

TOWN OF DEERFIELD, NH
PLANNING BOARD
George B. White Building
8 Raymond Rd. Deerfield, NH 03037

October 12, 2022

Meeting Minutes

Meeting was called to order by the Chair at 7:00 PM.

No manifest

Approval of Minutes: Board would like minutes of 9/28 edited to include discussion about the use of the site on Cilley Rd for staging construction equipment. Plans were vague, need to have site plan done. No motion made to approve the 9/28 minutes until changes are made.

Mr. Schibbelhute asked Cameron Prolman if there were any additions that needed to be made to this meeting's agenda. Mr. Prolman said no.

Mr. Prolman discussed the grant applications. He said it is a good opportunity for the town. Grant funds are available to towns to update the housing chapter of their Master Plans. Per Mr. Prolman, there is no match requirement. Roughly \$25,000 is available. Other parts of the grant program will continue into 2023-2024. Applications for the \$25,000 are due in January. Mr. Prolman advised that it would be wise to start now as the money will run out if we wait too long and that he can write the application, present it to the board, and if they approve, he can work with the town and NH Housing to submit. Mr. Prolman also advised that the board attend a Q&A with NH Housing on 10/26/22 about this program. Mr. McGarry made a motion to have SNHP put together an application for the Phase 1/Step 1 Needs Analysis & Planning for a grant from NH Housing Authority, seconded by Mr. Cote. Vote in favor was 3 Yes, 1 Abstain. Motion passed.

Conceptual Residential Units for Route 107, across from Mr. Mikes. John Cronin was present to discuss. Per Mr. Cronin, the property has been identified as ideal for elderly housing. The units will be relatively small, 860 SF per unit. First step is Innovative Land Use Control, which would grant the Planning Board authority to grant waivers instead of going to the ZBA for variances. The only zoning requirement in contention that Mr. Cronin needs feedback on is Density. Deerfield defines density as distant from town center. Mr. Cronin thinks that the intent was closer to fire station would allow more density, further away would be less. Mr. Schibbelhute recommended having Jim Raymond look at it to see if they can waive density without going to the SBA. There was also discussion about the well and septic setbacks and fire suppression. Mr. Cronin said he would put his request to Mr. Raymond in writing.

The board discussed concerns about the units remaining elderly housing, not being left to younger family members after a unit owner is deceased.

The board also discussed having SNHP write applications for all 3 types of grants now. Mr. Wyman made a motion to amend the previous vote to have SNHP do applications for all 3 grants, seconded by Mr. Cote. All in favor. Motion passed.

A motion was made and seconded to adjourn. All were in favor.

Meeting was adjourned by the Chair at 8:18 PM.

These minutes were transcribed and respectfully submitted by
Tina St. Peter, Recording Secretary
Pending approval by the Planning Board