

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 26, 2015

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Richard Pitman, William Perron, Peter Schibbelhute. Alternate members David Doran and Richard Pelletier. Secretary Jane Boucher.

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

APPROVAL OF MINUTES

William Perron moved to approve the minutes of August 12, 2015. Peter Schibbelhute seconded.

The following corrections were made to the minutes:

Page 2 Paragraph 6: Add to paragraph: "The former defined Commercial District was eliminated."

Page 3: Paragraph 4: Correct to read "...look at the variable density content and get back to allowing more of a New England Village felling by allowing a variety of densities."

Page 3: Paragraph 6: Correct to read: "Kate Hartnett said...."

Page 3: Paragraph 9: Correct to read: "...with Welfare Director Denise Greig, regarding housing needs,...."

Page 4: Paragraph 6: Correct to read "...work force housing ordinance to insure that the Town has design standards."

Page 4: Paragraph 9: Correct to read "...we cannot do it only there, because the State requires 51% of the Town allow work force housing."

Page 5: Paragraph 2: Correct to read "...applying design standards to the district center would be more in line with an Historic District."

Page 5; Paragraph 10: Correct to read "William Perron noted that he was not in favor of a village district, but encouraged commercial use in Town."

Page 5: Paragraph 13: Correct to read "...will increase for properties within the Village District that permits lot sizes smaller than they currently are."

Voted in favor with Richard Pitman abstaining.

A copy of the Summary and Facilitation Session of the August 12, 2015 Village District discussion is attached to these minutes.

HISTORIC DISTRICT

Fred McGarry noted that he does have more research to do on establishing an Historic District. He said that it appears that if the Board agrees, the Board of Selectmen be asked to appoint an Historic District Commission to put together rules and regulations for establishing an Historic District.

APPROVAL OF MANIFEST

William Perron moved and Peter Schibbelhute seconded to approve the manifest for a time sheet for Jane Boucher for 16 hours. Voted in favor.

7:15 INFORMAL CONSULTATION; MINOR SUBDIVISION; WILLIAM SIMONEAU; MOUNT DELIGHT ROAD

William Simoneau and James Franklin were present.

Mr. Franklin provided a conceptual sketch of Map 410 Lot 21 consisting of 45 acres. Mr. Simoneau is proposing to subdivide a 5.5 acre lot.

Mr. Simoneau explained that he had no plans to sell the proposed lot and in the future perhaps he and his wife may build a home on it.

Mr. Franklin noted that no surveying has been done at this point.

Kate Hartnett questioned if any stone walls would be removed. Mr. Simoneau replied that none will be removed.

Mr. Franklin said he was not certain about sight distance. Chair McGarry suggested that they contact Mark Young to determine the best location for the driveway and show it on the plan.

Chair McGarry said that one test pit should be shown on the plan.

James Franklin said that he may seek a waiver of topographic soils for the entire property. The Board had no objection.

NORTHERN PASS

Jeanne Menard and Kathy LaForge were present.

Ms. Menard said that she would like to speak about the upcoming meeting regarding Northern Pass scheduled for September 3 at the Deerfield Fairgrounds from 5PM to 11PM. Information is on the town web site.

Ms. Menard said that one of the alternatives is to have a Converter Station in Deerfield and she questioned how that will affect Deerfield.

Ms Menard encouraged Planning Board members to be present and give input.

Chair McGarry said that he is planning to attend, however, the

Planning Board has not taken a position on it.

Ms. Menard said that site specific has designated a 30 acre parcel on 35 North Road to locate the station. She stressed the importance of being represented and give input regarding this.

According to Ms. Menard this meeting is a requirement of FCC. When an applicant is preparing to make application they are required to host a public meeting in each of the counties being impacted. Deerfield is hosting the meeting for Rockingham County.

Kathy LaForge expressed concern regarding light and noise pollution. She questioned if the Town was going to have a say regarding this.

Chair McGarry replied that at this time the Planning Board has received no information. If the applicant wishes to build a Conversion Station they would have to come to the Planning Board for Site Plan Approval.

Richard Pelletier also noted that he has not heard anything regarding the expansion.

Jeanne Menard thanked the Board and stressed the importance of letting residents know of this upcoming meeting.

7:50PM PAUL SMITH; SUBDIVISION BLAKES HILL ROAD; CONDITIONAL APPROVAL GRANTED IN 2004.
Fred McGarry recused himself.

David Doran was appointed a voting member.

Both Peter Schibbelhute and William Perron had visited the site with Dick Wood, P.E. and found that it was not necessary to reclaim the property. They both indicated that the pile of rocks that were a concern is gone and whatever the concerns were eleven years ago do not exist now.

