



# DEERING MASTER PLAN 2017

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Town of Deering, New Hampshire



# MASTER PLAN 2017

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Adopted July 12, 2017

*Produced by the:*

Deering Planning Board  
762 Deering Center Road  
Deering, NH 03244



*With assistance from:*

Central New Hampshire  
Regional Planning Commission  
28 Commercial Street  
Concord, NH 03301

## ACKNOWLEDGMENTS

The Town is indebted to everyone who was able to find time out of their busy schedules to participate in the process to create this document, from creating the community survey, providing input and ideas for all the chapters, to filling out a community survey and attending the visioning session. This document wouldn't be what it is today without the help of the Central New Hampshire Regional Planning Commission and all of their hard work.

Deering as we know it today is the sum total of decisions made by people down through the years. The decisions being made today will not only affect the lives of our fellow citizens, but will set the pattern for those who follow us, so thank you to everyone who participated. Without your selfless efforts, this Master Plan would not have been accomplished.

Along with funds from Town of Deering, many additional financial contributors made the development of this Master Plan possible:



Funding was provided by the Central NH Regional Planning Commission (CNHRPC).



Funding was provided by the NH Department of Transportation through its annual agreement with the Central New Hampshire Regional Planning Commission (CNHRPC) to undertake local and regional planning transportation planning activities.



Funding was provided by the NH Office of Energy and Planning through its Targeted Block Grant agreement with CNHRPC. Much of the statistical data in the plan originated from NH OEP.

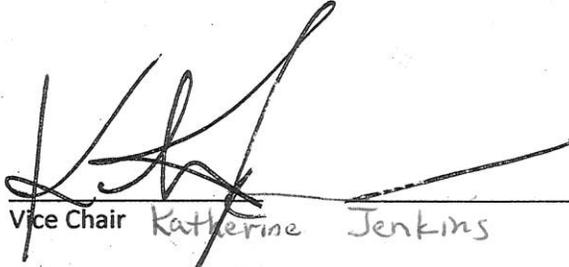


Most digital data for the maps of the Master Plan was made available through the NH GRANIT system before its modification to fit the needs of this Plan. Land Use GIS data was provided by Deering volunteers, and tax map data was provided by the Town.

CERTIFICATE OF ADOPTION

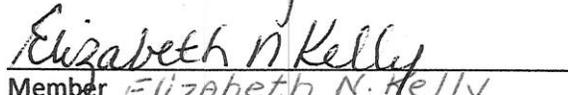
In accordance with New Hampshire RSA 674:4, Master Plan Adoption and Amendment, and New Hampshire RSA 675:6, Method of Adoption, the Deering Planning Board, having held a duly noticed public hearing on July 12, 2017, hereby adopts and certifies the following chapters, dated July 12, 2017, Deering Today, Deering Tomorrow, Implementation, Historical and Cultural Resources, Housing, Natural Features, Community and Recreational Facilities with Utilities, Transportation, Existing and Future Land Use, and Regional Concerns.

  
Chair PAMELA E. GOOD

  
Vice Chair Katherine Jenkins

  
Member Peter Kaplan

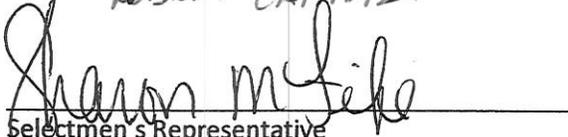
Member \_\_\_\_\_

  
Member Elizabeth N. Kelly

Member \_\_\_\_\_

  
Member ROBERT CARTER

Member \_\_\_\_\_

  
Selectmen's Representative  
Sharon M. Fife

This document was received and recorded by the Town Clerk on August 23, 2017

Signed:   
Deering Town Clerk  
Carol M. Baker

Seal:

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# Deering Master Plan 2017



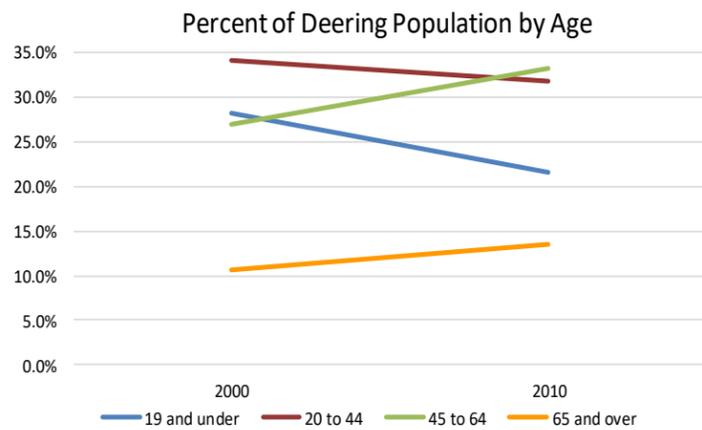
## Vision Statement

Deering, NH - Nurturing a quality of life that:

- Celebrates rural character and recognizes the future needs of the community;
- Encourages community spirit and participation; and
- Offers residents opportunities to experience and appreciate its natural and cultural resources.

## Key Trends and Facts: Community and Economy

→ Attracting a younger population is increasingly important to maintaining a viable workforce that supports an older population.



→ The continuing decline in the number of people coming forward to volunteer may impact Deering's long tradition of volunteerism to fulfill local and regional functions.

→ Within Deering's population of those aged 16 years and over, 61.5% of residents are employed. Of these residents, the majority (30%) work within the management, business, science and arts fields.

→ The Town's unemployment rate has dropped from 4.7% in 2010 to 3.2% in 2015. Statewide unemployment has dropped from 5.8% in 2010 to 3.2% in 2015.

→ The Community Survey demonstrated that the majority of residents in Deering (85%) have access to broadband that is adequate for their needs, but there are many areas where speeds are not adequate or service is unavailable.

→ Hillsboro-Deering School District has seen a decrease in enrollment since the 2005-2006 school year, with an enrollment decrease of 9.9% in the elementary school, 24.2% in the middle school, and 17.9% in the high school.

→ Deering's median household income has increased 53.3% since 2000, with a reported median household income of \$74,750 by the American Community Survey 2010-2014.

## From Deering Today to Deering tomorrow...

- Improving connections for recreation, transportation, and economic development
- Continuing preservation, protection and enhancement of open spaces, recreational trails, and water resources;
- Responding to population changes and demographics shifts by addressing any emerging issues in housing, economic development and transportation;
- Keeping Deering's rural character while addressing the challenge of continued growth; and
- Keeping fiscal responsibility a priority.

## What We Heard:

### What is best about Deering?

- ◆ **Rural Character**— small town, unpaved roads, access to local government, neighbors helping neighbors
- ◆ **Natural Resources and Recreation** - rural landscape, scenic beauty, outdoor recreation, land conservation
- ◆ **History and Culture** - historic town center, community support for preservation

### What could make Deering better?

- ◆ **Economic Vitality** - lower taxes, better broadband, light commercial-industrial growth, sustained volunteerism
- ◆ **Community Services** - senior housing, recreational programs, emergency response coverage, improved library services

**"Believe we have a diamond in the rough - great town, great people - lets keep it rural."**

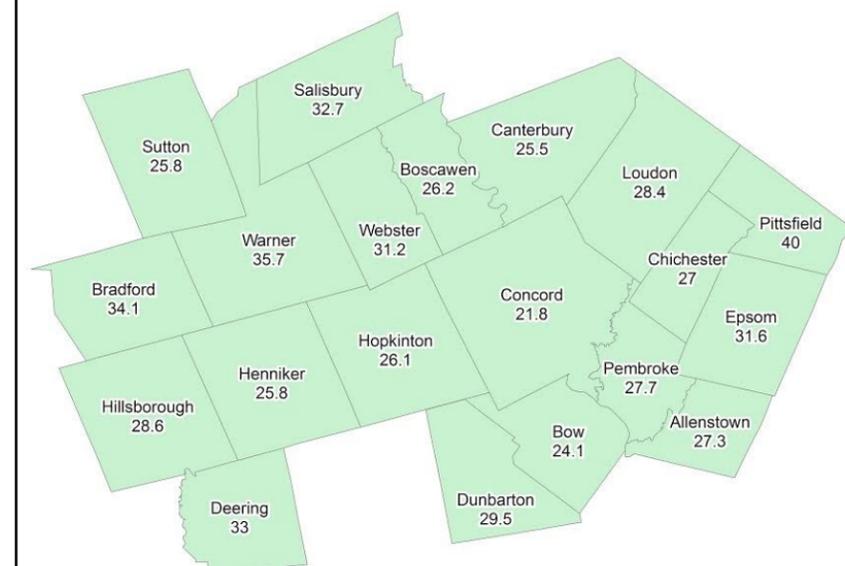
## Key Trends and Facts: Natural Resources and the Environment

- Stewardship of natural resources is an important investment to maintain the Region's rural quality.
- Much of Deering's open spaces and resources are protected with approximately 6,480 acres of conservation land (33.2%) and an estimated 14,500 acres of land in current use.
- Approximately 29% of Deering's total land acreage is forest, of which 44% of the nearly 5,900 acres are conserved.
- As the population ages in place, more people will be looking for recreation opportunities close to home.
- Deering Reservoir is highly valued by residents for its scenic beauty and recreational resources.
- The 2014 Volunteer Lake Assessment Report for Deering Lake demonstrated overall excellent water quality but with elevated chloride and conductivity levels in Morotta Inlet which may be a result of road salting.

