

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 8, 2007

MINUTES OF MEETING

PRESENT: Board members Fred McGarry (arrived at 6:45PM), Kate Hartnett (arrived at 7:05PM), John Reagan, Gile Beye, William Perron. Also present Alternate Member Fran Menard, Planning Consultant Gerald Coogan and secretary Jane Boucher.

Board of Selectmen's Representative John Reagan called the meeting to order at 6:30PM and appointed Fran Menard a voting member in the absence of Kate Hartnett.

APPROVAL OF MINUTES

Fran Menard moved to approve the minutes of July 25, 2007 .
Gile Beye seconded.

The following corrections were made to the minutes of July 25
Page 2: Paragraph 7: Correct to read "... build a deceleration lane..."
Page 2: Paragraph 6: Correct to read "...understood why the applicant..."
Page 3: Paragraph 11 Correct to read "...regarding a deceleration lane..."
Page 4: Paragraph 3: Correct to read "...Attorney James Raymond approved..."
Page 5 Last Paragraph: Correct to read "...the contractor in question..."

Mr. Reagan called for a vote on the motion. Motion carries to approve the minutes of July 25, 2007 as printed and amended.

APPROVAL OF INVOICES

Fran Menard moved to approve the manifest for \$6535.91 and a time sheet for Jane Boucher (KNA \$1092.97 DeFranzo:SNHPC \$5427.55 Master Plan; Jane Boucher 15.39 Mileage; Time Sheet for Jane Boucher 19 hours 7/12/07-7/25/07). Gile Beye seconded.
Voted in favor.

CORRESPONDENCE

A copy of an invoice from SNHPC to DES was reviewed.

Information was received on "Community Energy Challenge" from SNHPC.

COUNTRY ROAD SUBDIVISION

Information was received from KNA advising that all roadway construction has been satisfactorily completed on Country Road as outlined on the approval project plan.

Fran Menard moved to recommend that the Board of Selectmen accept Country Road as a town approved road. Gile Beye seconded. Voted in favor.

SNHPC MASTER PLAN

Linda Ajello and Joshua O'Neal were present.

Ms. Ajello provided copies of Chair McGarry comments on the Community Facilities Study, information on Tax Rates for 2006 from DRA, information on Housing Data, and a draft for review and comment on Housing Needs Assessment.

Ms. Ajello advised that the Land Use Map is still being revised and the Community Facilities Study will be reviewed by other Town Department heads.

HOUSING STUDY

Among observations by the Planning Board and information from SNHPC were

- . HUD'S Median income for this area is \$86,000
- . Currently 78 homes in Deerfield are on the market
- . More information on affordable housing should be included
- . The following statements will be added: "While the Town of Deerfield recognizes the need for affordable housing in the region, it does not feel that the Fair Share Housing numbers for Deerfield are necessarily feasible. The lack of public infrastructure (public sewer, water, transit, etc) and jobs in Town, in addition to increased land values, makes providing housing opportunities for lower income households increasingly more difficult."

"SNHPC maintains that the estimate produced by using the fair share formula is only a guideline to which each community should refer in meeting it's goal of increasing the housing supply and providing decent, affordable housing. The distribution results should not be used as a directive or requirement that communities must provide a specified number of low to moderate income housing units. It merely provides a mechanism by which each community can assess its fair share needs relative to other communities in the region."

- . Senior population needs more affordable housing
- . Should Question # 6 be included
- . Encourage modular homes
- . Table 4: Change Mobile Home to Manufactured home.
- . Table 4: No. of Building Permits for Multi Family does not reflect Sherburne Woods
- . Table 6: Substitute Hooksett and Allenstown with Nottingham/Northwood
- . Table 11: Questioned large % of Homeowners under 35 years of age.
- . Growth 1970 -1980

PLANNING BOARD 8/8/07

- . Table 8 More information on Housing Unit Growth
- . Table 10: Add column showing total elderly units
- . Table 14: Provide comments for annualized growth rate of 2.43%
- . More information on Fair Share Housing
- . Need to look at Fair Share Housing from Deerfield's standpoint
- . Information needs to be more specific to Deerfield

ECONOMIC DEVELOPMENT STUDY

Linda Ajello commented that the study is a summary of results of the Master Plan Survey and a lot of census information. Among observations/discussion by the Planning Board and information from SNHPC were:

- . Includes survey done by DBVC
- . Title "Economic Development Study" appears on Page 1 and Page 6
- . Pages 20 and 21, although informative, seem to be out of place
- . Conclusions and recommendations not included
- . Expand commercial tax base
- . Does more commercial/industrial activity reduce taxes?
- . Identify Cost of services
- . Question Licensing Home Businesses
- . Remove information on TIF and CROP n/a
- . Question if automotive repair is a home business
- . Comparison of residential tax base with other communities

The Board will meet with SNHPC to discuss the Master Plan on September 12, 2007 at 6PM.

SCHEDULE MEETING DATES

November 14 and 28, 2007
December 12 and 19, 2007

PLAN NOTE/NO FURTHER SUBDIVISION

Attorney James Raymond provided the following note to be added to subdivisions subject to Section 325: " This subdivision is subject to Section 325 of the Deerfield Zoning Ordinance, which, as a condition for exemption from the open space form of development, prohibits any further subdivision of the lots created by this subdivision or use of the lots created by this subdivision for more than one dwelling unit." Attorney Raymond also provided an "Acknowledgement of Condition of Subdivision Approval" to be signed and recorded with the approved plan.

ESTATE OF ROGER KING

Gerald Coogan advised that Attorney Raymond will provide an opinion on the Case to be re heard by the ZBA at the request of the ZBA. Mr. Coogan will contact Chair Joshua Freed to discuss

PLANNING BOARD 8/8/07

this further.

The meeting was adjourned at 9:07 PM.

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