

# Town of Deerfield, New Hampshire

## Completed CTAP Community Planning Assessment Summary Report & Questionnaire



Prepared on Behalf of the Town of Deerfield

By:

The Southern New Hampshire Planning Commission



**SNHPC**

# **Town of Deerfield, New Hampshire**

## **Community Planning Assessment Report**

This report is a summary of the CTAP Community Planning Assessment which was completed using the gathered information from the Community Planning Assessment Questionnaire. This questionnaire is attached at the end of the Final Summary

### **EXECUTIVE SUMMARY**

#### **History and Purpose:**

The Community Technical Assistance Program (CTAP) is in the second year of a five-year process. The New Hampshire Department of Transportation (NHDOT) initiated CTAP to provide support to communities projected to experience growth as a result of the Interstate 93 Expansion Project which stretches from Salem to Concord. The goal of the first phase of the program is to conduct Community Planning Assessments of those municipalities designated by the NH DOT as most likely to be affected by the expected increase in population. There are 26 CTAP-designated communities along the I93 corridor and a Community Planning Assessment has been conducted for each town. Eleven of these municipalities are located within the Southern New Hampshire Planning Commission Region and include Auburn, Bedford, Candia, Chester, Deerfield, Derry, Goffstown, Hooksett, Londonderry, Manchester, and Raymond. The primary purpose of the Community Planning Assessment is to identify the policies and regulations these municipalities currently have in place to effectively prepare and manage growth.

#### **Process:**

The Community Planning Assessment consists of more than 100 questions. The survey is centered around the following four major planning themes:

- Theme A. – Community Infrastructure and Regional Cooperation
- Theme B. – Environmental Protection, Land Use, and Open Space
- Theme C. – Downtowns, Village Centers, and Community Vitality
- Theme D. - The Local Economy

The CTAP Steering Committee determined that the questions developed from these themes should address most of the growth concerns of municipalities affected by the Interstate 93 Expansion Project. The attached Community Planning Assessment for the Town of Deerfield, New Hampshire was completed through a review by Town officials, Planning Board members, and staff at the Southern New Hampshire Planning Commission. The results are intended to provide community leaders and municipal officials with a basis to make decisions concerning the implementation of policies to address potential growth issues. These results are identified in this Executive Summary.

## **Town of Deerfield, New Hampshire**

### **Findings:**

The major planning needs and weaknesses identified by the Community Planning Assessment prepared for the Town of Deerfield, New Hampshire are listed as follows:

### **Key Recommendations:**

- 1. Create an Economic Development Plan**
- 2. Establish an Agricultural Commission; conduct an Agricultural Audit/Inventory; and develop farmland protection program/strategies.**
- 3. Seek grant funds to conduct an affordable housing study, including consideration of Inclusionary Housing Ordinance and other affordable housing strategies and regulations.**
- 4. Develop a Groundwater/Aquifer Protection Ordinance.**
- 5. Develop zoning which would support village areas.**
- 6. Consider mixed use development on the same lot.**

# Town of Deerfield, New Hampshire

## CTAP COMMUNITY ASSESSMENT REPORT

### Part I

#### Introduction

The Community Technical Assistance Project (CTAP) was implemented in an attempt to help member communities grapple with potential growth issues due to the expansion of Interstate 93. The first phase of the five-year process was to conduct Community Planning Assessments of those municipalities most likely to experience growth due to the expansion of I-93. The ultimate goal of the Community Planning Assessment process is to determine whether communities have policies and regulations in place to manage potential growth effectively.

The I-93 expansion is projected to last until 2012. In an effort to minimize the effects of potential growth, the New Hampshire Department of Transportation (NH DOT) identified 26 municipalities stretched out along the I93 as areas most likely to be impacted.

Some of the potential growth impacts that the CTAP communities could experience include, increased population, traffic, and a greater demand for housing. Consequently, if growth does occur in some or all of these areas, increased demand in municipal services across the board will be expected. CTAP communities will have to plan accordingly.

More than 100 questions were developed by professional planners and municipal officials involved in the CTAP process in an effort to determine if CTAP communities have policies and regulations in place to adequately address potential growth issues. These assessment questions were answered by reviewing existing town web sites, ordinances, regulations and city policies. The assessment questions were also answered with assistance from the municipal planners and other officials in each community.

Many of the assessment questions provide insight as to the status of the community's growth policies and the vision of the CTAP community towards its future development. The questions deal with many different planning issues including land use and mixed-use policies, zoning, minimum-lot requirements, historical preservation, open space, environmental protection, housing, water quality, economic development, and transportation. Furthermore, the assessment is designed to gauge the level at which public participation is present in each of the communities.

Prior to the publication of this report, municipal officials and Planning Board members of the Town of Deerfield were asked to review the preliminary findings of the community planning assessment and any possible growth issues that may have come to light as a result of the survey. This was accomplished at a regular scheduled meeting of the

## **Town of Deerfield, New Hampshire**

Deerfield Planning Board. The assessment questions provided discussion venues where municipal officials and planning board members could voice concerns and ask questions.

In developing this report, the SNHPC considered the insights, concerns, and recommendations offered, as well as other communications provided throughout the process and has included these where appropriate. As a result, this report should be viewed as a starting point or as a guide for future planning activities and goals. A copy of the Community Planning Assessment prepared for Deerfield is attached.

### **Part II**

#### **Theme A**

##### **Community Infrastructure and Regional Cooperation**

The purpose of this theme is to determine how CTAP communities have planned for the future in terms of the provision and funding for municipal services. This may include new facilities and other infrastructure improvements to help meet these needs. In addition, Theme A considers how effective CTAP communities have been, and will be, regarding regional cooperation with other local municipalities in an effort to better serve constituents. Special attention is given to communication strategies and cooperation initiatives between communities within the region.

Theme A generated 42 questions dealing with the funding and delivery of municipal services, regional cooperation among local governments, housing, and transportation.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Promote the establishment of consistent funding approaches to help pay for improved and expanding public infrastructure and services. Local governments should make certain that their funding strategies are adequate to meet the new level of service provision to meet projected growth needs.
- Evaluate the need for regional cooperation between local governments. Regional approaches can often embellish the delivery of public services and environmental quality, avoid the possible duplication of services, and better allocate financial resources.
- Plan for an adequate supply of housing. The housing stock should reflect local needs and priorities and include housing for a range of income levels.
- Implement strategies to promote safe and efficient multi-modal transportation systems.

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### Findings:

- The Town of Deerfield regularly participates in mutual aid for police and fire with all neighboring towns. No public water or sewer. Deerfield Transfer station—Waste Management in Rochester.
- The Town of Deerfield has a CIP for the period 2005-2010. The CIP will need to be updated again in 2010. The town's format needs to be changed so that it can be updated easily on an annual basis.
- The Town of Deerfield does not use TIF districts or CROP zones
- The town has not prepared for the provision of future utilities.
- The community has no dark skies lighting ordinance
- Accessory apartments recently added to town zoning ordinance as result of 2007 Town Meeting
- Multi-Family (> or = 3 units per dwelling) are allowed only by special exception, but only by conversion of residential buildings existing at the time of passage of this ordinance or pursuant to the Senior Housing Ordinance
- The **Town of Deerfield** has in place an age restricted housing ordinance
- Lack of Inclusionary Housing Ordinance
- There are no provisions or goals in the town's current master plan which encourages street connectivity, nor any overall strategy or plan for the future road network of the **Town**.
- Lack of bicycle or recreational trail plan. The master plan encourages bike paths.
- Lack of minimum or maximum parking requirements in town's land use regulations

### Recommendations:

The Town of Deerfield's lack of affordable housing options should be a top priority for future planning. An inclusionary housing ordinance and opportunities for multi-family housing growth will allow workers and younger couples a chance to be able to afford housing in Deerfield **aiding in population diversity**. The Town of Deerfield could benefit in the future by considering TIF Districts or CROP zones to help fund infrastructure improvements within areas of the community. Any use of funds must be balanced with the needs of conservation and protection of prime agricultural soils, pristine woodland and wildlife habitats, as well as water resources. The town should prepare for the provision of future utilities as a corollary of planning for future population growth and housing needs. In addition the town has no dark skies ordinance. Developing such an ordinance would help to prevent light glare within the community. Encouragement of street connectivity through the town master plan or an overall transportation plan is needed. Bicycle and recreational trails are also needed to help promote Deerfield as a walkable community which fosters close community ties and a stronger local culture.

