

minutes of that meeting.

Karen Mattor said she will finalize the draft and advised that funding ends on December 31, 2014. The Planning Board was asked to provide input by December 30, 2014.

Gerald Coogan asked that the names of the Broadband Committee be included in the Draft and suggested getting members of the public to serve on the committee.

Kate Hartnett suggested that bullets be added to the "Recommendations" listed in the Executive Summary.

✓ 7:45PM PROPOSED ZONING AMENDMENTS; VILLAGE DISTRICT  
Several citizens were present.

Kate Hartnett noted that the abutters were absolutely correct about having inadequate communication in this process. She asked that audience consider three things during the process

1. Context
2. Population Growth (4500 in 2015; to 5000 in 2025)
3. There are no current requirements for development in Downtown Deerfield

Ms. Hartnett said the Board will discuss the latest Draft this evening and either vote to hold off presenting it to voters or proceed to another public hearing. She noted that Gerald Coogan provided the latest Draft dated 12/17/14 and she referred to a letter from Attorney James Raymond noting that "I have reviewed the draft village district center zoning ordinance. In short, the proposal is appropriate for accomplishing your planning goals of promoting mixed use of Deerfield Center."

Kate Hartnett advised that based on comments from the public, Lisa Wolford, Gerald Coogan and James Raymond the Planning Board had done the following:

1. Requiring Design Standards
2. Discuss Lot sizes based on soils at about 1 acre
3. Put square foot limit at about 2500 square feet space for non-residential building.
4. Single Family home exemption for in time replacement
5. Definitional amendment for drive through service for restaurants not allowed.
6. Definitions added and clarified
7. Village design standards are recommended to be included in the Site Plan Review Regulations.
8. Lot coverage has been clarified
9. Commercial/Industrial Overlay not applicable

Gerald Coogan reviewed the 2009 Master Plan Summary noting that this is how the concept of a Village District was developed.



Mr. Coogan then reviewed the Draft Discussion, 12/17/14. A copy is attached to these minutes. He reviewed definitions which had been added:

1. Pre-School and School Age program
2. Meeting Hall
3. Accessory Use Out Building
4. Neighborhood Convenience Store
5. Restaurant

Mr. Coogan advised that Attorney Raymond suggesting putting the Design Guidelines into the Site Plan Review Regulations.

Gerald Coogan noted that under 215.5 Conditional Use Standards #5 has been added "Architecture and landscape design shall contribute to the Purpose of this Article and comply with the Deerfield Village Center District Design Guidelines." Under 215.6 Lot Size 1 acre; Frontage Minimum of 100 feet or 120 feet; Size Maximum of 2,500 square feet.

Under Notes: 3. Restaurants with drive up or drive through service are not permitted and 4. Lot coverage includes structures, parking area, driveways and walkways. Under 215.7 Design Standards "Any development or redevelopment within the Village Center District shall be consistent with the Deerfield Village Center District Design Guidelines " Under 215.8 Residential Exemption

Add

1. Residential uses and structures in existence at the time of the passage of Article 215 shall be exempt from the requirements of the Design Standards, Section 215.7. Such exemption shall include expansion and remodeling of the principle structure for residential use and addition of accessory structures associated with such residential use.
2. Any existing residential structure within the Village District which is destroyed by fire natural disaster may be replaced in kind to match the architecture of the pre-existing structure. Compliance with the Design Standards is not required.

At this time Kate Hartnett asked for public input.

Peter Prentice questioned the 5 unit maximum requirement and asked if that pertained to five units on one lot. Peter Schibbelhute said the lot would require a septic system to meet State Standards.

Lisa Wolford expressed concern regarding the development of multi dwelling units on large parcels.

An abutter present noted that he did not understand why provisions for apartments are being made. He said the reason



they moved to Deerfield was that there is a three acre lot size requirement, otherwise they would have stayed in Raymond.

Kate Hartnett said that everything in the Master Plan defines that residents want Deerfield to remain a rural town. Three acre zoning by definition is suburban, not rural.

Peter Prentice asked if by allowing multi family homes the rural aspect would remain.

Kate Hartnett said that there are many older people in Town who would prefer to live in housing apartments, rather than have to leave Deerfield.

Ms. Hartnett noted that no ordinance is perfect but this is a good start. We could get proposals that we are not prepared to deal with if we do not have design standards and maximum size. This ordinance gives the Planning Board more leverage.

Lisa Wolford questioned the build out information that was presented earlier. Kate Hartnett said that the Build out she referred to was town wide.

Lisa Wolford said that what is unacceptable to her is putting an ordinance before the voters, knowing that it has deficiencies is the worst case scenario. She felt that the Board's comments saying they are willing to make changes in the future is not acceptable and does not protect her property now.

Kate Hartnett said that she understood what people are saying and she said she was comfortable given the changes and proposed going ahead with this development with the understanding that a citizens advisory group be formed who will work with the Planning Board to improve it and bring it to the Town in 2016. She added that no ordinance is perfect and this was a good start.

Lisa Wolford said that by restricting and number and types of retail establishments, the Town can be sued.

Peter Prentice referred to the Design Standards noting that they were flimsy and needed to be more specific. He added that he worked with retail chains and hotel development and his clients would look at these standards as an empty shell.

Kate Hartnett disagreed and referred to the Discussion Draft 215.1 Purpose noting the seven points and said that any development in the Village District must address all of these points.

Peter Prentice referred to the helicopter site on North Road



noting that the Board approved the proposal without it meeting the sound requirements. Kate Hartnett replied that the trucks going by made more noise than the helicopter.

Mr. Prentice said his point was that the Board says the Village District must address all of the points in the "Purpose" but will they make exceptions.

Kate Hartnett referred to 215.3 Permitted uses and 215.4 Conditional Uses and noted that a Conditional Use Permit will be required for anything listed in 215.4.

Lisa Wolford felt that the Planning Board was being unfair by bringing this to the voters. She said she feels the same way she did last year, the draft is not ready.

Mrs. Prentice said that this should hold putting this before the voters in 2016 and form a committee to work on it.

Kate Hartnett said she felt that is has been a substantial amount of work and it was better to have a start rather than nothing.

An abutter, leaving at this time and commented that they should do it right the first time. He felt this proposal was piece-meal and needed work.

Peter Schibbelhute moved and David Doran seconded not to put the Village District on the Warrant for 2015 and form a citizens advisory committee to work to revise the Village District Center.

Peter Schibbelhute said that the public should be better informed before this goes to the voters.

Several abutters spoke reiterating their thoughts voiced earlier.

Mrs. Prentice felt the language had to be better explained and by putting it on the warrant for 2015 and trying to improve it for 2016 would not be successful. Voters would vote No.

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

The meeting was adjourned at 10PM.

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