

**TOWN OF DEERFIELD
BOARD OF SELECTMEN
May 22, 2023
MINUTES**

PUBLIC HEARING – “InvestNH Municipal Planning & Zoning Grant”

Call to Order

5:30 – Chairman Pitman called the meeting to order

Present: Chairman Richard Pitman, Vice Chairman Fred McGarry, Selectman Steve Barry, Selectwoman Cynthia McHugh and Selectman Will Huebner.

Chairman Pitman opens the meeting and introduces Cameron Prolman from Southern New Hampshire Planning Commission (SNHPC) but the sound feeding into the meeting room from his computer cannot be heard so Vice Chairman McGarry states he can speak to this as well as Pete Schibbelhute. The grant is for \$25,000.00 and the purpose of the grant is to support the update to the 2009 Deerfield Master Plan to identify sections that are related to or impact upon housing development and drafting revisions to those master plan sections for the purpose of supporting increased housing supply and to conduct successful community engagement to support the development and adoption of Master Plan revisions. Tasks will include data collection, housing academy stipend, community engagement, meetings with the Planning Board, updating the master plan chapters, a final revision and adoption plus administration. The Planning Board would be hiring SNHPC to assist them in this process. He states that SNHPC was instrumental in obtaining the grant for the town and there could be a follow up grant available once this process has been completed. Mr. Schibbelhute steps to the mic and states that when Camron initially came to them back in January there were three grants available and in the end the Planning Board had SNHPC apply for all three grants to see what they potentially could get and this was the first one that came through and will help with updating the master plan.

Public Questions/Comments:

Jeanne Menard. Mountain Road. She asks for clarity if the grant is only specific to the housing component of the master plan. Vice Chairman McGarry states that it will be focused on the housing portion but it can be used for the rest of the master plan as well. Ms. Menard then asks what the possible overall timeline will be for updating the master plan. Town Administrator, John Harrington, reads a comment from Cameron, “the focus needs to be on housing but we can update other chapters that relate to housing.” Mr. Schibbelhute states that SNHPC is going to review the current entire Deerfield master plan and through meetings they will decide on which areas of the master plan they will focus on the most to put money into. Ms. Menard states that in the past it was very meaningful being involved in public portion of the master plan updates and she would like to see this continue and she is very much in favor in accepting the grant. Vice Chairman McGarry lets Ms. Menard know that to the task of community engagement, Community Engagement (March 2023 - July 2024). To be performed by SNHPC with assistance of Town of Deerfield staff. Set up and maintain Project Information on Town and SNHPC websites and establish links to SNHPC’s Twitter/Facebook site and document public comments and blogs received. Coordinate and facilitate a Community Input Session at the beginning of the project - to be held toward June 2023; develop, distribute, and analyze a community survey; and periodically prepare press releases and articles for the newspapers.

Selectman Huebner states some people in the community may not understand what this means, the housing component, because to himself, housing seems self-regulating in the sense that the people want to move to Deerfield will elect to buy a home or land and build. He would like to know if there is a component about how much housing is needed in the town and whether it’s low-income housing or high-income housing and what is it that the town gets involved in with planning housing. Vice Chairman McGarry states that in the past the Planning Board got involved with workforce housing and this would have provided incentive to developers to produce cost effective homes, starter homes if you will, that do not top out at half a million dollars or more. They have tried this a few times in the past and the voters

1 voted it down. Selectman Huebner asks if this is the master planning showing that we are short on certain
2 kinds of housing that they would encourage builders to build and Vice Chairman McGarry agrees.
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4 No other comments so Chairman Pitman closes the public hearing.
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8 *The Minutes were transcribed and respectfully submitted by Randi Long, Recording Secretary*
9 *Pending approval by the Board of Selectmen*

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