## Key Trends and Facts: Housing and Infrastructure

- An aging population leads to more homeowners looking for different housing types.
- Median rental costs in Deering (\$1,571) is greater than the state median (\$1,001) as reported by the American Community Survey 2010-2014.
- There are eight public water supplies located in Deering, of which two are inactive. The total population served by active public water supplies is over 500 residents.
- The Region's rural settlement pattern is a challenge for transportation needs for vulnerable populations such as seniors and the disabled.
- The condition of NH 149 is generally rated as poor with short segments shown as fair based on the NHDOT Pavement Condition Data. The aging transportation infrastructure continues to be an issue.
- None of the six bridges in Deering are classified as "Red Listed" by the NHDOT.
- Seventy-nine percent (79%) of Deering's residents drive alone to work and the average commute time is 33.0 minutes as reported by the American Community Survey 2010-2014.

Average Commute Times (Minutes)  
Central New Hampshire Region

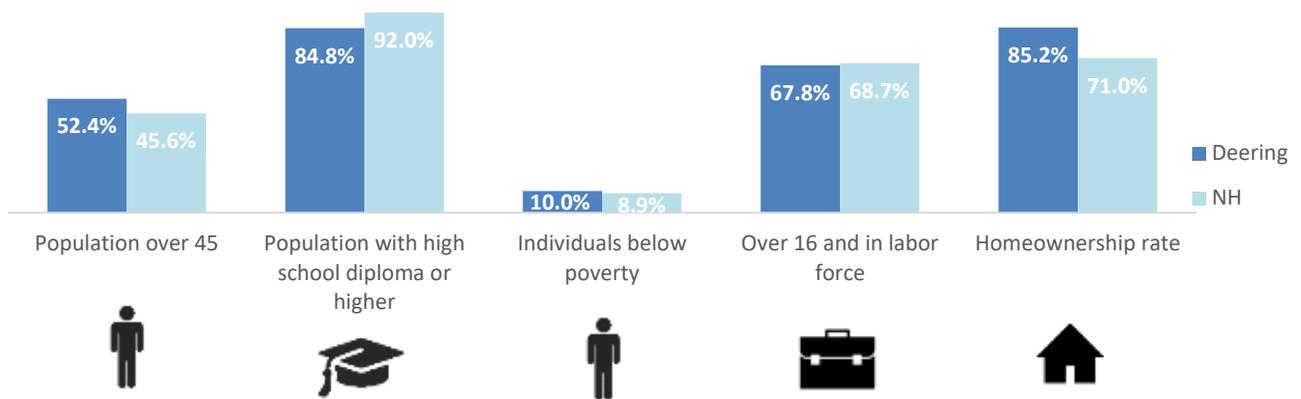


Average Commute Times (Minutes) Data sourced from the American Community Survey 2010-2014 (US Census Bureau)

# DEERING TODAY

Knowing your community requires taking a step back to assess or inventory what we know is happening – what the demographic trends and patterns of development are and what residents perceive as positive influences or challenges going forward. By analyzing data in combination with the public outreach efforts such as the survey and visioning session, the story of Deering today emerges and sets the framework for identifying what needs to be addressed now and in the future. There are two main parts to telling the story: where we are today and where we want to be going forward. Once we have an understanding of the present, including data and trend analysis and what we heard from the public outreach efforts, we can look to the future with an understanding of our vision and what we want to accomplish.

## KEY COMPARISON AND OVERVIEW



Source: American Community Survey 2010-2014

Building the data profile for Deering required the use of data from a variety of sources. Census 2010 and American Community Survey (ACS) are the main sources of data for much of the demographic information. Census data is collected every ten years by the US Census Bureau, gathering official counts of population at a variety of geographic levels. The Census now only asks ten questions and a new data source, ACS, supplements Census data by asking questions used to measure social and economic characteristics of the population. The ACS is an ongoing survey that gathers trends from a smaller population sample annually, producing estimates on data originally only available in the decennial census. Smaller geographical areas are collected in three- or five-year samples, with ACS 2010-2014 being the most recent data available. When available, statewide data from the Office of Energy and Planning (OEP) was used for the estimated 2015 population, population projections, and building permit information. Data collected through Deering’s Community Survey is also shown throughout the plan, representing the views of residents. Survey results tallied 92 responses, focusing on a wide range of topics from local infrastructure to rural character.

# POPULATION

## RECENT TRENDS

### *New Hampshire*

New Hampshire experienced a jump in growth during the 1950s, 1960s, and 1970s, increasing the number of residents in the state by 50%. As seen beginning in the 1980s, New Hampshire is still growing, but at a slower rate. Population estimates for 2015 show NH only increasing 14,250 residents, a small percentage compared to the 80,000 residents gained between 2000 and 2010. Projected populations continue to show a slower rate of growth, with only an additional 72,400 residents expected between the 2015 estimates and the 2030 projected population. After a 1.1% change between 2010 and 2015, projected values show a change of 1.5%, 1.8%, and 2.0% between 2015 and 2020, 2020 and 2025, and 2025 and 2030.

### *Hillsborough County*

Hillsborough County’s population trends follow a similar path to the state’s growth. The County began experiencing smaller increases in percent growth during the 1990s and only gained 3,500 residents between 2010 and 2015. Projected populations also show a slower rate of growth into 2030, with 20,000 additional residents between the 2015 estimates and the 2030 projected population.

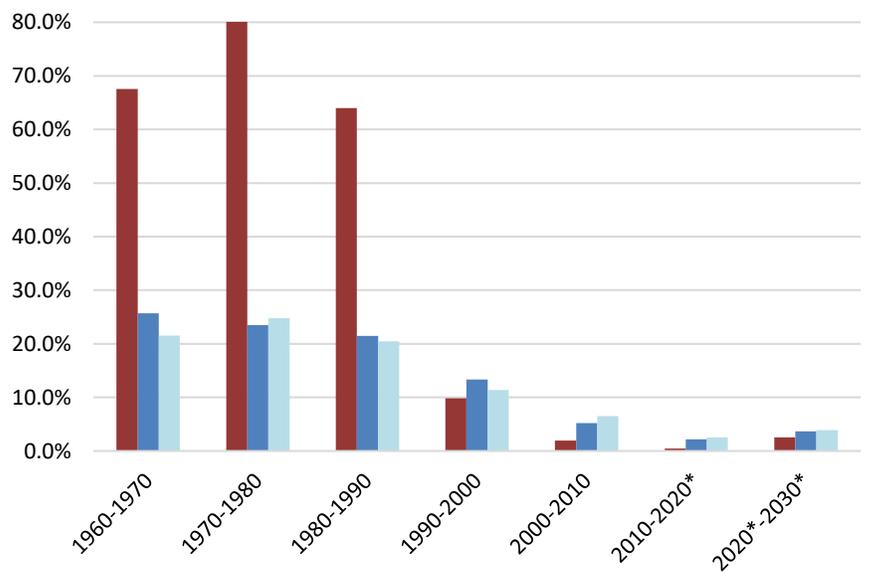
### *Town of Deering*

Unlike county and statewide trends, Deering experienced substantial growth through the 1960s, 1970s, and 1980s before experiencing a decrease in growth beginning in the 1990s. Deering gained over 1,300 new residents between 1960 and 1990, and gained only 200 residents between 1990 and 2015. Deering’s highest period of growth was during the 1970s when the population more than doubled. Population projections show a slowed rate of growth similar to the state and county patterns over the next two decades. Deering is projected to gain just over 65 residents between 2015 and 2030, a total percent growth of 2.7%.

**Table 1.1: Historic and Projected Population Trends**

	Town of Deering		Hillsborough County		New Hampshire	
	Population	% Change	Population	% Change	Population	% Change
1960	345	-12.0%	178,161	13.5%	606,921	13.8%
1970	578	67.5%	223,941	25.7%	737,681	21.5%
1980	1,041	80.1%	276,608	23.5%	920,610	24.8%
1990	1,707	64.0%	336,073	21.5%	1,109,252	20.5%
2000	1,875	9.8%	380,841	13.3%	1,235,786	11.4%
2010	1,912	2.0%	400,721	5.2%	1,316,256	6.5%
2015*	1,918	0.3%	404,295	0.9%	1,330,501	1.1%
2020*	1,921	0.2%	409,478	1.3%	1,349,908	1.5%
2025*	1,932	0.6%	416,445	1.7%	1,374,702	1.8%
2030*	1,970	2.0%	424,492	1.9%	1,402,878	2.0%

**Figure 1.1: Percent Change in Population, 1970-2030\***



Source: U.S. Census Bureau

\*NH Office of Energy and Planning Population Estimates 2015 and Population Projections, September 2016

**DEMOGRAPHIC DETAILS**

**NATURAL INCREASE**

Natural Increase, the difference of births and deaths per year, naturally fluctuates over time. Statewide, natural increase has been declining due to a steady rise in deaths. Deering has seen a slight natural increase throughout the previous decade, with negative natural increase occurring in 2010 and 2014.