Richard Pitman said he had met with Paul Smith on the property earlier this evening and agreed with Peter Schibbelhute and William Perron that the area did not need reclamation. He said there was frontage on Perkins Road as well as Blakes Hill Road. Mr. Pitman added that he did not feel that Mr. Smith needed to re-apply for subdivision approval.

Kate Hartnett referred to the Planning Board minutes of August, 2004 when conditional approval was granted with the following conditions:

- . State Subdivision Approval
- . Distance to Route 43 shown on locus and

. Engineers seal and signature shown on restoration plan.

The conditional approval did not have a time frame.

Peter Schibbelhute moved that the Planning Board not require a new application for subdivision approval. Conditional approval remains in place with the following conditions:

- . State Subdivision Approval
- . Distance to Route re Shown on locus. Approval to lapse in 60 days. (October 26, 2015). Richard Pitman seconded.

During discussion Kate Hartnett said that a new application was necessary in order to notify abutters. She voiced concern regarding the application not being vested after eleven years.

David Doran agreed with Ms. Hartnett saying that it was a matter of principle and because of the time was reasonable.

Kate Hartnett moved to amend the motion adding that abutters be notified.

There was no second.

Vice Chair Hartnett called for a vote on the motion. Voted in favor with Richard Pitman, William Perron and Peter Schibbelhute in favor. Kate Hartnett opposed and David Doran abstaining.

IMPACT FEE ASSESSMENT

Fred McGarry returned to the table. David Doran stepped down.

Mr. McGarry reviewed the Impact Fee Assessment Work sheet and made the following recommendations:

Impact Fee for a Single Family Home \$4359. (School \$2068.00; Transfer Station \$529; Roads \$1662) .

Multi Family Dwelling \$2102 (School \$835; Transfer Station \$362; Roads \$905)

Mobile Home \$1929 (School \$500; Transfer Station \$458; Roads \$971).

Chair McGarry advised that he had spoken with Town Administrator Jan Foisy advising her that Impact Fees collected for roads cannot be used for maintenance and snow plowing but can be used for road improvements.

William Perron moved to forward the revised impact fee assessment to the Board of Selectmen for final approval. Richard Pitman seconded. Voted in favor.

SCHEDULE MEETING DATES NOVEMBER AND DECEMBER

PLANNING BOARD 8/26/15

The Planning Board will meet on November 4 and November 18, 2015 and December 9 and December 16, 2015.

ELECTION OF OFFICERS

Kate Hartnett moved to appoint Fred McGarry to serve as Chair of the Deerfield Planning Board. Richard Pitman seconded. Voted in favor with Fred McGarry abstaining.

Fred McGarry moved to appoint Kate Hartnett to serve as Vice Chair of the Deerfield Planning Board. Richard Pitman seconded. Voted in favor with Kate Hartnett abstaining.

OTHER BUSINESS

Kate Hartnett reminded members of SNHPC Annual Meeting on September 11 and a meeting of Town Planning Boards to be held in Raymond on September 17.

The meeting was adjourned at 8:56PM.

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

Deerfield Planning Board
Summary and Facilitation Session
Proposed Deerfield Center Village District (DCVD)
August 12, 2015

On Wednesday August 12th, members of the Deerfield Planning Board (DPB) and local residents participated in a discussion of the proposed Deerfield Center Village District (DCVD). The DPB invited residents from the proposed district as well as the general public to participate in the session.

Chair Fred McGarry described the history of planning and zoning in the Town of Deerfield starting with the first zoning ordinance in the early 1970s, which included a commercial district. He then discussed the enactment of the Commercial Industrial (C/I) Overlay which allows any type of commercial and industrial use in Town provided that performance standards are met. The DPB has experienced some difficulty with the administration of the C/I Overlay. The Building Inspector has reported that some potential applicants have decided to forgo an application based on the uncertainty of the process (although no percentages of all potential applicants has been cited, nor any more detail provided). G. Coogan summarized the recent past planning efforts that lead up to the current Village District proposal. They include:

- Town Center Design Charrette, 2000
- Traffic Calming Study, 2003
- Deerfield Master Plan Update, 2008
- Village Center planning effort with NHHFA funded consultant assistance, 2013
- Deerfield Center Design Charrette, 2013

The 2008 Master Plan notes that Deerfield residents favored more restaurants (71%), professional offices (66%) and small retail operations (64%).