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## **Theme B**

### **Environmental Protection, Land Use, and Open Space**

The purpose of this theme is to determine how CTAP communities have planned for the protection of land in a way that is consistent and compatible with future growth trends. To achieve these goals communities must focus on future land use strategies and determine how these would help to promote the preservation of natural resources, open space, and environmental protection.

Theme B generated 38 questions dealing with natural resources, green infrastructure, parks and recreational opportunities, rural character, and the preservation of agricultural lands and forests.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Promote the preservation and protection of natural resources when addressing the economic needs of the community and region.
- Protect natural resources and the environment including ground water, aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure and ensure public access to open space, parks, and other recreational opportunities.
- Maintain rural character whenever possible especially forests and farms.

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### Findings:

- The Town of Deerfield's last Master plan update was completed in 1999 and is now out of date. Currently, the SNHPC is working with the town to develop the new master plan which will be completed in 2008.
- The town zoning ordinance allows for innovative land use techniques such as, Cluster/Open Space Development (section 325), Accessory Dwelling Unit Standards (section 204.1), Phased Development (section 328), and Environmental Characteristics Zoning (section 210)
- Range of lot sizes is limited, reduced lot sizes ~~or allowed~~ in open space development
- None of the town's existing zoning districts allow a mix of residential and commercial uses on the same lot or within the same building. The town's existing 1999 master plan does not address mixed use development
- The Town of Deerfield has a Natural Resources Inventory, completed in 1991
- The Town of Deerfield lacks an aquifer protection ordinance
- The community's land use regulations do not utilize low impact development standards
- The existing master plan identifies rare and endangered habitats/species and wildlife corridors
- The Town of Deerfield has an Open Space Committee

### Recommendations:

The Town of Deerfield should explore flexible lot sizes and setbacks as recommended in the existing 1999 master plan. Flexible lot sizes would allow for greater housing diversity, which the Town of Deerfield noticeably lacks. Mixed use development is also an important tool in providing diverse housing options located near local business. While residential and commercial use on the same lot or within the same building is not currently allowed by the town's zoning, the commercial/industrial overlay allows performance based uses anywhere in town. The Town of Deerfield should also consider adopting a groundwater or aquifer protection ordinance as a corollary to existing water source protection regulations and environmental zoning regulations.

# Town of Deerfield, New Hampshire

## Theme C

### **Downtown/Village Centers and Community Vitality**

The purpose of this theme is to determine how the CTAP communities have planned for the development and preservation of vibrant community centers which would include an extensive array of cultural and recreational resources. The overall intent is to enhance public participation by establishing areas for community activities around the downtown or common community village center which would add rural character and promote a sense of vitality to the village center.

Theme C generated 16 questions dealing with the development of village center districts and the promotion of walkable downtown areas in an effort to maintain the small town New England community tradition. Special emphasis was given to the development of main streets, historic preservation, and landscaping.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### **Goals**

- Develop or enhance downtowns and village centers through the reuse of existing infrastructure and the rehabilitation of buildings with historic value.
- Promote the development of walkable downtown areas which are consistent with historic patterns.
- Enhance Main streets and promote a small, New England town atmosphere.

#### **Findings:**

- **No specific policy for locating new public buildings near the community center**
- **Lack of infill development policy or ordinance**
- **The community's zoning does not support established village areas**
- **The town has identified scenic roads in their existing 1999 master plan**
- **The town has no design guidelines for new commercial and residential development**
- **No general landscape requirements for maximum size and scale of new development or installation of street trees**
- **Citizens are active in the town master plan meetings**

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### Recommendations:

**In order to promote a small New England town atmosphere and create or enhance Main streets the Town of Deerfield should consider zoning which would support or enhance village areas. A corollary to this is design guidelines for new developments, or design guidelines applying specifically to village areas. An infill development policy, much akin to mixed use design would benefit the development of walkable downtown areas as consistent with small town New England aesthetics.**

### Theme D

#### Local Economy

The purpose of this theme is to determine if the CTAP community has enacted policies that promote economic viability, foster a prosperous business environment, and support agricultural development. The development of a strong local economy should result in increased local employment opportunities and livable wages.

Theme D generated 15 questions dealing with the development of economic development strategies, commercial and agricultural development, and tax incentives to attract new business development.

The Steering Committee identified a number of broad goals that CTAP-designated communities should strive to accomplish. These goals are outlined below:

#### Goals

- Support sustainable and balanced economic growth that reflects the current tax base.
- Strengthen local agriculture and forestry through the support of related infrastructure and economic systems.
- Support the development of new jobs and livable wages.

## Town of Deerfield, New Hampshire

### Findings:

- The Town of Deerfield has a local Economic Development Committee but lacks a specific economic development plan
- The Deerfield Business Association started the Farmers Market in town, which is an important support mechanism for local agricultural sustainability
- No specific node areas identified in existing master plan for where new nonresidential growth would occur. The new master plan update might identify some desired node locations
- The community does not provide regulatory relief for businesses that locate in the community center
- The town's conservation commission is also actively involved in preserving farmland through outreach and landowner contact, although conversion to residential use is far outpacing funds and volunteer ability to protect farmland
- The 1991 Lands of Special Importance map identifies prime agricultural soils
- No present Agricultural Inventory, ~~planning board is interested in this~~
- No Agricultural Commission in town

### Recommendations:

Strengthening local agriculture is important to rural towns such as Deerfield where local farmers markets and events such as the annual Deerfield Fair are an important part of the local culture and community values. The creation of an Agricultural Commission would be an important first step in identifying and preserving areas of agricultural importance. Land use regulations which provide incentives for preserving farmland could also help. The feasibility of an agricultural inventory should be explored. An overall economic development plan should be drafted, which would help identify where nonresidential growth is desired and where agricultural land should be preserved.

# Town of Deerfield, New Hampshire

## Summary

### Overall Findings:

**While the Town of Deerfield has achieved and performed extensive planning to manage growth and to prepare for the future, it is clear based upon the responses to this community planning assessment that the Town of Deerfield would greatly benefit from the following key recommendations:**

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1. **~~Create~~Develop an Economic Development Plan**
2. **Establish an Agricultural Commission; conduct an Agricultural Audit/Inventory; and develop farmland protection program/strategies.**
3. **Seek grant funds to conduct an affordable housing study, including consideration of Inclusionary Housing Ordinance and other affordable housing strategies and regulations.**
4. **Develop a Groundwater/Aquifer Protection Ordinance.**
5. **Develop zoning which would support village areas.**
6. **Consider mixed use development on the same lot.**

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## Community Planning Assessment Template

### Theme A: Municipal Services/Facilities & Regional Cooperation

*High quality municipal and educational services and facilities and effective regional cooperation and communication*

#### A-1 Funding and Delivering Municipal Services and Regional Cooperation

##### Goals

- Assist local governments in establishing stable, consistent funding approaches for public infrastructure and services.
- Ensure continuation of strong municipal services and schools so that they continue to provide quality services and meet projected growth.
- Develop and support new methods of regional cooperation that enhance local government delivery of public services while ensuring environmental quality.
- Allocate financial resources on a regional basis.