**Table 1.2: Births and Deaths in Deering, 2000-2010**

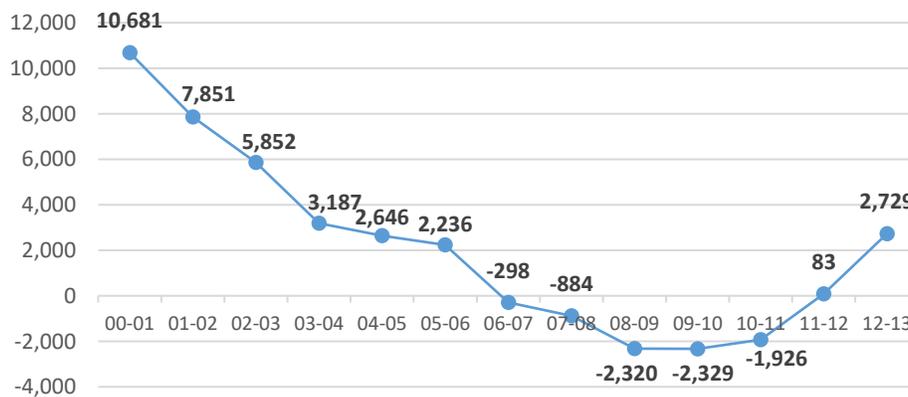
	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Births	11	17	14	6	10	13	14	18	14	7	11
Deaths	8	14	10	6	6	15	13	16	14	11	11
Natural Increase	3	3	4	0	4	-2	1	2	0	-4	0

Source: Deering Annual Reports

**MIGRATION**

Migration, the difference of people moving in and out of an area, has historically accounted for the large increases in statewide population during the 1970s and 1980s. Many moved from Massachusetts, which added to the attainment level of education in the workforce, stimulated the economy, and provided employment opportunities. As shown in Figure 1.2, after five straight years of NH experiencing a negative net out migration, the last two years of data shows a positive trend, but still not back to the gains in the early 2000s.

**Figure 1.2: Net Migration of NH (State to State and Foreign)**



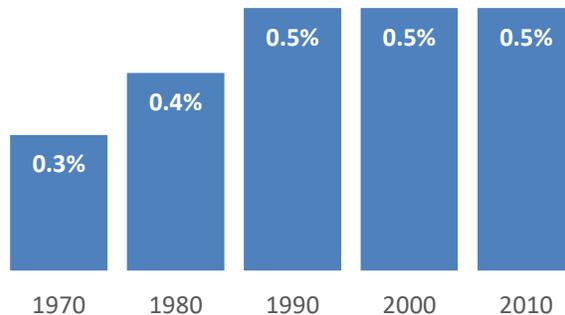
Source: What is New Hampshire? An Overview of issues shaping the Granite State's Future. Published by the New Hampshire Center for Public Policy Studies, September 2015.

**RELATIVE SHARE OF POPULATION**

Deering's relative share of Hillsborough County has grown since 1970, with the largest growth occurring before 1990. Since 1970, Deering's share increased consecutively by 0.1%, where it has remained at 0.5% through 2010.

Deering's relative share of New Hampshire's population doubled by 1990 to 0.2% where it remained through 2000. Deering's share then dropped back to 0.1% in 2010.

**Figure 1.3: Deering's Relative Share of Population (Hillsborough County)**



## DEERING AND SURROUNDING COMMUNITIES

### PAST AND PROJECTED POPULATIONS

Compared to its neighbors, Deering has had the smallest overall increase in population from 2000 to 2015. Deering’s increase of 43 residents is also the lowest percent change in population of the abutting communities between 2000 and 2015, with 2.3%.

Deering’s growth is most similar to Bennington and Francestown, which experienced a percent change in population of 4.3% and 5.5% between 2000 and 2015, with 60 and 82 new residents.

Examining the population projections shown in Table 1.3, Deering is expected to gain 52 new residents in the fifteen years (2015-2030), which is the lowest percent growth of the abutting communities with 2.7%. Similar to population increases in the past, Deering’s projected growth is most similar to the Towns of Bennington and Francestown, which are projected to experience an 3.0% and 4.2% growth in population between 2015 and 2030. Of the surrounding communities, Hillsborough, Weare, and Henniker saw the largest percentage of growth between 2000 and 2015, and Hillsborough and Weare are also projected to have the highest percentage of growth between 2015 and 2030.

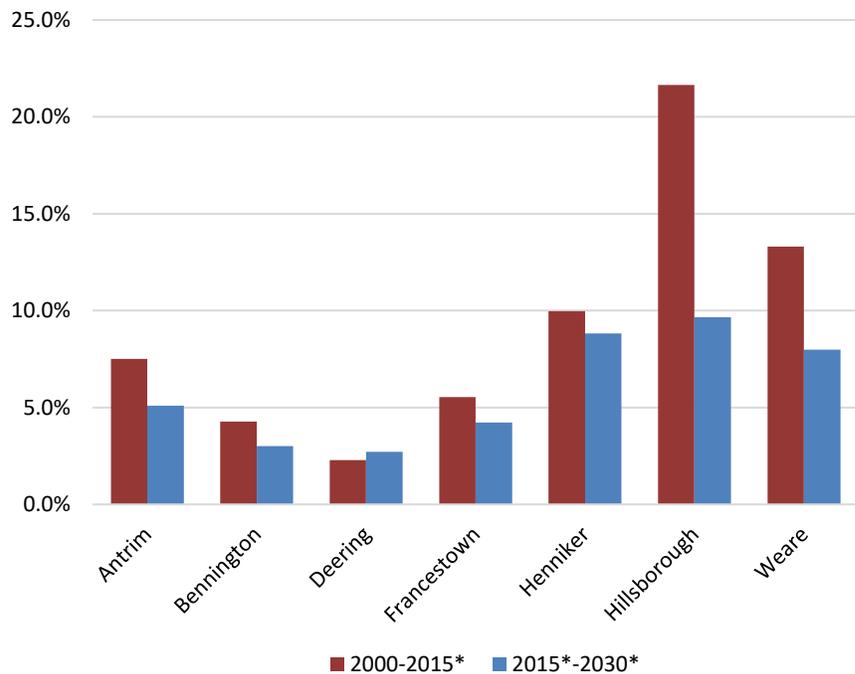
**Table 1.3: Past and Projected Populations for Deering and Abutting Communities**

	2000	2005	2010	2015*	2020*	2025*	2030*
Antrim	2,449	2,604	2,637	2,633	2,668	2,715	2,767
Bennington	1,401	1,500	1,476	1,461	1,466	1,477	1,505
<b>Deering</b>	<b>1,875</b>	<b>2,049</b>	<b>1,912</b>	<b>1,918</b>	<b>1,921</b>	<b>1,932</b>	<b>1,970</b>
Francestown	1,480	1,581	1,562	1,562	1,576	1,597	1,628
Henniker	4,433	4,955	4,836	4,875	4,976	5,124	5,305
Hillsborough	4,928	5,674	6,011	5,955	6,186	6,449	6,574
Weare	7,776	8,854	8,785	8,811	9,051	9,334	9,514

Source: U.S. Census Bureau and NH Office of Energy and Planning

\*2015 Estimate and 2020-2030 Projections from the NH Office of Energy and Planning

**Figure 1.4: Percent Change in Population, 2000-2030\***



## WHAT THE COMMUNITY SURVEY SAID...

“How long have you lived in Deering?”

**26.7%**  
Less than 5 years.

**17.4%**  
5-10 years.

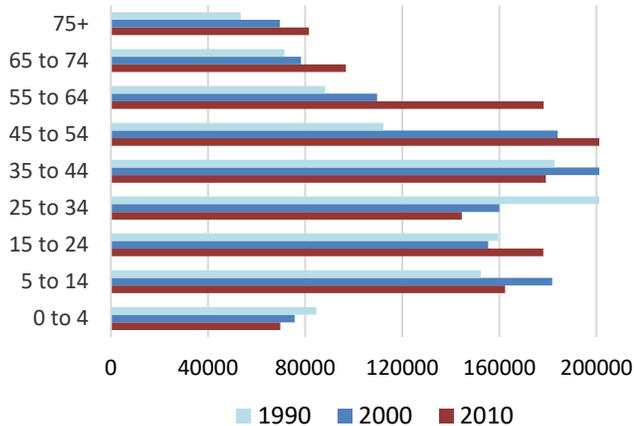
**22.1%**  
11-20 years.

**33.7%**  
Over 20 years.

## AN AGING POPULATION

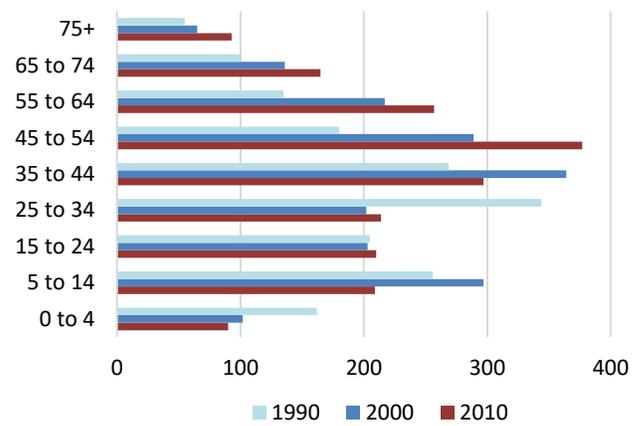
New Hampshire’s population is growing older, and Deering is no exception. In the past decade, the number of residents forty-five and over has seen a drastic increase, compared to the modest changes in the younger population. New Hampshire, along with much of the U.S., experienced a large increase in births due to the baby boom post-World War II. The baby boom now contributes to a larger adult population as baby boomers start to reach their fifties and sixties. This large age group is also expected to continue to increase as the over sixty-five population grows with aging baby boomers in the next two decades.

Figure 1.5: New Hampshire’s Population by Age



Source: U.S. Census Bureau

Figure 1.6: Deering’s Population by Age



Source: U.S. Census Bureau

## CHALLENGES DUE TO CHANGING DEMOGRAPHICS

Day-to day living for an aging population is becoming more of a concern as many retirees are remaining in rural areas to be close to family or to enjoy the scenic and recreation amenities available in Central New Hampshire. Recreational, housing and transportation needs change as the population ages. Providing accessible year-round outdoor and indoor recreation opportunities to older residents as they age in place is important, especially as the pattern of retiring to the South fades.<sup>1</sup> The demand for smaller houses for downsizing families will continue to increase as the average household size continues to decrease statewide. Transportation, and the need of public transportation as the population ages could be especially problematic for those who must utilize different sources of transportation for everyday needs.

