

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
AUGUST 14, 2013

MINUTES OF MEETING

PRESENT: Board members Fred McGarry, Kate Hartnett, Lisa Wolford, Peter Schibbelhute. Also present Planning Consultant Gerald Coogan and secretary Jane Boucher.

Chair Fred McGarry called the meeting to order at 7:00PM.

APPROVAL OF MINUTES

Lisa Wolford moved and Kate Hartnett seconded to approve the minutes of July 24, 2013.

The following correction was made to the minutes:
Page 1 Paragraph 7: Correct to read "Lisa Wolford moved to adopt the Site Plan Review Regulations with additional information to be added to Section IV-4 A 1 "Design and Construction Standards for Drainage and Stormwater Management Facilities" A. Analysis and Design of Improvements" in compliance with "Extreme Precipitation in New York and New England" Technical Documentation & User Manual. Alan O'Neal seconded. Voted in favor.

Chair McGarry called for a vote on the motion. Voted in favor.

APPROVAL OF MANIFEST

Lisa Wolford moved and Peter Schibbelhute seconded to approve the manifest in the amount of \$305.00 and a time sheet for Jane Boucher. (KNA \$135.00; Upton & Hatfield \$170.00; time sheet 18 1/4 hours.) Voted in favor.

IMPACT FEE

Fred McGarry advised that there is money that has been encumbered in the budget for the update and Bruce Mayberry is in the process of working on updating the Impact Fee Work sheet.

ROLLINS EXCAVATION

A copy of updated plans for the Rollins Excavation Site has been received. A letter from Nellie Rollins requests an extension for time to plant the required trees.

Lisa Wolford moved to grant an extension to Nellie Rollins for planting to September 7, 2013. If trees are not planted by that date the Planning Board will schedule a compliance hearing. KNA will be asked to review the plans and conduct a site visit. The Rollins will be responsible for payment to KNA for this work. Peter Schibbelhute seconded. Voted in favor. Chair McGarry will notify the Rollins in writing advising of this action.

DEERFIELD VILLAGE DISTRICT
Jack Mettee was present.

Mr. Mettee said he would like to review six items with the Board

1. Community Engagement Plan
2. Review Tasks
3. Charrette
4. Money from the State
5. Vision of Deerfield Center
6. Review comments

Mr. Mettee provided an updated list outlining the Community Engagement Plan for the CPG project. A copy is attached to these minutes.

It was noted that Mr. Mettee will meet with Department heads on September 12, 2013 at 9AM.

Fred McGarry advised that Peter Menard, Jeanne Menard, Joe Dubiansky and Maureen Mann had agreed to serve on the Advisory Committee. Mr. McGarry will also serve and schedule a meeting date for September 12, 2012 at 7:30AM.

Fred McGarry will contact the Deerfield Community School and Lisa Wolford volunteered to contact Yanni's and Sherburne Woods.

Kate Hartnett noted some corrections of the Engagement Plan:
Denise Greig correct spelling
Library Trustees
J & D Power
Add East Coast Signals
Add Ewing Electric

Mr. Mettee questioned what boundaries the Board would like to see as the Village District
After some discussion it was decided to include the Post Office to Lahr's Transmission and Church St.

The Charrette will be presented at a Public Meeting on October 26, 2013.

Mr. Mettee advised that the Housing Authority will open up a second round of supplemental grants. An approved proposal from the Board of Selectmen will need to be submitted outlining scope of services and letters of support. Chair McGarry will schedule a meeting with the Board of Selectmen.

Lisa Wolford will contact Krist Nelson, Peter Lion and Church

officials for letters of support. Jack Mettee will send a sample letter to Ms. Wolford.

Mr. Mettee asked the Board to answer two questions:

1. If you were waling through Deerfield Center in 20 years, what would you like to see:

Board answers

1. Sidewalks with trees
2. Pedestrian Use- All ages
3. Garden
4. Cast Iron Lights
5. Trail and Bicycle paths; Leading to trail network
6. Small shops/restaurant with architectural consistency
7. Renewable Energy Sources
8. Historical Buildings preserved
9. Coffee Shop; Book Store
10. Traffic Calming on Route 107
11. Limited On Street Parking
12. Electric Vehicle recharging
13. Convenient Parking
14. Some new Businesses; Mixed Use
15. Center island
16. Birds

Mr. Mettee then asked the Board 'What would you not like to see?'

The Board answered:

1. High Speed NH Route 107
2. that the District see no changes
3. New construction not reflecting historic architecture
4. Town shed and Firehouse
5. Unregulated automotive business
6. Large Tractor Trailer trucks parked on Town property.
7. Parking lots
8. Franchised Food Establishments
9. Brightly lit business
10. Thibeault property, as is.
11. Northern Pass transmission lines
12. High intensity street lights
13. No shade

Mr. Mettee asked the Board "What has been your recent experience with the Commercial/Industrial Flexible Overlay in terms of achieving the purpose of attracting environmentally acceptable commercial and industrial issues?"

Board members reviewed the approved businesses ;
Lahr's Transmission
Commerce Corner
East Coast Signals
Cummings Conservation

Deerfield Veterinary
Glenda Sorak

Mr. Mettee questioned "Are there elements of this overlay that would not be suitable for a Village District.

Board members agreed that industrial uses would not be suitable.

Board members envisioned having a separate Village District that would not be included in the overlay, but still provide opportunity for compatible type businesses as well as other village type uses.

Mr. Mettee advised that he had spoken with Rick Pelletier, Jim Raymond and Steve Keach regarding the commercial overlay. It seemed to be the consensus that standards were subjective and the process has some degree of anonymity, not suitable for a Village District.

SCHEDULE MEETING DATES

The Planning Board will meet on November 13 and November 20, 2013 and December 11 and December 18, 2013.

The meeting was adjourned at 9:30PM.

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