##### Specific Assessment Questions:

Is your community a member of an RPC?

**Yes. Southern New Hampshire Planning Commission**

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Do you have appointed commissioners who regularly attend?

**Yes. Frederick McGarry and Gile Beye**

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Is your community a participant in any mutual aid agreements for police, fire, water and sewer, solid waste, etc?

**Yes. Raymond Ambulance Service for EMS; Police and Fire mutual aid with all neighboring towns; no public water or sewer.**

**Deerfield Transfer Station, Then to Waste management in Rochester, Police Dispatch: Rockingham County.**

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Does your community participate in any regional service agreements, including SAUs?

**Town of Deerfield, New Hampshire**

**SAU 53 – agreement out of District with Concord High School -- K-8 Deerfield Community School – 9-12 agreement with Concord; options with Pembroke Academy and Raymond H.S. Manchester Central; 90% Goes to Concord**

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Does your community participate in other regional municipal cooperative efforts?

**No** 

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Do you have an existing procedure for incorporating regional impact into the plan review process?

**No formal procedure in land use codes. Rely on State Statutes 36:54 and 55.**  

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Does your community have an updated Capital Improvements Program in place and if so, when was the CIP last adopted?

**Yes for the period 2005 -2010. The CIP will need be updated again in 2010. Town needs updated CIP format that can be easily updated on an annual basis.**  

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Does your community use Tax Increment Financing, community development funds, or Community Reinvestment and Opportunity Program (CROP) zones to provide infrastructure improvements in specific areas?

**Not presently.**  

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**Town of Deerfield, New Hampshire**

Does your community have impact fees and if so, for what type of facilities/services?

**Yes. Schools; Transfer Station and Roads are assessed.**

Does your community charge exactions (or off-site improvements) and if so, for what type of facilities/services?

**No.**

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Has your community planned for the provision of future utilities?

**Not at this time.**

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Does your community require underground installation of utilities?

**Yes. But, only within the street right-of-way and to the property line of each lot within a subdivision per Article VII. Required Improvements, Section 34. Street Design, C., Utilities of the town's subdivision regulations.**

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Does your community have an outdoor dark skies lighting ordinance? If so, what ordinance is it a part of?

**No.**

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Are streetlights required or encouraged in any areas?

**No.**

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**Town of Deerfield, New Hampshire**

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What long-range plans has your community made for meeting its future water supply needs?

*Most, if not all, Deerfield residents get their drinking water from groundwater resources. The town has no public water treatment or distribution system. The Conservation Commission conducted a Natural Resources Inventory of the Town in 1991 which was made part of the Town's 1990 Master Plan. This master plan recommends that additional aquifer/groundwater studies be done and that the town develop a water resources management plan, which should become part of the master plan. The NH Resource Conservation & Development Areas Councils recently prepared a water resources action plan for improved emergency response for firefighting. This plan identifies the surface water availability in Deerfield. Pleasant Lake has been identified by many people in town as a potential future water supply source for the town. Town Meeting approved pleasant lake watershed ordinance.*

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What are your current arrangements for septage disposal—does your town have a specified site and corresponding contract?

*Private haulers dispose of their septage in Concord.  
Yes BOS signed agreement with Concord.*

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Has your community planned for its solid waste and recycling needs?

*Yes. The town operates a transfer station and recycling center. The Selectmen are responsible for operations of the facility. There is no curb-side pick-up in the town and residents or businesses either contract services or bring their own wastes to the transfer station. Recycling is an important component to defer the transfer costs of solid waste. Presently, there is no mandatory recycling in Deerfield. In addition, there is no organized hazardous waste collection in the town.*

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**Town of Deerfield, New Hampshire**

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# Town of Deerfield, New Hampshire

## A-2 Housing

### Goal

- Ensure an adequate supply of affordable housing stock for a range of income levels that reflects regional and local needs and priorities.

### Specific Assessment Questions:

How has your community planned for future housing needs?

***Single-family, two-family, manufactured housing and seasonal dwellings are permitted by right in the town's AR District. Multi-family dwellings are allowed only by Special Exception. The town also has a Senior Housing Overlay District. The town is currently evaluating its future housing needs as part of an update to the master plan. In 2007, Town meeting approved an amendment to the Zoning Ordinance allowing accessory apartment.***

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Are the population and employment projections within your Master Plan consistent with regional and state projections?

***Yes. The town's existing 1997 master plan projected a population of +/- 4,000 by 2005/2006 and it is right in line with existing population estimates. There were no employment projections in the town's existing master plan.***

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Does the community's Master Plan reference and/or make use of the regional housing needs assessment in evaluating the housing needs within the community?

***Yes. However, the master plan and the regional housing needs assessment are both now out-of-date. This issue will be addressed as part of the town's current master plan update.***

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Where within your community is new residential growth occurring?

***All over town. See Map #7.1, Land Use and Growth Perceptions in SNHPC's Regional Comprehensive Plan. Greater attention on South Road and Middle Road.***

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## Town of Deerfield, New Hampshire

Do the community's land use regulations provide for a wide range of housing types (single-family, duplexes, manufactured homes, apartments, etc.)?

**Yes.**

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Are accessory apartments permitted/allowed?

**Yes. Definition of accessory apartment recently added to town zoning ordinance as result of 2007 Town Meeting.**

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Does the community's land use regulations allow multi-family (> or = 3 units per dwelling) residences?

**Yes by Special Exception only (Section 310, Zoning Ordinance). However, multi-family dwellings are only allowed through conversion of residential buildings existing at the time of passage of this ordinance or pursuant to the Senior Housing Ordinance (Section 213). The maximum number of dwelling units per building is four.**

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Does your community have an age-restricted housing ordinance? If so, it is limited to 55+ or 62+?

**Yes as part of the Town's Senior Housing Ordinance (Section 213), but it applies to ages 62 years of age and older only. There is no 55 + age-restricted ordinance.**

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Do your community's regulations encourage energy conservation?

**Current building codes represent the minimum legal energy efficiency for structures. There are no special provisions to require higher insulation values, decrease building perimeters, optimize electrical lighting, use high-performance glass, encourage day lighting, utilize passive solar heating and cooling systems, utilize high-efficiency mechanical equipment, optimize HVAC systems, encourage energy-efficient appliances and equipment, and employ passive solar design.**

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**Town of Deerfield, New Hampshire**

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Do your community's regulations encourage housing that meets disabled and/or universal design standards?

***The town's current building codes reflect the minimum legal handicapped requirements as required by the Americans with Disabilities Act (ADA).***

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Has your community taken any steps (such as tax relief programs) to help senior citizens remain within their own homes?

***Elderly tax exemptions for qualified residents.***

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Do your Master Plan or land use regulations define affordable and workforce housing? If yes, how are these terms defined?

***Zoning Ordinance includes a Definition of affordable senior housing. Section 602***

Does your community have an inclusionary housing ordinance or provide bonuses for affordable and workforce housing?

**No.** 

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What steps has your community taken to provide and preserve affordable and workforce housing?

***See answers to question one. Town's existing master plan housing goals are currently being updated.***

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**Town of Deerfield, New Hampshire**

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# Town of Deerfield, New Hampshire

## A-3 Transportation

### Goal

- Promote safe, efficient, accessible, and diverse multi-modal transportation solutions for services and goods.