## THE WORKFORCE

One of the advantages of having a strong middle aged population is a strong working population, with many in the peak of their careers and earning potential. This also means a large portion of New Hampshire’s workforce will be retiring soon, potentially causing a shortfall of qualified workers available to fill their positions.

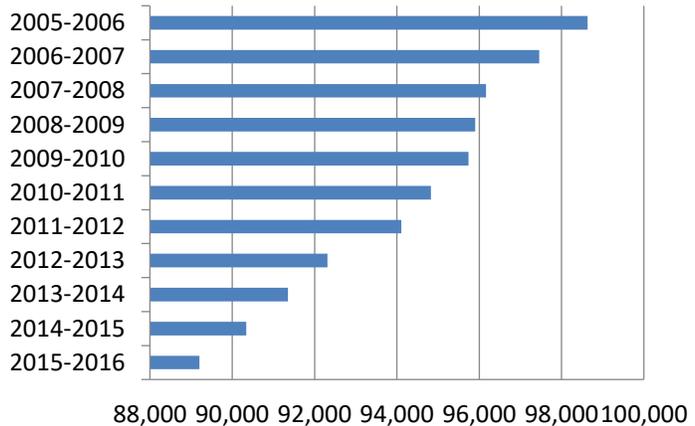
<sup>1</sup> *New Hampshire Demographic Trends in the Twenty-First Century*, written by Kenneth M. Johnson. Published by the Carsey Institute at the University of New Hampshire, 2012.

# SCHOOL ENROLLMENT

## ENROLLMENT TRENDS

In addition to a growing senior population, the trends also show a decrease in elementary school aged children. Statewide, elementary school enrollments have decreased almost ten percent since the 2005-2006 school year, with an enrollment decrease of nearly 10,000 students. This trend is expected to continue, especially as the percent change in population growth slows and the percent of population above sixty-five rises. This statewide decrease can be seen in Figure 1.7 to the right.

**Figure 1.7: State Elementary School Enrollments**



Source: NH Department of Education

## HILLSBORO-DEERING ELEMENTARY SCHOOL

Hillsboro-Deering Elementary School has experienced a decrease in elementary school enrollment, following the statewide trend. Enrollment experienced a nearly 10.0% percent decrease between the fall of 2006 and 2015, of which there had been only two years with increases and seven years with declines in enrollment. It should be noted that a 0.0% change in enrollment was experienced over the time period, in the 2013-2014 school year.

**Table 1.4: Hillsboro-Deering Elementary School Percent Change in Enrollment**

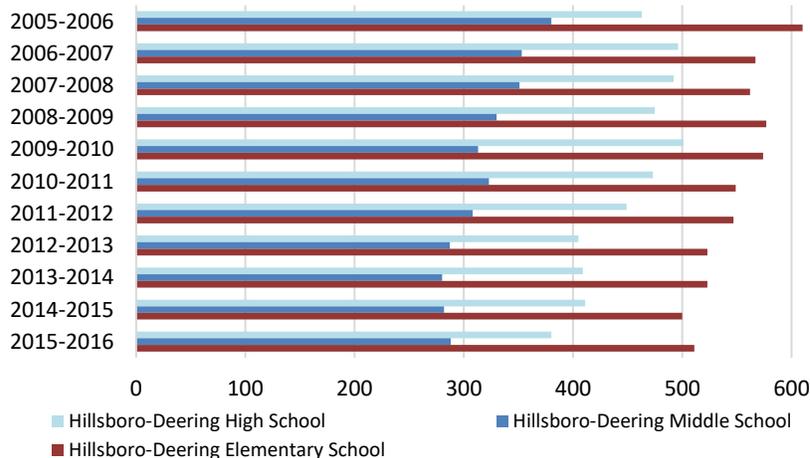
School Year	Percent	School Year	Percent
2006-2007	-7.0%	2011-2012	-0.4%
2007-2008	-0.9%	2012-2013	-4.4%
2008-2009	2.7%	2013-2014	0.0%
2009-2010	-0.5%	2014-2015	-4.4%
2010-2011	-4.4%	2015-2016	2.2%

Source: NH Department of Education

## HILLSBORO-DEERING ELEMENTARY, MIDDLE, AND HIGH SCHOOL ENROLLMENT

Hillsboro-Deering Middle and High Schools, which also enroll students from the Towns of Washington, Windsor, and Hillsborough, have also experienced decreases in enrollment over the past ten years.

**Figure 1.8: Hillsboro-Deering School District Past Enrollment**



Source: NH Department of Education

**Table 1.5: Deering’s Average Household Size**

Average Persons per Household	
1970	3.20
1980	2.80
1990	2.90
2000	2.50
2010	2.49

Source: US Census

**Table 1.6: Persons Per Square Mile**

	1970	1980	1990	2000	2010
Antrim	59.4	61.8	66.1	68.6	73.9
Bennington	56.1	78.1	108.4	122.9	134.2
<b>Deering</b>	<b>18.9</b>	<b>34.0</b>	<b>55.8</b>	<b>61.2</b>	<b>62.1</b>
Francestown	17.6	27.9	40.8	49.7	51.9
Henniker	53.2	73.6	94.1	100.5	109.9
Hillsborough	63.5	78.6	103.0	112.8	137.9
Weare	31.4	54.8	105.0	131.8	149.4

Source: CNHRPC Calculations

**Table 1.7: Residential Building Permits**

	2012	2013	2014	2015
Antrim	5	2	2	NA
Bennington	1	-1	0	NA
<b>Deering</b>	<b>1</b>	<b>-2</b>	<b>1</b>	<b>2</b>
Francestown	1	2	1	NA
Henniker	1	4	1	4
Hillsborough	2	1	0	12
Weare	11	10	0	NA

Source: NH Office of Energy and Planning

## HOUSING

### A PLACE TO CALL HOME

#### AVERAGE HOUSEHOLD SIZE

The need for housing statewide and throughout Central New Hampshire can be attributed to a modest population growth and decreasing household size. The average household size has been decreasing over the past forty years, dropping almost 22% from 1970 to 2010.

#### POPULATION DENSITY

Deering’s persons per square mile increased just about one and a half percent between 2000 and 2010, the smallest increase of all of Deering’s abutting communities.

Francestown, which has a very similar land area to Deering, experienced almost a four and a half percent increase between 2000 and 2010; three percent more than Deering.

#### BUILDING PERMITS

Even though the average household size has been dropping in Deering, current building trends point towards more construction statewide. However, Deering saw only a few residential building permits between 2012 and 2015, unlike a few of the abutting towns, shown in Table 1.7. It should be noted that 2015 data was not available for the Towns of Antrim, Bennington, Francestown, and Weare at the time of writing this document.

Note: values represent the net change of dwellings. Negative values represent a loss of dwelling units.

### HOUSING NEEDS OF THE AGING POPULATION

Much of the aging population is choosing to age in place, instead of retiring south.<sup>2</sup> This growing trend is creating a demand for smaller housing units as families downsize and choose to remain in rural and suburban areas. As the number of older adults is predicted to increase over the next two decades, concern of accessibility for the older demographic increases as access to day to day needs becomes a challenge. These challenges include mobility issues for needs such as transportation to grocery stores, doctors’ offices and recreational resources. Additionally, growing concern for the high cost of living, including housing and taxes in rural and suburban areas, can be challenging for the older population living on a fixed income.

<sup>2</sup> *New Hampshire Demographic Trends in the Twenty-First Century*, written by Kenneth M. Johnson. Published by the Carsey Institute at the University of New Hampshire, 2012.

## EDUCATION ATTAINMENT, INCOME, AND POVERTY LEVEL

### EDUCATION ATTAINMENT

As of 2014, just over 84% of residents in Deering have a high school diploma or higher post-secondary education. Nationally, New Hampshire is well known for having a high percentage of educated residents. Though many New Hampshire natives choose to stay in state, a large percent of the state’s education attainment is gained through migrants moving to New Hampshire. In 2010, 36% of state residents with a college degree were migrants from out of state while only twenty-four percent were born in New Hampshire.

**Table 1.8: Education Attainment for Deering and Surrounding Communities, 2014**

	Population Aged 25+	Less than 9th Grade	9th to 12th (no diploma)	HS Diploma or GED	Some College (no degree)	Associate’s Degree	Bachelor’s Degree	Graduate Degree
Antrim	1,938	2.1%	5.3%	39.1%	24.5%	9.2%	13.2%	6.6%
Bennington	899	2.6%	4.8%	36.8%	25.0%	6.6%	15.4%	8.9%
<b>Deering</b>	<b>1,319</b>	<b>4.5%</b>	<b>10.8%</b>	<b>26.5%</b>	<b>19.3%</b>	<b>12.4%</b>	<b>18.5%</b>	<b>8.1%</b>
Francestown	1,170	0.7%	3.6%	17.0%	23.2%	10.3%	23.8%	21.5%
Henniker	2,680	2.7%	5.1%	20.3%	15.9%	10.5%	23.4%	22.1%
Hillsborough	4,091	2.8%	11.6%	31.2%	21.7%	9.5%	15.4%	7.8%
Weare	5,847	1.2%	3.8%	27.7%	20.5%	13.4%	24.1%	9.3%

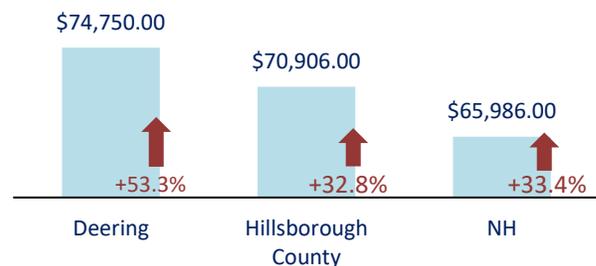
Source: American Community Survey 2010-2014

### MEDIAN HOUSEHOLD INCOME

In addition to contributing to New Hampshire’s education attainment, individuals and families moving into the state contribute to maintaining a productive economy with good jobs and competitive salaries. In the three years between 2001 and 2004, income of those moving out of state totaled an estimated \$3.41 billion, while those moving in state totaled an estimated \$4.46 billion. This difference totals over a billion dollar income for New Hampshire residents. However, those moving into New Hampshire have decreased significantly over the past decade,

decreasing the overall income for residents. Steadily decreasing annually since 2004, only \$46 million in income was gained by those moving into the state during the three year period from 2007 to 2010<sup>3</sup>.

