

PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
OCTOBER 24, 2007

MINUTES OF MEETING

PRESENT: Board members Kate Hartnett, John Reagan, Gile Beye, William Perron. Alternate member Fran Menard. Also present secretary Jane Boucher.

Vice Chair Kate Hartnett called the meeting to order at 7PM and appointed Fran Menard a voting member in the absence of Fred McGarry.

APPROVAL OF MINUTES

John Reagan moved to approve the minutes of October 10, ,2007 as printed. William Perron seconded. Voted in favor, pending approval of Fred McGarry.

APPROVAL OF INVOICES

John Reagan moved to approve the manifest for \$67.50 and a time sheet for Jane Boucher for 22 1/2 hours. Fran Menard seconded. Voted in favor.

DEFranzo SUBDIVISION

A letter was received from Jiri Hajek, Eric Mitchell and Associates, requesting an extension of conditional approval for a subdivision for John and Janice DeFranzo. John Reagan moved to grant an extension for John and Janice DeFranzo for six months. (March 25, 2008). William Perron seconded. Voted in favor.

7:15 CONTINUATION OF PUBLIC HEARING FOR ACCEPTANCE OF
SUBDIVISION APPLICATION ; THOMAS AND JULIE KUKLA, PERRY ROAD

A request was received from Thomas and Julie Kukla for an extension.

John Reagan moved and William Perron seconded to continue the public hearing for Thomas and Julie Kukla to November 28, 2007 at 7:45PM. Voted in favor.

OTHER BUSINESS

Gile Beye referred to an e-mail from Linda Ajello asking if the Board foresees any regional impacts for the Master Plan. She said that she felt that regional impacts to Deerfield will be transportation related.

Kate Hartnett referred to the fact that SNHPC was coming in to talk about the build out analysis and the issue of the floating Industrial Commercial Overlay. She added that this was a

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service to the Town and asked if anyone would like to hear more about it.

Gile Beye commented that this is part of CTAP. They are doing two build out analysis. One is a build out in a computer program where all parcels are shown what parcels are occupied with dwellings. The computer can then predict how many more homes can be built. The other vision is to take the natural services network , water supply, lands for flood storage, important agricultural soils and wildlife habitats. Ms. Beye said this will give the Board guidelines to work on the Zoning Ordinance.

Ms. Beye said that Deerfield does not have a distinct commercial area or an area for multi family homes which makes it difficult.

Fran Menard said that the Commercial Overlay does not distinguish home business.

Gile Beye said she would prefer to have a definite area for light industrial.

Kate Hartnett said that during the years of discussion regarding the Commercial Overlay, the Board came to agreement as they felt the market and the potential attractiveness should be in the eye of the owner. She added that she did not expect Deerfield to see major industrial activities. Ms. Hartnett felt that Deerfield will see a different kind of business. She added that it is important to make it as attractive to the creative market place as possible but still have control.

Vice Chair Hartnett noted that a Public Hearing will be held on November 14 to review the Town's existing Zoning Ordinance. Ms. Hartnett read the Notice:

1. Existing Section of 328 Phased Development and projected Growth
2. Existing Section 325 Open Space Development
3. Section 310 Multi Family Dwellings.
4. Proposed changes to improve building energy and efficiency
5. Other potential Zoning Amendments

Information will be sent to the Board on the September 29, CTAP Conference Discussion.

Fran Menard left the meeting at 7:40PM

The meeting was adjourned at 7:46PM.

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