#### Specific Assessment Questions:

Do the provisions of the master plan and zoning ordinance encourage a continuous street network? How is the connectivity of new streets ensured?

***Yes. Subdivision Regulations, Section 33. Street Layout, B. Arrangement requires that the arrangement of streets and/or rights-of-way in a subdivision shall provide for the continuation of streets and/or rights-of-way of adjoining subdivisions for the proper protection of such access ways into adjoining properties which are no yet subdivided, in order to make possible necessary fire protection, movement of traffic and the construction or extension, presently or when later required, of needed utilities and public services, such as sewer, water and drainage facilities. However, Section 33. C. of the town's subdivision regulations provides that local streets shall be so arranged that their use by through traffic shall be avoided. There are no provisions or goals in the town's current master plan which encourages street connectivity.***

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Are cul-de sacs addressed (in the context of the street network of the town) in your regulations? If so, what aspects are regulated?

***Yes. Cul-de-sac streets are permitted and in the case of dead-end streets, the Planning Board may require the reservation of a twenty (20) foot wide easement to provide for continuation of pedestrian traffic and utilities to the next street (Section 33. E., Subdivision Regulations).***

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Does the Planning Board permit design waivers for reduced pavement width and the installation of cape cod curbs?

***Yes the Planning Board may grant design waivers from any specific requirement of the town's subdivision regulations per Section 50. Waivers, however, there is no specific reference to design waivers to reduce pavement width or to allow the installation of cape cod curbs. Section 47. Curbs of the town's subdivision regulations requires all new streets to be provided with granite or bituminous curbs where required by the Planning Board. Pavement width is set by Appendix A in the town's subdivision regulations.***

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Are dead-end streets permitted and if so, what is the maximum street length allowed?

***Yes. Section 33. E. provides for the creation of dead-end or loop residential streets whenever the Planning Board finds that such type of development will not interfere with normal traffic circulation in the area. Section 34. J. of the town's subdivision***

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*regulations provides that dead-end or cul-de-sac streets shall not exceed 1,200 feet in length unless a greater length is necessary due to topography. Applicant can request a waiver of the 1200 foot requirement.*

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Does the community's road standards reflect the character and topography of the existing area in terms of slope and sight distance?

*Yes. Section 33. J. in the town's subdivision regulations provides that the street plan of a proposed subdivision shall bear a logical relationship to the topography of the property and all streets shall be arranged so as to obtain as many of the building sites as possible at or above grade of the streets. Section 34. G. requires no local street grades be in excess of 9%, collector streets 8%, and arterial streets 5%, except as otherwise approved by the Planning Board. The minimum grade of any new street can not be less than 0.5% and no street shall support a grade in excess of 3% within 75 feet of its point of intersection with any other street.*

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Do road standards vary depending on anticipated traffic volumes?

*Yes. Appendix A in the town's subdivision regulations establishes road standards based upon average daily traffic (ADT) and road classification: local street – 0-350 ADT; collector street – 200-1,000 ADT; and arterial street – 800-3,000 ADT.*

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What is the community's policy for issuing building permits on Class VI roads?

*The Board of Selectmen has adopted a Class VI Road policy which basically follows the requirements of RSA 674:41 which permits the issuance of building permits on Class VI roads only as authorized by the ZBA, and the governing body, after comment by the Planning Board; the municipality does not assume responsibility for maintaining the road or liability for damages resulting from the use; and the applicant has filed an acknowledgement of this limit of liability and responsibility regarding the road with the registry of deeds. This Class VI Road policy needs to be made a part of the Town's Zoning Ordinance.*

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Has the community considered bicycle or pedestrian transportation on a town-wide scale in the Master Plan or other planning documents?

***No. The Town of Deerfield does not have a bike or recreational trail plan. The Conservation Commission has assembled a trails brochure showing trails on many town owned lands. There are also many miles of Class VI Roads which are used as trails. The town's current master plan includes several transportation goals which encourages the town to participate with SNHPC in regional bike planning and alternative transportation and to amend the town's subdivision and site plan regulations to include provisions for pedestrian/bike safety. The master plan also encourages that bike paths be built along existing road right of ways with a preference for wide roads and painted bike lanes. The plan also encourages foot paths be provided in subdivisions to connect village centers, conservation areas and other amenities. The Town works with Bear Paw Trust to conserve and connect open space parcels. As Subdivisions occur, there is an effort to connect Bear Brook S.P.s-p. to Pawtuckaway S.P. The identification of existing and potential trails will be addressed in the Master Plan.***

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Do the land use regulations require sidewalks or bicycle paths or other pedestrian paths *within* new residential or commercial development?

***Yes. The Senior Housing Overlay District in town's zoning ordinance (Section 213.7 B.) requires paved sidewalks and/or walking paths be provided within the development for access to public road, connection to other walking paths in the vicinity and, to the extent possible, to off-site community facilities. Also, Section 5.7, Sidewalks of the Planning Board's Site Plan Regulations requires that sidewalks be provided for pedestrian traffic to permit passageways between the entrances of commercial, housing, or industrial establishments, and parking areas. The sidewalks must be at least 6 inches above grade and protected by curbing and be designed for access by handicapped persons. Under Section 46 of the subdivision regulations, sidewalks must be installed only where required by the Planning Board and must be 5 feet in width and constructed adjacent to the property line within the street right-of-way.***

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Are trails or other pedestrian connections required or considered *between* developments in the plan review process?

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*No. There are no requirements for pedestrian connections between developments except as provided for under the Town's Senior Housing Overlay District and as determined by the Planning Board. However, the Planning Board does encourage subdivisions to identify existing and potential trails on-site.*

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Do parking requirements in the community vary by use classification or zoning district?  
If so, what are they?

*Yes. Section 318, Off-Street Parking in the Town's Zoning Ordinance requires 2 spaces per dwelling unit; 1.5 spaces for each employee in industrial/manufacturing establishments; 1 parking space for every 4 persons in church/meeting hall; 1 parking space for every 3 seats in restaurants; and 2 parking spaces for each dwelling unit for bed & breakfast.*

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Does the community permit/ encourage or require sub-compact parking spaces?

*No. The minimum space required is 200 square feet under Section 318 of the Town's Zoning Ordinance. There are no off-street parking requirements or standards contained within the Planning Board's Site Plan Regulations.*

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Does the community's parking regulations include maximum as well as minimum parking requirements, i.e., setting a limit on the amount of parking allowed?

*No. There are no maximum parking requirements which set a limit on the amount of parking allowed for various uses.*

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Do the community's regulations and transportation planning practices encourage the implementation of traffic calming techniques?

*No. There are no specific provisions or regulations for traffic calming techniques contained within the town's land use regulations. The town's current master plan recommends that the subdivision and site plan regulations be amended to reduce the impact of road improvements and new road construction on scenic resources,*

**Town of Deerfield, New Hampshire**

*vehicular speed and pedestrian/bike safety and that foot paths should be provided in subdivisions to connect village centers, conservation areas and other amenities. The Town completed a traffic calming survey in 2003 for Deerfield Center; Please See Report.*

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Do the community's land use regulations require the submission of traffic impact studies or analyses for new and enlarged developments? If so, when is a study required?  
*No. However, Section 4.4.2 M. of the Board's Site Plan Regulations requires that all commercial, industrial or residential development be reviewed by the Planning Board to ascertain that adequate provisions have been made by the owner or his/her authorized agent for traffic safety. To facilitate this review, the Planning Board may require the developer to provide a traffic impact analysis when deemed necessary by the Board due to the size, location, or traffic-generating characteristics of the development.*

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Does your community encourage alternative transportation? If so, is this accomplished through the land use regulations or other means?  
*Yes. However, while there are some general requirements to address safety of vehicles, pedestrians and bicycles in the review of new site plans and subdivisions, there are no specific standards in place within the town's land use regulations to accomplish this. The encouragement of alternative transportation is primarily promoted by the town's master plan.*

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If transit or other transportation alternatives exist, does your community encourage or allow transit-oriented development?  
*Not applicable. At the present time, there are no forms of public transit operating within Deerfield and the town's land use regulations to encourage or provide for transit-oriented development.*

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## Town of Deerfield, New Hampshire

Does the community have access management standards? Are they restricted to a specified area in the community or to specified uses?