**Figure 1.9: 2014 Median Household Income and Percent Change Since 2000**



Source: American Community Survey 2010-2014

### POVERTY

Statewide, poverty levels are highest for children, predominantly in the North Country and along the border with Maine. This is most likely caused by lower education and income levels in these areas.

**Figure 1.10: Percent below poverty (2014)**



Source: American Community Survey 2010-2014

<sup>3</sup>New Hampshire Demographic Trends in the Twenty-First Century, written by Kenneth M. Johnson. Published by the Carsey Institute at the University of New Hampshire, 2012.

## EMPLOYMENT

### LABOR FORCE

According to ACS data, the percent of civilians in the New Hampshire labor force that are over the age of 16 has increased between 2010 and 2014 by 0.4%, with an overall increase in the labor force of over 2,900 residents. However, the number of civilians in the labor force has not increased consistently every year, as a decrease occurred between 2012 and 2013 and 2013 and 2014. Unlike the state trends, Deering has seen a decrease in the number of civilians in the labor force that are over the age of 16. Between 2010 and 2014 Deering lost 13.8% of its labor force, decreasing over 160 people. This loss of labor force began to occur in 2012, decreasing each year through 2013 before increasing again in 2014. The number of residents aged 16 and over has also decreased in Deering between 2010 and 2014, dropping 15.0%.

### OCCUPATION AND EMPLOYERS

Within Deering’s population of those aged 16 years and over, ACS data indicates that 61.5% are employed. Of these residents, the majority (30%) work within the management, business, science and arts fields. Other common occupations include sales and office employment and service occupations with 19.6% and 17.8%. Though many residents travel outside of Deering for work, many small, local businesses are present in Deering.

While Table 1.9 is not a complete list, employers presented employe a number of individuals, including many that are Deering residents.

**Table 1.9: Employers in the Town of Deering**

Employer	Location	Employer	Location
Robin Hill Farm	<i>Donovan Road</i>	Deering Community Church	<i>Deering Center Road</i>
His Mansion Ministries	<i>Wolf Hill Road</i>	Woodpecker Building	<i>Old County Road</i>
Hillsboro-Deering School System	<i>Hillcat Road</i>	Black Fox Farm	<i>Clement Hill Road</i>
Deering Fire Department	<i>Deering Ctr Rd/2<sup>nd</sup> NH Trnpk</i>	Joe Kelley Auto Sales	<i>Old County Road</i>
Deering Town Hall	<i>Deering Center Road</i>	Geoserve Inc.	<i>2<sup>nd</sup> NH Turnpike</i>
Christenson Plumbing & Heating	<i>Deering Center Road</i>	Deering Sheet Metal Copper	<i>Farrell Hill Road</i>
Electroartistry	<i>Campbell Lane</i>	Longwoods Metal Finishing	<i>Long Woods Road</i>
Deering Town Public Works	<i>Deering Center Road</i>	Noyes Scott Plumbing & Heating	<i>Dickey Hill Road</i>
Deering Town Garage	<i>Deering Center Road</i>	Poling Aquaculture Inc.	<i>Fisher Road</i>
Hillsboro-Deering Alternative	<i>2<sup>nd</sup> NH Turnpike</i>	US Silt & Site Supply	<i>2<sup>nd</sup> NH Turnpike</i>
Deering Police Department	<i>Deering Center Road</i>	Campbell Tire Center	<i>Deering Center Road</i>
A Classic Kitchen Front, LLC	<i>Pond Road</i>	Belanger’s Painting & Papering	<i>Hart Farm Road</i>
Deering Tax Collector	<i>Deering Center Road</i>	Daniel’s Construction	<i>Deering Center Road</i>
Oxbow Campground	<i>Oxbow Road</i>	Peter Wood Hill Antiques	<i>Peter Wood Hill Road</i>
The Homestead of Deering	<i>Homestead Road</i>	The Wilds of New England	<i>Deering Center Road</i>

Source: NH Economic and Labor Market Bureau  
Not a complete list

## UNEMPLOYMENT RATE

Compared to its neighbors, Deering fell in the middle of the range for unemployment rates in 2015 with 3.2%. However, 3.2% is the lowest unemployment rate Deering has experienced between 2010 and 2015, with the highest occurring in 2012 at 4.8%.

Previous to 2013, Deering consecutively held a low unemployment rate compared to its surrounding communities and consecutively decreased with the exception of a 0.4% gain in 2012.

**Table 1.10: Unemployment Rates for Deering and Abutting Communities**

	2010	2011	2012	2013	2014	2015
Antrim	5.8%	5.1%	5.4%	5.1%	3.9%	3.0%
Bennington	5.5%	5.4%	5.1%	5.1%	4.3%	3.4%
<b>Deering</b>	<b>4.7%</b>	<b>4.4%</b>	<b>4.8%</b>	<b>4.5%</b>	<b>3.8%</b>	<b>3.2%</b>
Francestown	3.8%	4.0%	4.5%	4.0%	3.3%	2.6%
Henniker	4.6%	4.6%	4.9%	4.4%	3.5%	2.8%
Hillsborough	7.2%	6.4%	5.9%	5.4%	4.5%	3.5%
Weare	5.4%	4.7%	4.6%	4.3%	3.4%	2.7%

Source: NH Economic and Labor Market Bureau

## TOWN TAX RATES

Observing Deering's total tax rates between 2010 and 2015, Deering's rate has been increasing with the exception of a \$0.84 decrease in 2012 and a larger \$1.28 decrease in 2014. That said, the total tax rate increased from \$23.93 in 2010 to \$29.57 in 2015.

The municipal, county, and local rates also saw various fluctuations in their values over the past five years, while the state education rate consistently decreased. Compared to tax rates reported for years previous to 2010, the total tax rate is higher than what was seen between 2004 and 2009, but lower than values seen in the early 2000s.

**Table 1.11: Deering's Tax Rates, 2010-2015**

Year	Municipal Rate per \$1000	County Rate per \$1000	Local Education Rate per \$1000	State Education Rate per \$1000	Total Rate per \$1000
2010	\$7.89	\$1.12	\$12.37	\$2.55	\$23.93
2011	\$7.61	\$1.10	\$15.02	\$2.43	\$26.16
2012	\$7.80	\$1.06	\$14.04	\$2.42	\$25.32
2013	\$8.01	\$1.11	\$14.53	\$2.30	\$25.95
2014	\$7.70	\$1.14	\$13.55	\$2.28	\$24.67
2015	\$8.77	\$1.24	\$17.00	\$2.56	\$29.57

Source: NH Department of Revenue Administration

**Table 1.12: Equalized Tax rates of Deering and Abutting Communities, 2014**

Community	Net Valuation	Tax Rate per \$1000	Full Value Tax Rate per \$1000	Local School Tax Rate	State School Tax Rate
Antrim	\$223,363,812	\$28.00	\$28.11	\$11.76	\$2.53
Bennington	\$102,764,731	\$29.20	\$30.41	\$13.57	\$2.59
<b>Deering</b>	<b>\$197,195,832</b>	<b>\$24.67</b>	<b>\$28.20</b>	<b>\$13.55</b>	<b>\$2.28</b>
Francestown	\$190,613,846	\$25.06	\$25.06	\$13.25	\$2.45
Henniker	\$388,320,090	\$30.68	\$30.94	\$17.60	\$2.31
Hillsborough	\$508,314,325	\$27.56	\$29.39	\$13.91	\$2.42
Weare	\$819,615,914	\$22.21	\$23.12	\$14.87	\$2.34

Source: NH Department of Revenue Administration

Compared to its surrounding communities, Deering has a lower net valuation of its abutting communities, with the exception of Bennington and Francestown, with a net valuation of \$197,195,832 in 2014. Deering's tax rate is also lower than the average of the abutting communities, with a tax rate of \$24.67 and an average of the abutting communities of \$27.12. However, Deering's full value tax rate of \$28.20 is higher than the average of the abutting communities, with an average of \$27.84.

## COMMUTING PATTERNS

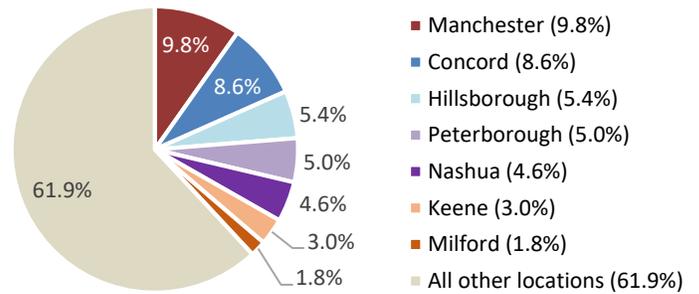
### PLACE OF WORK

As shown in Figure 1.11, residents of Deering work in various locations across the state. The majority of residents work in Manchester, Concord, and Hillsborough. Residents of Deering had a mean travel time to work of 33 minutes in 2014, which is higher than New Hampshire's mean travel time of 26.6 minutes.

