

PLANNING BOARD  
DEERFIELD, NEW HAMPSHIRE  
OCTOBER 8, 2008

MINUTES OF MEETING

Board members Kate Hartnett, Walter Hooker, Gile Beye, William Perron (arrived at 7:30). Alternate members Fran Menard and Peter Schibbelhute. Planning Consultant Gerald Coogan, Secretary Jane Boucher.

Vice Chair Kate Hartnett called the meeting to order at 7PM and appointed Peter Schibbelhute and Fran Menard to sit as voting members.

APPROVAL OF MINUTES

Walter Hooker moved to approve the minutes of September 17, 2008. Gile Beye seconded.

The following corrections were made to the amendments:

Page 2 paragraph 8: Correct to read"...purpose of subdivision is to subdivide.."

Page 3: Paragraph 5: Correct to read"..he had purchased property.."

Page 3: Paragraph 7: Add to last sentence"for keeping of horses."

Page 4: Paragraph 4: Correct to read"..of a Park and Ride...

Page 6: Paragraph 4; Add to sentence"..requiring coordination between the Building Inspector, Planning Board and Road Agent before driveway locations are moved after plans have been approved."

Vice Chair Hartnett called for a vote on the motion. Motion carries.

APPROVAL OF MANIFEST

Gile Beye moved to approve the manifest in the amount of \$3329.11 and a time sheet for Jane Boucher. ( Upton & Hatfield \$433.24; SNHPC \$2739.87; KNA \$156.00 McCarron Phase III; Time Sheet 13 1/2 hours 9/18-10/1) Voted in favor.

CORRESPONDENCE

A letter was received from Cathleen Perron advising that they would like to incorporate some changes to the road plan and also to reduce the width of the road from 24 feet to 18 feet. Ms. Perron noted that her engineer is ready to update plans per remarks of the Planning Board. Conditional approval lapses on October 15, 2008.

Walter Hooker moved to extend conditional approval for McCarron Phase III Subdivision to November 12, 2008. Gile Beye seconded. Voted in favor.

MASTER PLAN

Jack Munn, SNHPC, was present along with Joseph Dubiansky.

Jack Munn advised that SNHPC has incorporated most of the Planning Board's changes into the draft of the Master Plan with the exception of 6, which he would like to discuss with the Board.

Mr. Munn said that SNHPC will work with the Planning Board to get the draft on the web site and suggested that a closure date for public comment be set at that time.

Kate Hartnett suggested that information also be included in the Forum and Communicator.

Kate Hartnett commented on a User Guide/Summary and referred to one done for the Town of New Boston.

Mr. Munn said that they had spoken with Fred McGarry and Gile Beye and the cost of a user guide would probably be about \$2000.00. He added that CTAP monies could be used for this.

Gile Beye said they had spoken about scaling back and use a guide for the web site.

Walter Hooker questioned if the Master Plan had to be completed in order to amend zoning. Gerald Coogan replied that the Master Plan provides a basis for zoning amendments and does not necessarily have to be completed.

Mr. Munn referred to a comment by the Planning Board regarding CF-1.3 Hazard Mitigation Plan and Water Resource Plan. He provided copies of a Hazard Mitigation Plan and Water Resource Plan which was prepared by NH Resource Conservation and Development Area Councils.

7:30 William Perron arrived. Fran Menard stepped down as a voting member.

Mr. Munn noted that the Board felt the Natural Resources and Open Space sections need more work. Some of the objectives could be strategies and the current strategies don't match up with objectives. He asked the Board to review the sections and provide information. He added that he would like clear direction and if SNHPC re-writes it will cost \$45.00 per hour .

Gerald Coogan said he will work on re-writing the sections and submit it to the Board for review.

JACK MUNN referred to page 15 and the statement that "Since

1960 , the town's population has increased by 476 percent.". It was agreed to change it to 498 percent

Page 30: The last paragraph will be amended to reflect the IZIP Grant.

Mr. Munn asked if the Board would like to add any areas to Build Out and which villages would they like to enhance.

It was agreed that the Board review Map 7 (Future Lane Use) and Map 12 (Old Village Centers) and discuss Village Centers/Mixed Use and Future Growth Areas at the next meeting.

Kate Hartnett referred to p. 50 questioning the location of Spruce Pond and Beaver Pond. Fran Menard clarified that Spruce Pond and Beaver Pond were located in Bear Brook State Park.

It was agreed to add the following to Bullet 1, Recommendations on P. 50 "for resource advice and information."

Kate Hartnett referred to pictures taken of Deerfield and some residents at the recent election by a Philadelphia Inquirer photographer and felt that they should be included in the Master Plan.

Walter Hooker and Fran Menard that they would be better placed in the 2009 Town Report. Kate Hartnett agreed and will get pictures to Cindy Heon.

Jack Munn agreed to provide two paper copies of the final plan. One will be available in the GB White Building and one in the library.

Gerald Coogan re-capped noting that the Board will get information on Natural Resources, Future Land Use and Mixed Use Village Districts to SNHPC.

Jack Munn commented that anytime a regulatory decision is made the specific goal, objective and strategy in the Master Plan should be referenced.

Gile Beye voiced disappointment in the work done by SNHPC on Natural Resources.

#### AMENDMENTS TO ZONING 2009

Gerald Coogan noted that amendments to zoning, thus far, include

1. Home Business
2. Riparian Buffer Zone
3. Work Force Housing

PLANNING BOARD 10/8/08

IZIP CONSULTANT

Proposals were received from Jack Mettee, Castagna Consulting Group and Jeffrey Taylor and Associates.

Chair McGarry sent an e-mail stating that he recommended Jack Mettee who prepared a scope of work and time line for the project.

Walter Hooker moved to accept the proposal from Jack Mettee. Gile Beye seconded. During discussion Board members agreed that Jack Mettee submitted the best proposal.

Vice Chair Hartnett called for a vote on the motion. Motion carries.

The Board of Selectmen will hold a Public Hearing to accept the IZIP Grant on October 20. Mr. Mettee will be invited to meet with the Planning Board on October 22.

On behalf of the Planning Board Kate Hartnett thanked Gerald Coogan for his work in applying for the IZIP Grant.

OTHER BUSINESS

Board members received copies of a letter from Thibeault Properties urging the Board to adopt Workforce Housing. Mr. Coogan will reply to the letter.

2009 BUDGET

Walter Hooker provided copies of the proposed budget for 2009. He noted that the Board of Selectmen will begin working on department budgets on October 22.

Gile Beye moved to adjourn the meeting at 9PM. Walter Hooker seconded. Voted in favor.

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