***Yes. Section 5.1 Access Design, Planning Board's Site Plan Regulations. These standards apply to the entire town. There are no access management standards which apply to a specified area of town or to specified uses.***

Does the community have a memorandum of understanding with the DOT regarding driveway access on state highways?

***No. There is no formal MOU in place with NH DOT regarding driveway access. District 5 Office is currently working with communities in region to develop an MOU. The benefits to the town would be increased opportunities to comment and review driveway permit applications, advanced notification, and plan copies. Municipalities may work with NH DOT to establish more stringent curb cut standards. The Town policy is to have new or modified NHDOT driveway permits for new developments or a change of use prior to Final plan approval. NHDOT handles driveway permits on state roads.***

# Town of Deerfield, New Hampshire

## Theme B: Environmental Protection, Land Use, and Open Space *Strengthened protection and expanded access to natural resources and open space*

### Environmental Protection, Land Use, and Open Space Protection

#### Goals

- Protect natural resources in harmony with meeting economic needs of the community and the region.
- Protect natural resources and environmental health, including ground water and aquifers, wildlife, and wildlife corridors.
- Establish and conserve an interconnected green infrastructure.
- Ensure convenient and nearby public access to open space, parks, and recreational opportunities.
- Maintain unique and diverse rural character of the community and region by protecting and preserving farm and forestlands.

#### Specific Assessment Questions: *Land Use*

Does your Master Plan have a vision chapter and a land use chapter?

Yes: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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Has your community updated your Master Plan within the last five years? If not, how old is your plan?

**No. The town's existing plan was last prepared in 1997. SNHPC is currently working with the Planning Board to update the master plan now.**

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In what ways is your zoning ordinance consistent/or not consistent with the recommendations and projected land uses in the Master Plan?

**The Planning Board has been working since 1997 to make the town's zoning ordinance consistent with the recommendations of the master plan. Since 1997, the community has adopted and improved the town's open space development regulations, established a new Pleasant Lake Watershed Protection Ordinance, improved the town's wetland conservation district and wetland setbacks, established a conservation fund utilizing revenues collected from land use change tax, updated the capital improvement program and established phasing regulations for new subdivisions. There was no future land use map prepared as part of the town's 1997 master plan. There are still many recommendations to address including: impact fees, natural resources and conservation, groundwater protection, historic preservation and economic development.**

## Town of Deerfield, New Hampshire

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Does your community's zoning ordinance allow innovative land use techniques as listed in RSA 674:21? If so, which ones?

***Yes. Cluster/Open Space Development (Section 325); Accessory Dwelling Unit Standards (Section 204.1); Phased Development (Section 328); and Environmental Characteristics Zoning - Wetlands Conservation District (Section 210); and Performance Standards - Commercial/Industrial Flexible Overlay District (Section 212). Also included in the town's zoning ordinance is Section 708, Impact Fees which provides the town the authority to impose impact fees and an impact fee schedule as provided under RSA 674:21(m). However, the town has not adopted an impact fee schedule at this time. The town's zoning ordinance also includes the use of a Conditional Use Permit (Section 210.6) for the construction of roads and other access ways and utilities under the Wetlands Conservation District. The Town does have an impact fee schedule.***

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Do the community's land use plans and regulations establish minimum densities to promote efficient use of land?

***Yes. Section 213, Senior Housing Overlay District in the town's zoning ordinance sets forth innovative density limitations (number of units per acre) based upon the distance a property is from the intersection of South Old Center, Candia, North and Raymond Roads. Section 310, Multi-family Dwellings establishes a density limit of 4 dwelling units per building, but multi-family dwellings are only allowed through conversion of residential buildings at the time of passage of the ordinance or as a part of the Senior Housing Overlay District.***

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Does the community have different land use plans for villages, town center districts, other neighborhoods, and open, less dense rural areas?

***No. There is only one master plan for the entire town. All other plans such as the town's open space plan and hazard mitigation plan are included by reference as a part of the master plan.***

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Do your community's regulations provide for a range of lot sizes? If so, what are they?

***No. There is only a minimum lot size of 3 acres and 200 feet of frontage in the AR - Agricultural-Residential District (Section 204 of the town's zoning ordinance). This minimum lot size standard is also applied in the town's Senior Housing Overlay***

**Town of Deerfield, New Hampshire**

*District (Section 213). It is also applied as a guideline or site design standard in the town's Commercial/Industrial Flexible Overlay District (Section 21). The town's existing 1997 master plan (Housing Goals) recommends that the town examine flexible lot sizes and setbacks in the Villages to permit in-fill or redevelopment of old lots. Reduced lot sizes are allowed in an open space development. See 325 of the Zoning ordinance*

Does your Master Plan and land use regulations encourage higher density development where water, sewer, and other infrastructure currently exist?

*The town does not have public water or sewer services so it is difficult to encourage this. However, the town's commercial/industrial flexible overlay district (Section 212) does require that development be served by utilities with adequate capacity or have arrangements made for extension and augmentation. All water and wastewater disposal systems must be approved by NH DES in the senior housing overlay district. All septic systems in residential subdivisions must be approved by NH DES per Section 43 of the town's subdivision regulations. Senior Housing has higher densities.*

Does the community's Master Plan encourage, and the zoning ordinance provide, for at least one or more zoning districts that allow a mix of residential and commercial uses?

*No. None of the town's existing zoning districts allow a mix of residential and commercial use on the same lot or within the same building. The town's existing 1997 master plan does not address mixed use development.*

Do the community's land use plans encourage traditional neighborhood development or the development of new villages?

*Not directly, however, the town's 1997 master plan recommends expanding the village districts and reducing lot size and frontage requirements as part of an overall re-planning of the villages.*

Does your community's zoning ordinance allow backlots?

*No, allots to be created need frontage on a Town road or private way. See NHRSA 674:41 Erection of buildings. Also see section 207.1 of the zoning ordinance which allows up to 4 lots on a private way.*

**Town of Deerfield, New Hampshire**

Does your community's zoning and/or development patterns locate nonresidential uses along major roadways or are those uses concentrated at intersections of major roads in a "village" or node?

*The town's Commercial/Industrial Flexible Overlay District is designed to encourage flexibility. This district is a floating overlay district and therefore can be located anywhere in the town provided a number of absolute and relative performance criteria are met. There is no specific criteria relative to major road frontage or concentrating uses at intersections or major roads or in a village area. This provision needs to be reviewed in light of the Master Plan Update.*

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Does your community have an historic resources inventory? Historic district(s)? Demolition delay bylaw?

*Yes. In 1984, SNHPC compiled a detailed inventory of 232 historic structures in Deerfield. This inventory most likely needs to be updated. There are no historic districts or demolition delay ordinances in the town.*

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Are there any brownfields are located in the community and does the community have any local plans to redevelop them?

*According to NH DES records, there are 15 potential petroleum sites and one identified hazardous waste site in Deerfield. There are currently no plans for redevelopment; however, the SNHPC has submitted a Brownfields grant to EPA to conduct community-wide assessment program in the region to assist communities in identifying and redeveloping these sites.*

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Does the community provide a property tax exemption for alternative energy installations per RSA 72:61-74?