### MEANS OF TRANSPORTATION TO WORK

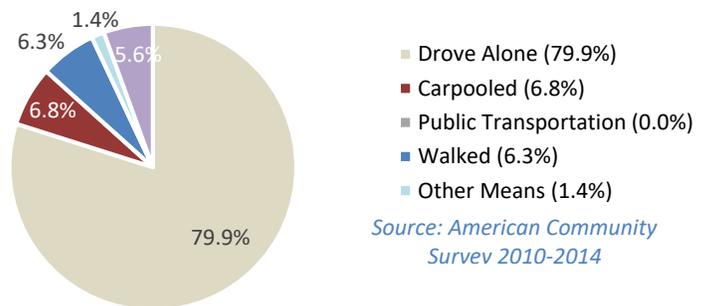
With a mean travel time to work of 33 minutes in 2014, the majority (79.9%) of residents drove alone to work. While some carpooled, walked, worked at home or used other means, none used public transportation. Please refer to the transportation chapter for additional information.

Figure 1.11: Place of Work



Source: American Community Survey 2010-2014

Figure 1.12: Means of Transportation to Work



Source: American Community Survey 2010-2014

# DEERING TOMORROW: OUR VISION

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Deering is committed to supporting a high quality of life and sense of community for all residents. These commitments need to be reflected in our community programs and services as well as our facilities such as the Town Hall, Library, and common lands. Deering residents value their natural resources and cultural and historic heritage and want to ensure that they are preserved for future generations. Looking toward the future, Deering's vision builds on what the Master Plan committee heard from residents, the demographic trends that are described in this master plan and the story that our history, community values and present-day environment tells us.

## FROM DEERING TODAY TO DEERING TOMORROW...

Throughout the development of the master plan, engaging residents and other community stakeholders was a key goal. The visioning session and the survey gave the planning board important information on resident's opinions on many topics related to Deering's land use and regulations as well as other thoughts on priorities and concerns. What you see below are some broad themes that are based on the public outreach and other stakeholder input. Deering residents value the small town/rural character (over 86% ranked it as important/very important), natural resources (84%) and scenic areas (85%). Not as highly ranked, but still important, was the education system (55%), and employment opportunities (23%). Perhaps indicating a changing employment pattern, over 84% of respondents want to see home businesses encouraged in Town. There is also strong interest (87%) in seeing agriculture and forestry maintained as economically viable land uses in Deering. While not a large majority, 52% of residents were interested in seeing more housing for 55 and over as well as accessory dwelling units, respectively.

Over 80% feel that preservation of open space is important in Deering and 63% would support a warrant article to appropriate funds for conservation purposes. Respondents liked the zoning as it is now but also slightly favor a separate zone for business or commercial uses.

Like many other NH communities, Deering residents expressed concern that the rural character often viewed as central to Deering's identity may be lost due to additional residential growth over the next few decades. There are many types of "rural character" images that shape Deering – historic structures, stone walls, natural forests, wetlands, Deering Lake and its many treasured scenic views. Often, it is the mix of landscapes that contributes to the concept of rural character, including current development patterns and the scenic vistas of hills, open space and forests.

Common threads emerged from a close examination of the public outreach efforts throughout the master plan development. As mentioned previously, community values and access to natural resources were repeated, valued strengths that were identified by residents. The themes of connection and

# DEERING TOMORROW: OUR VISION

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sustainability of what we already have are important to keep in mind as we develop not only a vision for the future but recommendations on how to achieve that vision. The following represent the major themes to be carried forward throughout this master plan.

*Improving connections:*

Residents identified the need for improved connections and access for recreational activities like walking, hiking, boating, cycling, and swimming at Deering Lake.

*Continuing preservation, protection and enhancement of our open spaces, recreational trails, and water resources:*

Striving to improve management of our water resources and improving access to recreational resources are all important priorities as Deering continues to look for opportunities to support these activities through partnerships and grant opportunities.

*Responding to population changes and demographic shifts by addressing any emerging issues in housing, broadband availability, economic development and transportation:*

Deering needs to be proactive in seeking investment in transportation improvements, broadband availability and economic development as a way to attract new opportunities and be a participant in a more visible and vibrant economy for the Central NH Region.

*Keeping Deering’s rural character while addressing the challenge of meeting the needs of residents:*

This value continues to have strong appeal to residents. One of the most common desires voiced by residents was a strong interest in preserving Deering’s rural character and its associated historical assets, open spaces and other natural resources.

*Keeping fiscal responsibility a priority:*

There is concern with increasing expenditures and impacts on property taxes. While residents generally supported a wide variety of objectives and recommendations as described in the other master plan chapters, there are also challenges regarding taxes and any potential new burdens. As municipal government makes public investments – in infrastructure, land protection, new programs and initiatives, keeping in mind the “bottom line” need to be considered.

Each resident has the ability to weigh in on the Town’s planning and land activities by serving on a municipal board or committee, and attending public hearings on new or proposed revisions to planning board regulations, zoning ordinances, or proposed developments. The support and participation of Deering residents is vital to ensure that the right path is chosen and our future is clearly understood.

## WHAT IS RURAL CHARACTER

When Deering residents were asked what they truly liked about their community, “rural character” is no doubt one of the most popular responses. While there really isn’t a book definition for rural character, it’s clear that there are some shared images that come to mind; forested hills, historic villages, farmsteads, stone walls, etc. However, rural character also refers to Deering’s social structure and is demonstrated by shared activities, such as Town meeting and potluck suppers, which are valued by residents. Open space is another component of rural character and is reflected in settlement patterns. Deering’s rural character could also be defined by the easy access all residents have to Town Boards. **Preserving** this character has been a common thread of the past twenty years of master plan public outreach events. While nearly every NH community identifies rural character as a value to preserve, it’s important to identify what specific elements about the town need preserving.

# DEERING TOMORROW: OUR VISION

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## OUR VISION...

*“Deering, NH – Nurturing a quality of life that:*

- *Celebrates rural character and recognizes the future needs of the community;*
- *Encourages community spirit and participation; and*
- *Offers residents opportunities to experience and appreciate natural and cultural resources.”*

*“We will continue to support a community that meets the needs of current and future generations of Deering residents.” -Deering Planning Board*

*What do we know from Today? What makes Deering a great place to live?*

- *“Healthy and diverse environments, Deering Lake, rural character and a sense of community.”*  
These are the values that need to be kept in mind as we plan for and accommodate the necessary growth that is important in order to maintain quality of life and services that residents need and expect.

*What do we value as important amenities?*

- We need to continue to be good stewards of our cultural heritage and natural environments. There continues to be a strong emphasis on water quality for all of our watersheds, in particular Deering Lake. We will continue to work towards the preservation of open space and watersheds in connected networks. Our historic homes, the Town Center, and scenic views are important to preserve as part of our heritage.

*How do we respond to the challenge of making needed changes?*

- An aging population brings into focus new challenges as many retirees are remaining in rural areas to be close to family or to enjoy the scenic and recreation amenities available in a community like Deering. How we address the potential demands for smaller houses for downsizing families is important as we adapt to an aging population.
- We welcome businesses that align with our development patterns and rural character while supporting economic growth.
- We support housing choices for those residents throughout their life cycle, from young adults, families with children, to retirees.
- We look for opportunities to work with other communities on issues of regional concern and will continue to be proactive with planning and zoning ideas.

# DEERING TOMORROW: OUR VISION

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## A SUMMARY BY CHAPTER

### **HISTORICAL AND CULTURAL RESOURCES**

Preserve the historical character of the community and encourage community-wide participation in cultural activities.

### **HOUSING**

Retain the following core community values as expressed in the survey and visioning sessions while ensuring a variety of housing options, both in design and levels of affordability:

- Maintain and enhance rural character;
- Encourage the community to stay engaged in Deering's heritage and strong sense of connection to its natural scenic qualities and rural character;
- Support a built environment that reflects the community's identity as a rural community with a strong civic pride in its heritage; and
- Encourage and support affordable housing for all ages.

### **NATURAL FEATURES**

Preserve Deering's rural character and protect its natural resources, wildlife habitat, and recreational resources, and foster an appreciation of these resources in its citizens.

### **COMMUNITY AND RECREATIONAL FACILITIES WITH UTILITIES**

Offer fiscally responsible, creative means of meeting the future facility and service needs for all Deering residents.

### **TRANSPORTATION**

Provide a safe, effective, and scenic transportation network for Deering.

### **EXISTING AND FUTURE LAND USE**

Maintain Deering's rural character and protect areas of special value to the Town while providing for population growth in ways compatible with other goals of this Master Plan.

### **REGIONAL CONCERNS**

Look for opportunities to partner with other communities on issues such as watershed management, corridor protection, transportation connections and hazard mitigation.

# IMPLEMENTATION

## For the Town of Deering

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Development of this Master Plan included many opportunities for the public to participate and be heard prior to the drafting of the overall Plan and the recommendations/action items identified in each of the Chapters. This approach ensures that the Plan's implementation priorities are responsive to local needs and priorities and are comprehensive and aligned with what was heard and identified throughout the planning process.