The DPB has been working to improve the approval process for nonresidential development. In 2013, the Town received a grant of funds from the NH Housing Finance Authority (NH HFA) for the purpose of preparing the current Deerfield Center Village District zoning amendment. If adopted, the proposed amendment would permit allowed and conditional uses by right and permit for a mix of land uses in the Town Center. In March 2014, the Town Meeting did not approve the proposed zoning amendment by about 25 votes. After work over the summer, in the fall of 2014, the DPB engaged local residents and after a few meetings, in December 2014, decided to place the proposal "on hold" for further discussion in 2015. Residents present at the August 12th meeting expressed little interest in the DCVD proposal, despite the extensive changes made in response to local comments received during the fall of 2014.

Based on a recent conversation with the Town's Welfare Director Denise Grieg, G. Coogan summarized her perspective on housing needs in the Town:

- Individuals and young couples, who are employed locally but find the cost of housing too high to live in Deerfield;
- Young families who experience a sudden crisis such as domestic violence, injury, divorce, separation, death of a loved one and wish to have the children remain in school, but are now unable to find suitable housing; and
- Families who experience financial strains due to a foreclosure, loss of employment, high taxes, insurance and mortgage and cannot find an affordable housing option.

The Welfare Director notes that Deerfield is a high cost Town in which to live ... vacancy rates are low, rents and the cost of single family home are higher than other nearby communities.

A village resident of echoed the Welfare Director's observations, and made an eloquent personal statement about her experience in town and the need for housing options for residents.

Discussion intermixed consideration of the DCVD with Workforce Housing efforts, and touched on proposed DCVD traffic calming and the Sec 212 Commercial/Industrial Overlay District. To sort out input, Vice Chair Kate Hartnett facilitated the end of the session with the attendees and the DPB to clarify what was being said. The following is a summary of the discussion:

Deerfield Center Village District

- Most attendees felt that the DPB should not continue to work on the proposed DCVD;
- Lack of interest in higher densities;
- Uncertainty regarding permitting of a mix of uses;
- Some interest in design standards;
- Possible consideration of an Historic District; but with concern that it could be too restrictive;
- Commercial / Overlay district --- define specific uses for townwide application;
- Differentiate possible uses, design considerations, and distinguish the type of land uses between the NH Route 107/43 area and the Church St village area.

Answers from Planning Board members: Why a Village District?

- One was indifferent as he does not live in the village;
- Belief it will bring businesses to Town and lower taxes;
- Interest in encouraging a vibrant center with more modest housing options and more activity;
- Desire to allow a diversity of housing, work, and commercial activities;
- A question by Fred McGarry: Will there be an impact on taxes of individual owners because of higher tax rate on potential new uses or the opportunity for subdivision / new development? (Jeanne Menard confirmed her assessment increased when her office building changed from residential to office use)

Options to Encourage Housing Opportunities for all ages – “Life span” housing

- “Workforce housing” is confusing; try to use “Encouraging housing opportunities ...”

- Message is not clear to voters; need a marketing effort;
- In discussion, it emerged that town residents do need a range of options --- smaller units, duplexes, apartments, et cetera, for all the reasons listed by Ms. Greig.
- NH State requirement and commitment to enforce “fair share” housing options are not clear to attendees.
- One couple did realize during the discussion that they may be interested in downsizing at some point in the future. Kate Hartnett referenced several recent PB discussions with other residents seeking downsizing options who have found limited options.

Planning Board understanding of the State’s “workforce” requirements: The State’s workforce housing law strongly encourages municipalities to provide “reasonable opportunities” for owner occupied workforce housing in the majority (51%) of the town. For rental options, allow multifamily units in Town. At present, Deerfield allows conversion of residential buildings that existed prior to March 2010 be converted to a multifamily building with up to five residential units. The Town’s zoning ordinance also allows accessory apartments. Without a local ordinance in place, the Town does not have any design standards or requirements for such housing. As a result, there is the possibility of the Town being sued by a developer and being awarded a Court judgement that allows construction of housing designed by the developer, which may be inconsistent with the character of the Town.

The Planning Board thanks all who attended the work session. The Board will discuss and work on the above issues at subsequent meetings and work sessions. For additional information, please contact a member of the Planning Board or Gerald Coogan, AICP, Planning Consultant at gicoogan@gmail.com or 748.5580

DEERFIELD PLANNING BOARD

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|----------------------------|--------------------------|
| Frederick J. McGarry, P.E. | Chair |
| Katherine Hartnett | Vice Chair |
| William A. Perron | Member |
| Peter Schibbelhute | Member |
| Richard Pitman | Selectman Representative |
| Richard Pelletier | Alternative Member |
| David Doran | Alternative Member |