*Do not believe Town does.*

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**Town of Deerfield, New Hampshire**

Specific Assessment Questions: *Natural Resources*

What strategies and actions is the community taking to protect natural areas?

***Within the past two years alone, the town has participated in a UNH sponsored community conservation assistance program which helped focus public attention on environmental issues. This initiative helped result in improvements to the town's wetland setbacks and open space development regulations. Also, the SNHPC prepared an open space plan for the town in 2006 and applied for grant funds to study the town's remaining undisturbed natural riparian buffers and establish a groundwater protection overlay district. In addition, the town recently adopted a major watershed protection overlay district for Pleasant Lake.***

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Does the community have a Natural Resources Inventory? If yes, when was the last inventory conducted?

***Yes. The town's Natural Resources Inventory Report was completed in 1991.***

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Are there any local boards or commissions active in environmental protection?

***Yes the Deerfield Conservation Commission (DCC) and the Deerfield Open Space Committee (DOSC).***

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Does your community participate in the National Flood Insurance Program?

***Yes.***

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Does the community's land use regulations prohibit development within the floodplain and if so, how?

***Yes. The town enforces floodplain development regulations as part of the zoning ordinance (Section 211). These regulations basically prohibit development within designated special flood hazard areas by requiring all new construction or substantial improvement of structures have the lowest floor (including basement) elevated to or above the 100-year flood elevation or be flood proofed.***

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**Town of Deerfield, New Hampshire**

Do the community's land use regulations require best management practices in its drainage, sedimentation and erosion control measures and if so, what examples are included?

*Yes, in the form of an erosion and sedimentation plan found in the Planning Board's Site Plan Regulations and general BMPs referenced in the town's subdivision regulations (Section 42. Storm Sewers and Drainage Appurtenances). These standards are very general and identify such basic BMPs as diversions, sediment retention basins or other acceptable methods. The town's standards currently do not address low impact development techniques, such as bio filters, constructed wetlands, infiltration practices and vegetative buffers.*

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Do the regulations require the submittal of drainage calculations and stormwater management plans? *Yes, but only as provided under Section 4.4.2 (L) of the Planning Board's Site Plan Regulations and Section 42 A. 3 of the town's subdivision regulations. The submittal of calculations as provided in the subdivision regulations, however, only applies to the sizing of various pipes and does not apply to the entire site.*

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Does the community have regulations for erosion and sediment control during construction as well as post-construction?

*Yes, under Section 5.12 of the Planning Board's Site Plan regulations in the form of an erosion and sedimentation control plan. These regulations specifically require that provisions must be made to accommodate the increased runoff caused by changes in soil and surface conditions during and after development. No such provision exists within the town's subdivision regulations. The town's existing sediment and erosion control standards are out of date and need to be improved.*

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What storm interval(s) are required for drainage analysis calculations?

*A design flow with a minimum return interval of a 10-yr/24 hour storm (as provided in Section 5.3 of the Planning Board's Site Plan Regulations). No such design flow is required in the town's subdivision regulations.*

**Town of Deerfield, New Hampshire**

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Has the community adopted a stormwater management ordinance?

***No there is not an overall stormwater management ordinance in place for the town. Only various sections scattered throughout the site plan and subdivision regulations. These sections could be updated and centralized into a comprehensive stormwater management ordinance.***

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Does the community have regulations for gravel excavating operations?

***Yes the town has adopted and updated Excavation Regulations as of April 5, 1989.***

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Has the community adopted a Wetlands Conservation District?

***Yes. Article II, Section 210 of the town's Zoning Ordinance, Wetlands Conservation District.***

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Does the community have wetland buffer or setback requirements and if so, what are they?

***Yes. In 2006 the town amended Article II, Section 210.7 (A) and (E) to require that no building, septic tank or leach field be placed closer than of 100 feet of any wetland for any lot created after the adoption of this amendment. In addition, no portion of any wetlands or land with more than a 20% slope within the 100-year floodplain may be used to fulfill the minimum tract size for any proposed Open Space development.***

Have prime wetlands been inventoried and mapped within the community? Are there regulations in place protecting prime wetlands?

***Yes. Prime wetlands were identified by the Conservation Commission in a study in 1996. However, there are no local regulations in place to protect these areas.***

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**Town of Deerfield, New Hampshire**

Does the community have an Aquifer Protection Ordinance?

**No.**

What mapping source is the basis of the district?

**N/A**

Has the community developed a Wellhead Protection Program and local regulations?

**No. However, the SNHPC applied for a grant and is currently working on such a study and drafting local regulations.**

Does the community have land use regulations in place to protect surface water resources?

**Yes. At the 2007 Town Meeting, the community voted to support the establishment of the Pleasant Lake Watershed Protection Ordinance. The town also has a wetlands conservation district and floodplain development regulations. In addition, Section 46 of the town's subdivision regulations provides the planning board may require the designation of buffer zones of at least 50 feet in width around surface water, wetlands or other natural features which may be affected by erosion or storm water runoff.**

Does the community have Shoreland or Riparian Buffer regulation in place?

**Yes, the Pleasant Lake Watershed Protection Ordinance. Also, SNHPC applied for a grant and has completed a study and proposed ordinance for protecting the town's remaining undisturbed natural riparian buffers.**

## Town of Deerfield, New Hampshire

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Does the community's land use regulations utilize LID<sup>1</sup> performance standards and/or encourage use of environmentally-friendly techniques and materials, such as porous pavement?

***No, however, the Planning Board is interested in this concept.***

Has the community adopted the recommendations found in the Land Conservation Plan for New Hampshire's Coastal Watersheds, the Wildlife Action Plan, or the Natural Services Network? If not, would the community like more information about these plans?

***No to the first question and yes to the 2<sup>nd</sup> question.***

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Has the community adopted regulations to protect wildlife or wildlife habitat?

***No.***

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What actions, if any, has the community taken in cooperation with neighboring communities to protect wildlife or wildlife habitat at the regional scale?

***The town's Conservation Commission is active working with the Bear Paw Regional Greenway Land Trust.***

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<sup>1</sup> LID is "low-impact development", a series or network of stormwater techniques and performance standards that utilize the natural environment to reduce the impacts of development.

## Town of Deerfield, New Hampshire

### Specific Assessment Questions: Open Space Preservation

Does the community have an Open Space Plan? When was the plan last updated?

***Yes. The town's Open Space Plan was prepared in January 2006. The plan has not as of yet been adopted by the Conservation Commission or Planning Board.***

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Does the community's Master Plan consider the protection and preservation of wildlife habitats?

***Yes, the town's 1997 master plan identifies rare/endangered habitats/species and wildlife corridors including deeryards, heron rookeries, and fish spawning areas as important natural resources. The most important parcel of lands include farms and fields.***

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Do the community's zoning districts require a minimum amount of open space in each development?

***Yes. The Town has basically one zoning district: an AR – agricultural-residential district and a six overlay districts: wetlands conservation district, floodplain development regulations, commercial/industrial flexible overlay district, senior housing, open space development and a watershed protection district. Of these districts, only open space development (50%) and the senior housing district (30%) require a minimum of open space.***

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Do the community's land use regulations require developers to connect open spaces to existing greenways and other open space destinations within the community?