Plans by their very nature are long range and need to leave room for discretion on how the Plan will be implemented. This Plan includes some longer-term recommendations that will need additional resources in order to be implemented while others are already underway or can be implemented immediately. It is important to note that a master plan is not a regulatory document but rather a framework that provides direction to the future growth and development of Deering. The intent of the recommendations summarized in this Chapter is not to be prescriptive but rather advisory and subject to change, depending on existing or emerging conditions and needs. Priorities change, new opportunities arise, policies get revised and funding evolves. The recommendations identified in this Chapter are a collection of the recommendations found at the end of each Plan's Chapter. The true success of this Master Plan will be in the progress on the identified recommendations and the ongoing communication between Deering's local land use boards and committees.

The following describes the recommendations by Chapter. Each Chapter has a set of recommendations that are based on the results of the public outreach process and analysis and interpretation of much of the data collected for the Plan. Generally, most citizens think of zoning and other land use regulations as the implementation tools for master plans; however, there are many other approaches including working with other municipalities and/or state/regional organizations on planning initiatives, offering education programs on topics such as natural resource protection, identifying funding sources to accomplish identified projects/needs in the community, etc. Stewardship of the Master Plan ultimately rests with Deering's Planning Board but a master plan is most successful when there is broad-based support throughout town government and it remains relevant to Deering's residents and reflective of current conditions.

## CHAPTER OBJECTIVES AND RECOMMENDATIONS

### HISTORICAL AND CULTURAL RESOURCES

#### OBJECTIVE 1

To continue to support the voluntary Historic District Ordinance.

- Reinvigorate a Historic District Commission to oversee current activities.
- Evaluate current Historic District Ordinance for potential amendments and educate residents about the benefits of historic districts.
- Create a Town Common Committee to make rules about development on community owned common land in the Town center.
- Consider adding areas to the Historic District.

#### OBJECTIVE 2

To educate residents about historic preservation.

- Purchase plaques for historic homes.
- Create a guidebook/map of historic sites and structures.
- Pursue historic markers for important sites such as the first store, the railroad station, and Dr. Campbell's clinic.
- Evaluate National Register of Historic Places designations for appropriate sites in Deering.

#### OBJECTIVE 3

To encourage new construction that is in character with historic Deering.

- Create a booklet that explains the benefits of design that is historically sensitive.

#### OBJECTIVE 4

To encourage more community activities such as concerts, parties, recitals, heritage day events, a garden club, art shows, and book clubs.

- Establish an Activities Committee that would work with existing organizations such as the Deering Association, the Deering lake Improvement Association, and the Deering Community Church to promote events, facilitate the promotion of events through a community calendar, establish a relationship with the media to better promote events, continue the Deering column in local newspapers, pursue more frequent publication of the Deering Connection, consider ways to better utilize the Deering Town Website (Town Crier) to publicize activities, and revive Old Home Days.
- Expand the role and importance of the library to expand library collections, improve library facilities, expand community oriented programs, and expand library hours.

## HOUSING

### OBJECTIVE 1

To provide a diverse and sustainable housing mix for a varied population while maintaining the natural resources and rural character of the Town.

- Consider an urban residential-commercial district having reduced minimum acreage and other modified requirements in the already urbanized area near Hillsborough.
- Maximize opportunities for the housing of seniors through the development of a senior housing ordinance, review and revision of senior tax abatements and exemptions, and a survey of senior residents.
- Continue to develop a Manufactured Housing Ordinance.
- Investigate interest in developing or augmenting an agreement to expand water and sewer service up Route 149 in Deering.

### OBJECTIVE 2

To provide guidance and information as a foundation for meeting the current and future housing needs of the Town.

- Amend the Zoning Ordinance to accommodate accessory apartments and temporary units to be consistent with RSA 674:71, the new law defining accessory dwelling units that is effective June 1, 2017.
- Incorporate livable/walkable community and visibility principles in the subdivision regulations, within any Open Space Development Ordinance, and for senior housing development proposals.
- Continue to provide high quality housing options that meet a variety of needs and lifestyles.
- Monitor housing supply and demand to proactively plan to meet needs.
- Look for opportunities to maintain housing affordability in Town.
- Audit housing regulations to be sure that housing options are available for residents of all ages, income and abilities.

### OBJECTIVE 3

To make Deering residents aware of any population and housing changes that can be expected in coming years and the need to begin anticipating any needed changes.

- Continue to monitor the Town's growth and provide yearly reports to Town residents.
- Continue to monitor the need for implementation of appropriate growth management tools.
- Develop site plan review regulations that include multi-family (3+ units) provisions.
- Create an advisory subcommittee to follow up on the recommendations of the Master Plan in light of new trends, projections and changes in attitude of Deering residents which are not predictable at this time.

- New development should model sustainable design and sensitively integrated into its natural setting.

#### OBJECTIVE 4

To provide opportunities for Deering’s senior citizens that allow them to continue to age in their community.

- Strengthen available programs to help seniors stay in their home as they age.
- Strengthen senior center programs, work with existing state programs, and provide coordinated information on community services.

#### NATURAL FEATURES

##### OBJECTIVE 1

To continue to protect the Town’s defining landscapes that are valued by residents and reflective of the rural character of Deering.

- Continue to contact landowners about the benefits of agricultural, open space and conservation easements.
- Revive and support stream testing data program for water quality.
- Consider establishing a Town Forest for Deering residents.
- Inventory scenic views and prioritize for preservation.
- Continue to participate in water quality preservation programs, such as the Lake Host Program, so to protect water bodies from invasive aquatic species.
- Continue to participate in the Volunteer Lake Assessment Program to preserve water quality of Deering Lake.
- Utilize the skills of college students to perform a wetlands assessment to designate “prime” wetland systems.
- Propose native landscaping regulations for housing development subdivisions and site plans.
- Establish a minimum setback from roads to prohibit the placement of wells along roadways.
- Install and evaluate monitoring wells at appropriate locations (away from roadways, etc) to monitor groundwater quality.
- Enact a water testing requirement for arsenic, radon, nitrate, chloride, sodium, MtBe, and septic waste before a certificate of occupancy is issued for all new residences and businesses.
- Review and adopt as appropriate existing state and federal regulations and best management practice guidelines for proper water quality management practices of enterprises (for example, hairdressers, agriculture, livestock, junkyards).
- Review tax implications related to the view tax so to encourage the preservation of agricultural lands.

- Improve the floodplain protection ordinance to limit damage caused by frequent flooding along the Contoocook River.

#### OBJECTIVE 2

To educate Deering residents on the value of our land and water resources.

- Educate landowners on the merits of sustainable, active forests and the current use program.
- Engage in local education about nonpoint source pollution.
- Raise awareness of exotic invasive species and preventative measures.
- Educate landowners about backyard burning laws.
- Continue the semi-annual Roadside Clean-Up Program.
- Continue education about septic system awareness within the Deering Lake Watershed.
- Prepare handouts and schedule workshops on topics including the Town's natural resources, habitats, forest management, exotic species, etc.

#### OBJECTIVE 3

To encourage active stewardship of Town natural resources.

- Continue monitoring for exotic weeds at the boat ramp and through the NHDES Weed Watcher Program along the shoreline.
- Continue to monitor and improve the smelt population of Deering Lake and limit the commercial harvesting of the population.
- Pursue grants to further opportunities in access and trail development and maintenance.
- Collaborate on resource management of Town resources between different boards and committees.
- Strengthen the partnership between the Town and the Deering Lake Improvement Association about stewardship for Deering Lake.
- Expand the community "Roadside Clean-up Date" to more than once a year.
- Collaborate more with the Deering Association about their events.
- Continue to participate in the NH Sponsor—A-Highway Program for Route 149.

#### OBJECTIVE 4

To continue to protect valuable wildlife habitat and biodiversity in the Town.

- Inventory the threatened and endangered wildlife and plant species and their habitats in the Town.
- Consider requiring a wildlife management assessment inventory for major subdivisions.
- Continue annual monitoring of the wood duck population.

- Coordinate with the NH Fish and Game to keep current on wildlife inventories and continue to lobby NH Fish and Game to limit commercial smelt harvesting in Deering Lake.
- Continue to look for opportunities to connect protected lands, creating green corridors for wildlife and habitat.

#### OBJECTIVE 5

To look for opportunities to enhance access to public lands.

- Expand public access to the Contoocook River.
- Coordinate a meeting of the owners of conservation easements to develop a plan for public use of the lands.
- Promote knowledge of trails and encourage responsible use of the Class VI road hiking trails in Town.
- Pursue a connected system of recreation access throughout Town.
- Encourage community members to adopt a park or trail.
- Improve visibility of recreation for residents (trail maps, signage, etc.)
- Coordinate a meeting with other surrounding communities to develop a plan that would allow public use of conservation easements across borders.

#### OBJECTIVE 6

To engage the Town's younger population in protection of the natural environment.

- Continue sending young adults to summer camp.
- Continue to support Deering Lake Improvement Association's "Kid's Lake Monitoring Day" events.
- Encourage the monitoring of potential exotic species by Boy Scouts or students fulfilling community service requirements.
- Collaborate the groups like the Deering Association and Fish and Game Club to hold more kids events that encourage stewardship of natural resources.
- Recruit elementary, middle, and high school students to work on projects with the Conservation Commission (for example, exotic weed watch, wood duck program, roadside clean up, surface water monitoring).
- Communicate with the School Board to solicit Deering students to perform their community service requirements in Deering.

### COMMUNITY AND RECREATIONAL FACILITIES WITH UTILITIES

#### TOWN OFFICES/TOWN HALL

- Maintain the Town Offices/Town Hall to preserve the historic facade, to meet ADA codes, and to appropriately utilize the space.
- Continue to pursue a fire-proof archival room to preserve the Town's history and records.

