family detached dwelling
- . Two Family dwelling
- . Accessory use outbuilding
- . Multi family housing not to exceed five units
- . Home occupation
- . Senior housing up to 20 units
- . Accessory apartment (or accessory dwelling unit)
- . Bed and Breakfast
- . Art gallery
- . Professional or medical office
- . Municipal facilities
- . Public parts or open space

- . Bakery
- . Restaurant
- . Artist live/work space
- . Antique shop
- . Day care for more than three children
- . Family day care home
- . Group Child Day Care Center
- . pre-school and School age program
- . Personal services

Chair McGarry said one of the biggest changes was to reduce the lot size from three acres to something less , depending on soil type.

Mr. McGarry said that a group of citizens worked with the consultant to develop changes to the ordinance and it was defeated in 2014. He said that after having discussion with residents regarding putting in on the ballot for 2015, the Planning Board decided to withdraw the proposed amendment and agreed to have work sessions with the public to discuss it further.

Peter Prentice questioned the demand for such a proposal. He thought a survey or research to measure the demand for this.

Kate Hartnett said that we should look at the density content and get back to a allowing more of a New England Village feeling by allowing a variety of density.

Peter Prentice expressed concern regarding water and septic in the area.

Kate Hartnett we are trying to get back to progressive planning and trying to give people choices.

Gerald Coogan referred to the Master Plan noting that, in a survey done, 71% favored restaurants and 64% favored small business. He felt that there was a demand for small retail business.

Kate Hartnett said the idea was to diversify options . We are trying to give Deerfield an advantage to bring in services and a diversity of housing.

Gerald Coogan advised that he had spoken with Welfare Director Denise Greigg who said that there were three categories she sees:

- . Younger families with no opportunity to rent
  - . People fallen on hard times
  - . older citizens who cannot afford to remain in their homes.
- He noted that we have to provide more opportunities for these

individuals.

Jeanne Menard said she would like to have conversation as to why the center is the best location for this diversity. She felt other locations should be explored without compromising what we do have.

Fred McGarry noted that the Planning Board has had discussion regarding Work Force Housing and the Town does not have an ordinance addressing that.

Peter Prentice said that according to State Statutes and looking at the median income at \$78,919.00. He said that it seems like we do have an opportunity for the middle class.

Fred McGarry said that Work Force housing allows a developer to come in and meet certain criteria and put in regular market value homes plus a mix of lower income homes as well.

Kate Hartnett noted that currently we have no design standards for work force housing.

Peter Schibbelhute noted that the Town of Canterbury has adopted a work force housing ordinance for the principle of having design standards.

Fred McGarry noted that currently the law says that 51% of the Town allows work force housing.

Kevin Cheney commented that if we need standards for work force housing. He said that there is low income housing in town, although it may not be on the market. He said it seems as though we don't have any hard rules from the State. Mr. Cheney agreed that we should have design standards but it seems that people do not want a Village District nor a need for it.

Chair McGarry said that even if we wanted work force housing in the center of Town, we cannot do it, because the State requires 51 % of the Town.

Peter Schibbelhute commented that the Village District is completely different from the issue of work force housing. The Village District is a mixed use.

Mr. Cheney commented that people do not understand work force housing. People hear low income and think apartment complexes.

Jeanne Menard suggested working on design standards first.

Fred McGarry replied that would become an Historic District rather than a Village District. He said that they would have to

research Historic Districts before any proposals can be made.

Mr. Cheney felt that design standards could be applied to a Village District. He said that why can't we proceed with a Village District with design parameters only.

Chair McGarry felt that design standards apply to historic districts.

Kate Hartnett said we are not here to discuss lower price housing but diversity of homes.

Jeanne Menard said she would like to see affordable housing options, but she is not seeing them in a Village District. She said that density needs to be addressed.

Fred McGarry said that perhaps more research should be done on Historic Districts.

Mr. and Mrs. Prentice felt that further study needs to be done.

Keith Chasse said that analysis needs to be done on interest in business in the Village District.

Peter Schibbelhute said he was indifferent regarding the Village District.

Fred McGarry noted that he was looking for more commercial use in Town.

William Perron noted that he was in favor of a village district because of the option of commercial use.

Gerald Coogan said that more diversity would add more value to the area.

Jeanne Menard expressed concern regarding increase in assessments of homes.

Fred McGarry will check with assessing to determine if taxes will increase.

Chris Riley felt that the work force housing issue was far more important than a village district.

Kate Hartnett summarized the work session noting that the following had been discussed;

- . Maintain rural character
- . Mixed uses
- . Housing options
- . Historic District

Peter Prentice said that perhaps the Commercial/Industrial Overlay should be looked at.

9:45 Chair McGarry thanked everyone for attending.

PAUL SMITH/SUBDIVISION APPROVAL  
Fred McGarry recused himself.

Board members received a copy of a letter from Harold Wood requesting what action is needed to receive final subdivision approval for Paul Smith for a subdivision conditionally approved in 2004 for property on Blakes Hill Road.

Mr. Wood submitted a copy of a closure plan for an excavation site on the property.

Board members Peter Schibbelhute and William Perron will meet with Mr. Wood at the site and report back to the Planning Board.

The meeting was adjourned at 10:10PM.

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