***Yes, in an indirect fashion. The town's subdivision regulations (Section 37) allows the planning board to require the dedication or reservation of open space within a subdivision wherever it is shown in the town's master plan. Also, the town's senior housing overlay district requires suitable access to open space land to a road within the development and the connection of walking paths to other paths in the vicinity and, to the extent possible, to off-site community facilities.***

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## Town of Deerfield, New Hampshire

Do the community's land use regulations allow/require/or promote conservation subdivisions? Are conservation subdivisions mandatory in any zoning district within the community? If so, what is the acreage requirement? Is a density bonus offered?

***Yes. At the 2007 town meeting, the community voted to make open space development mandatory for all proposed subdivisions over 12 acres in size. There are no density bonus opportunities provided in the town's ordinance.***

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Does the community's land use regulations require new development to consider existing natural landscape features in the design of the site?

***Yes. The town's subdivision regulations (Section 32 and 33) requires that land to be subdivided shall be of such character that it can be used safely for building purposes without danger or health or peril from fire, flood, soil failure or other hazard. Also, the street plan of a proposed subdivision shall bear a logical relationship with to the topography of the property. Also, Section 37 of the town's subdivision regulations requires the Planning Board, whenever possible; establish the preservation of those natural features which add value to residential/commercial developments and to the community, such as tree masses, watercourses, historic sites, vistas and similar irreplaceable assets.***

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What funding mechanisms has the community approved to acquire open space? (For example, bonds, the dedication of current use penalty taxes, capital reserve fund or conservation fund for land protection and acquisition, other mechanisms)?

***Historically the conservation commission has worked closely with the Planning Board, Board of Selectmen, Historical Society and local landowners on local protection initiatives. Funding to protect land within the town is primarily obtained from the town's conservation fund and the Local Conservation Investment Program (LCIP). No bonds have been used for this purpose. However, the Town appropriated \$500,000 for the acquisition of 175.5 acres-freezes property, after the 2007 Town meeting.***  
***250,000 – Conservation Land***  
***100,000 – LCHID***  
***150,000 Local Taxes***  
***Tax Map # 410 – Lot 32***

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## Town of Deerfield, New Hampshire

If your community dedicates current use penalties for land protection and acquisition, what is the percentage?

**Yes. In 2006, the town voted to deposit 50% of the revenues collected pursuant to RSA 79-A (the land use change tax) into the town's conservation fund.**

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Does your community have an open space committee and/or an active local land trust?

**Yes. The Deerfield Open Space Committee. There is also Bear Paw Regional Greenways, which is a local land trust.**

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### Specific Assessment Questions: Open Space Preservation

Does the Community have an Open Space Plan? When was it last updated?

**Yes. The town's Open Space Plan was prepared in January of 2006. The plan has not as of yet been adopted by the Conservation Commission or Planning Board.**

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Does the Community's Master Plan consider the protection and preservation of wildlife habitats?

**Yes, the town master plan identifies rare/endangered habitats/species and wildlife corridors including deeryards, heron rookeries, and fish spawning areas as important natural resources. The most important parcel of lands includes farms and fields.**

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Do the Community's Zoning Districts require a minimum amount of Open Space in each development?

**Yes. The town has basically one zoning district: an AR-agricultural-residential district and six overlay districts: wetlands conservation district, floodplain development regulations, commercial/industrial flexible overlay district, senior housing, open space**

## Town of Deerfield, New Hampshire

*development and a watershed protection district. Of these districts, only open space development (50%) and the senior housing district(30%) require a minimum of open space.*

Do the community's land use regulations require developers to connect open spaces to existing greenways and other open space destinations within the community?

*Yes. In an indirect fashion. The Town's subdivision regulations (section 37) allows the planning board to require the dedication or reservation of open space within a subdivision wherever it is shown in the town's master plan. Also, the town's senior housing overlay district requires suitable access to open space land to a road within the development and the connection of walking paths to other paths within the vicinity and, to the extent possible, to off-site community facilities. ~~The P.B. tries to require this as section 325 osd has this as a goal.~~*

***Do the Community's land use regulations allow/require/or promote conservation subdivisions? Are conservation subdivisions mandatory in any zoning district within the community? If so, what is the acreage requirement? Is a density bonus offered?***

*Yes. At the 2007 town meeting, the community voted to make open space development mandatory for all proposed subdivisions over 12 acres in size. There are no density bonus opportunities provided in the town's ordinance. Some exemptions are provided.*

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## Town of Deerfield, New Hampshire

### **Theme C: Downtown/Village Centers and Community Vitality**

*Vital, diverse, safe, and participatory communities with rural character, vibrant community centers, and a wide range of cultural and recreational resources*

#### **C-1 Downtowns and Village Centers**

##### **Goals**

- Target and support new development and redevelopment of existing downtowns and village centers, reusing built infrastructure, and rehabilitating buildings of historic value.
- Promote walkable downtowns and villages consistent with historic patterns within the community and region.
- Maintain small community New England “feel” with vibrant community centers and main streets, and historic preservation of buildings and landscape.

##### Specific Assessment Questions:

Does your community have an established traditional compact center or village area? If so, how many are there and what are they commonly named?

***Yes. According to the town’s 1997 master plan there are five villages within Deerfield: Deerfield Parade, Deerfield Center, Rands Corner, Leavitt’s Hill and Jeness Corner.***

***The Town desires to strengthen its center/villages.***

## Town of Deerfield, New Hampshire

Does your community's zoning support these areas?

**No. According to the town's 1997 master plan each village has their own identity, however, the town's current zoning ordinance would not permit Deerfield's existing villages to be built if they were proposed today.**

Does your community have in place a Village Master Plan or Village Plan Alternative Ordinance?

**No.** this topic should be identified as a planning tool.

Does your community have a policy to locate new public buildings near the community center?

**No specific policy, however, the town encouraged the new post office to be built within or as close to Deerfield Center as possible.**

Are there public places that encourage community gathering such as parks, central plains/greens, or community centers?

**Yes. There are a number of public gathering places in Deerfield which include: the town offices, the library, ~~post~~and post office, Deerfield Community School, Veasey Park and Bicentennial Field. There are no central plains/greens or community centers. Check out Deerfield center**

Does your community have an infill development policy<sup>2</sup> or ordinance in place?

<sup>2</sup> Infill development is defined by EPA as "a strategy for accommodating growth and preventing sprawl through greater density and efficiency in land use development." Examples include rear lot development, redevelopment in existing developed areas, etc.

**Town of Deerfield, New Hampshire**

**No.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are residential uses and mixed uses encouraged or allowed within the central village or traditional downtowns area?

**Yes, but there are no mixed use provisions which allow a residential and commercial use on the same lot or within the same building within the town's zoning ordinance.**

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\_\_\_\_\_  
\_\_\_\_\_

Does your community have a sign ordinance? What are its dimensional/ and other key provisions?

**Yes. Section 319, Signs in the town's zoning ordinance. The maximum sign in any residential district is four square feet. Maximum business sign is 32 square feet and 15 feet in height. Flashing or animated signs are permitted. No specific sign requirements for a home occupation.**

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Has your community designated scenic roads? If so, how many and what are they named?

**Yes. The town's 1997 master plan identifies a total of 10 scenic roads: Meetinghouse Hill Road, Whittier Road, Perry Road, Harvey Road, Cate Road, Bean Hill Road, Coffetown Road, Candia Road, Cole Road and Gulf Road.**

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\_\_\_\_\_

Does your community have design guidelines for new commercial and residential development? If so, are these guidelines advisory or mandatory?

**No. The Planning Board's Site Plan regulations require the submittal of a plan view of the shape, size, height, and location of proposed structures, including expansion and other alterations of existing buildings, but there are no architectural standards or requirements for the submittal of architectural renderings showing the exterior facades of all sides of the proposed buildings.**

Is the maximum size and scale of new development as permitted in the community's zoning ordinance an appropriate scale for the community?

## Town of Deerfield, New Hampshire

*No way of knowing. The Planning Board's Site Plan Regulations does not contain any criteria or standards related to architectural design and appropriate building scale.*

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Does your community's ordinance require the installation of street trees and landscaping for new and enlarged developments, both along existing roads and on roads to be constructed?

*No. There are general landscape requirements, but no specific provision for the installation of street trees in either the Site Plan or Subdivision regulations. However, Section 37 of the town's subdivision regulations provides a means for the Planning Board, whenever possible, to preserve those natural features which add value to residential/commercial developments and to the community, such as tree masses, watercourses, historic sites, vistas and similar irreplaceable assets.*

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Does your community's ordinance encourage the preservation of existing trees within the right-of-way of existing and proposed roadways?

*No. There are no specific references to the preservation of existing trees within the road right-of-way. However, Planning Board may request this during plan review.*

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Does your community's ordinances preserve and enhance stone walls, both along the rights-of-way of roadways and across the landscape? If so, what ordinances are used to accomplish this?

*Yes as noted in question above, but more specifically as provided by RSA 231:157 and 158 Scenic Roads. The town does not have a local scenic road ordinance.*

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### C-2 Vibrant Communities

#### Goals

- Support and encourage safe and diverse communities with a wide range of cultural and recreational resources.

## Town of Deerfield, New Hampshire

- Foster an atmosphere wherein community members are actively involved and participate in civic life in their communities.

### Specific Assessment Questions:

Are the citizens within your community active in community planning and growth initiatives? ***Yes. Significant turnout for NROC and Master Plan meetings.***

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To what extent are community residents and business owners aware of your community's Master Plan?

***SNHPC is currently working with the Planning Board to update the town's existing master plan. A well advertised Master Plan Visioning Session was recently held at the Deerfield School in March 2007. About 100 people attended the meeting. There is also a Master Plan Steering Committee made up of interested town residents and planning board members. Articles appear on town website and in Deerfield newsletter and forum.***

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How does your community encourage public involvement and recruit new board members?

***Primarily by posting public notices at town offices and library and on that town's webpage. New board members are typically recruited by word of mouth and through public ads in newsletters and newspapers. Planning Board members are elected.***

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# Town of Deerfield, New Hampshire

## Theme D: Local Economy

*Strengthened economic, business, and agricultural development that provides local employment and livable wages*

### D-1 Economic Vitality and Business Development

#### Goals

- Support sustainable and balanced economic growth and tax base.
- Support broad-based business development that provides local employment and livable wages.

#### Specific Assessment Questions:

Does your community have an economic development plan?

*No. There is no specific economic development plan for the community. The town's master plan includes background information on the town's economic base and sets forth a number of goals and policies. In addition, there is a local Economic Development Committee in the town which is made up of local residents, business owners and public officials. Deerfield business association started Farmers market – there is interest in economic development.*

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Does your community participate in the Main Street program?

*No.*

Where does your Master Plan anticipate or specify new nonresidential development to take place?

*There are no specific recommendations or guidelines in any of the town planning documents or ordinances. The town's Commercial/Industrial Overlay District is a performance-based floating zone which can occur anywhere within the community. The new Master Plan should identify such locations.*

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Where is most of your community's new commercial or industrial growth occurring?

*Most of the town's new commercial and industrial growth is occurring within the Deerfield Center and along NH Rt. 107 and 43. In around Nodal Areas.*

## Town of Deerfield, New Hampshire

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Is residential development permitted in retail or commercial areas?

**No. Currently, the town's zoning ordinance does not allow mixed commercial and residential use.**

Does the community provide tax incentives for businesses to locate in the community center or other priority areas, e.g. RSA 79E tax relief for downtown improvements?

**No.**

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Does the community provide regulatory relief for businesses that locate in the community center?

**No. There are no specific policies or regulatory incentives in the town's master plan or land use ordinances that encourage this.**

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Has the community identified anchors (such as a post office or municipal building) which could be used to spur economic activity within the community center?

**Yes. The town's existing office building, the George B. White Building (former school) is currently used for both public and private (commercial interests). This building is located close to the Deerfield Center. The town's new post office however was constructed outside of the Deerfield Center. However, the town's library, fire station, public works facility are located within the Deerfield Center as well as numerous churches, day care, apartments and small scale retail establishments.**

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# Town of Deerfield, New Hampshire

## D-2 Agriculture and Rural Working Landscapes

### Goals

- Strengthen local agriculture and forestry by supporting related infrastructure and economic systems.

### Specific Assessment Questions:

What strategies for protecting farmland are in your Master Plan?

*According to the town's 1997 master plan, an estimated 9% of the town was used for agricultural land during the 1970's. This decreased to 3% during the 1980's.*

*Farming is still an important part of the town's local economy, including the Deerfield State Fair.. The conversion of privately held farmland is discouraged to a limited extent through voluntary enrollment in NH's current use taxation program. Identified master strategies include: maintaining the town's existing agricultural-residential zoning and protecting agricultural soils. The town's conservation commission is also actively involved in preserving farmland through outreach and landowner contact and cooperation with conservation agencies. Agriculture and horse related activities are important in Deerfield.*

How does the community's Master Plan and zoning ordinance define agriculture?

*It is not defined in the town's existing master plan. It is defined in the town's zoning ordinance – agricultural land means farming, dairying, livestock and poultry, truck farming forestry and horticulture. Future amendments and master plan updates should rely upon state definition.*

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Does the zoning ordinance protect lands appropriate for agriculture and forestry with a substantial minimum lot size that discourages single-family tract housing and preserves large sites for forestry or agricultural uses?

*No. There is no distinction in lot size between residential and agricultural land within the town's AG – Agricultural/Residential district. The minimum lot size of 3 acres applies across the board for all types of uses permitted in this zoning district. Master Plan could identify important agricultural and forest lands for large lot zoning as an alternative.*

## Town of Deerfield, New Hampshire

Does the community map the location of farms and prime agricultural soils?

**Yes. There are no maps of the location of existing farms and prime agricultural soils in the town's existing master plan. The types of prime agricultural soils are identified in the plan. There are also other maps within the town's existing open space plan and as part of the Bear Paw Regional Greenway natural resources maps of Deerfield.**

Do the ordinances require HISS<sup>3</sup> mapping or county soils where on-site septic systems are required?

**Yes. The town's subdivision regulations (Section 29) requires the submission of high intensity soil mapping (HIS) for all major subdivisions. These requirements may be waived for lots of 5 acres or more, excluding poorly drained and very poorly drained soils.**

Does your community have an Agricultural Inventory?

**No. But they are interested in this.**

Do your community's ordinances require the mapping of prime soils for agricultural in development proposals?

**No.**

Does your community have any districts that are restricted for agricultural uses only?

**No. The town's existing AR – Agricultural/Residential District applies to the entire town.**

<sup>3</sup> HISS stands for high intensity soils mapping, a site-specific requirements for soils analysis.

## Town of Deerfield, New Hampshire

Does your community have an agriculture commission?

*No.* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Does your community reference the right-to-farm law in its zoning ordinance?

*No.* \_\_\_\_\_  
\_\_\_\_\_

### **Other possible questions to ask the audience during the presentation of results:**

How much do you know about CTAP? Would you like to know more?

*Our CTAP representatives and the SNHPC keep us up to date.*

What planning tools would be helpful to your community?

*Impact Fees, Design Review Guidelines – Bruce may be updating these procedures on a regular basis.*

What did you think of this survey, and how do you think the town could use this information?

*Useful as a guide to monitor progress.*