- Require that continued renovations provide adequate office space and improved security to accommodate increased demands on the services the Town provides.
- Ensure that the Town Hall continues to be the central gathering place for Town residents.
- Renovate the kitchen space that encourages more use of the Town Hall for community events.
- Develop a Town Facilities capital expenses plan.
- Purchase support/display materials for Town Boards.

#### HIGHWAY DEPARTMENT

- Strive to update all main line trucks with all season body and power angle plows.
- Ensure that vehicles are replaced on a regular basis to ensure the safety of Town residents.
- Continue to maintain the existing Highway Garage and continue to pursue future plans for a larger Highway Garage.
- Look into the purchase of an excavator when replacing the backhoe, as they are more versatile.

#### SOLID WASTE DISPOSAL

- Evaluate the contract with Hillsborough on a regular basis to ensure that the Town's needs are adequately met and that costs are kept as low as possible.
- Pursue the collection of glass containers at the Hillsborough Transfer Station.
- Ensure that representation is continued on the Solid Waste Advisory Committee with Hillsborough, Windsor, and Deering and on the Concord Regional Solid Waste/Resource Recovery Cooperative Committee.
- Continue with and advertise all free disposal days per year sponsored by the Town of Deering and household hazardous waste disposal days sponsored by the Conservation Commission which permit the disposal of difficult waste by residents.
- Increase the number of roadside clean-up days in Deering to one for every season of the year.
- Continue to plan for the possibility of a transfer station in Deering.

#### CEMETERIES

- Acquire additional cemetery space as needed.
- Ensure that the cemeteries are adequately maintained using resources from grants, volunteers, endowments, etc.

#### FIRE DEPARTMENT

- Attain and maintain a personnel level of 33 active members of the Fire Department.
- Continue to implement feasible recommendations of the 2015 Fire and Rescue Department Study.
- Ensure that training of Fire Department personnel is continued to be supported by the Town.
- Advertise widely to invite the public to Fire Prevention Program events.

- Upgrade fire fighting capabilities to Aircraft Rescue Fire Fighting (ARFF) to provide emergency service to the Deering Airport.
- Provide additional needed personnel to cover emergency calls.
- Secure full time daytime coverage by the Rescue Squad.
- Continue adding personnel to staff the advanced life support ambulance to provide better care to patients.
- Continue to apply for grants to offset the costs of equipment and training.
- Secure emergency power supplies for all Fire and Rescue Department buildings.
- Promote the Fire Department as an important part of Deering's rural character.
- Pursue the installation of vehicle exhaust extraction systems in all Department buildings.
- Consider the construction of a centrally located, standalone municipal Fire Department building.

#### POLICE DEPARTMENT

- Construct a processing room and secure storage space to be used by the Police Department, including the installation of audio/video surveillance.
- Continue to seek grants to support Police Department activities and equipment.
- Continue to add personnel to the staff, including an administrative assistant.
- Consider building a dedicated and designed Police Department facility, which would include secure storage, secure sally port, secure processing room, secure evidence/property room, video/audio surveillance, and keyless entry systems.

#### HILLSBOROUGH-DEERING SCHOOL DISTRICT

- Attend to the plumbing and electrical needs of the Elementary School. (Elementary School)
- Undertake a study to assess the need for and desire for an elementary school in Deering. (Elementary School)
- Complete the final construction and building projects of the Middle School. (Middle School)
- Expand the High School as necessary to accommodate existing and future needs. (High School)
- Investigate emergency access and egress to all three schools. (Elementary, Middle and High School)
- Ensure that adequate facilities exist for administrative, business, art, technology, special education, ESL, and remedial programs. (High School)
- Improve traffic flow around parking lot and grounds.
- Ensure that improvements continue to provide adequate classroom and lab areas, athletic facilities, and technology resources to accommodate increased demands.
- Consider community needs (i.e. performing arts center) when performing renovations.

## LIBRARY

- Provide on-going maintenance for the historic Library building.
- Consider moving the Library to the Carew Lot and eventually building a cultural center adjacent to the Library on that lot.
- Provide better Library space in the Town Hall so the Library can provide year round service and have access to the NH state library system.
- Purchase more equipment in order to expand the library's role in the community.
- Reevaluate staffing needs as the Library and its programs grow.
- Explore diverse ways to bring the Library collection to the public.
- Bring the Library up to state certification requirements so that Deering can apply for state grants.
- Reevaluate what library's function is for Deering residents through technology, community events, and children's programs.

## TOWN COMMON

- The Planning Board and Selectmen work together to form and then adopt a policy about how and when any changes would be made to the Town Common and/or Hotel Lot. The policy would recognize the partnership between the Deering Community Church and the Town of Deering with regard to any improvements to the Town Common.
- The Planning Board formulates a design plan for the existing Town Center and Hotel Lot as described in this Chapter.
- The Selectmen and Planning Board identify and document future goals and objectives about preservation of the historic Town Center.
- Selectmen would seek innovative ways of honoring Deering residents that wouldn't use the limited green space on the Town Common such as plaques located inside the Town Hall or dedicated public benches to be parsed out in other areas of town.
- Selectmen consider appointing a new Heritage Commission, with three-year member terms. Among other things, the committee would identify other important historical areas in town, take part in Town Common discussions and continue to promote community awareness about Deering's history.
- The Town holds and maintains an open file with regard to the Town Common and Hotel Lot. The file would include any designs or public discussion for potential future improvements and/or proposed changes to the town common and Hotel Lot (i.e. structures, tree planting/removal, monuments, landscaping, hardscapes, parking areas, lighting, and other proposed changes).

## OUTDOOR RECREATIONAL RESOURCES

- Advertise appropriate public access to additional conservation parcels which are owned by various organizations, including the Town of Deering, to provide more outdoor recreational opportunities for residents.

- Explore the interest in a community park with picnic tables, a gazebo, and a tot lot.
- Continue to pursue more permanent toilet facilities at the public swimming area.
- Continue efforts to manage the Town Beach so that all members of the public can use it safely.
- Pursue “Deering Residents Only” for the public swimming area.
- Begin negotiations with the State of NH for renewal of the lease at the public swimming area.
- Acquire fiscal resources to develop and maintain recreational resources and parks.
- Promote the benefits of placing land under protection for perpetual conservation.
- Continue to undertake measures to protect Deering Reservoir from invasive plant species and overuse.

#### INDOOR RECREATIONAL RESOURCES

- Develop more gathering places for residents of all ages.
- Provide recreational facilities such as basketball courts, baseball and soccer fields, and playgrounds for young children (tot lots) in various locations around Deering.
- Continue to develop the Hotel lot into a community gathering place.
- Form a Town committee that oversees all proposed development of the Town Common and Hotel Lot.
- Continue to work with local private groups and businesses to share facilities.

#### UTILITIES

- Review the telecommunications facility ordinance to ensure that it complies with the Town’s needs and expectations.
- Work towards expanding high speed internet access to all parts of Deering.
- Encourage landowners to test their wells on a regular basis.
- Encourage landowners to pump out their septic systems every 3 years.

#### TRANSPORTATION

##### OBJECTIVE 1

To ensure a safe, reliable, and efficient transportation system that will meet the transportation needs and goals of the Town of Deering.

- Implement a Road Surface Management System to help guide the selection and prioritization of paving and maintenance.
- The Planning Board and Selectmen should annually review the NHDOT bridge inspection reports for State and Town owned bridges.
- The Town should contribute to a road and bridge maintenance/capital reserve fund with a specific amount, decided by the Board of Selectmen to be appropriated annually.

- Conduct an annual review of crash locations by the Police Chief, Fire Chief, Town Road Agent and associated staff/committees to determine enhancements that could be made to improve safety.
- Identify stormwater management measures to incorporate into transportation planning and local regulations.

#### OBJECTIVE 2

To work with the New Hampshire Department of Transportation and Central NH Regional Planning Commission to ensure that state maintained roadways and bridges within the Town of Deering are adequately maintained, are safe and reliable, and will achieve a reasonable service life.

- Actively engage with the Central New Hampshire Regional Planning Commission and the New Hampshire Department of Transportation to ensure that Deering's Transportation needs, are adequately represented in both the Regional and Statewide Transportation Improvement Program.
- Designate Town representatives and encourage participation in the Central New Hampshire Regional Planning Commission's Transportation Advisory Committee and ensure that transportation projects that are eligible for Federal-Aid funding in Deering are adequately represented in the State Ten-Year Plan.
- Actively pursue grant opportunities such as State Highway Aid and State Bridge Aid programs.

#### OBJECTIVE 3

To establish a set of guidelines and policies to be used by the Planning Board when considering new development that may impact state and local roads.

- The Town of Deering should build upon the requirements of its current Land Development Regulations, and establish a set of access management guidelines to better plan for future development in Deering. These guidelines should be utilized by the Planning Board in considering proposals for new development.
- As part of its Subdivision and Site Plan Review Regulations, the Planning Board should consider the functional classification of any road on which development is proposed to ensure that the proposed development is appropriate for the existing roadway function.

#### OBJECTIVE 4

To leverage the Town's scenic roads and trail networks to encourage all season tourism, preserve history, and maintain its rural character.

- Support the establishment of a Deering Trails Committee to assist in the maintenance of established trails and evaluate and promote new trail proposals.
- Publish Town trail maps for public walking trails.
- The Town should identify Class VI roads, as well as existing paths, and areas along the various water bodies in Town, that connect open space, forest, conservation, and/or agricultural land, that would help create a greenway trail network.
- Identify for designation, as Class A Trails, some of the Class VI roads within Town by working with

abutting landowners.

- The Town of Deering should participate in regional efforts to enhance the regional and statewide bicycle networks.
- The Town of Deering should continue to preserve existing scenic roads and consider identifying and designating additional roads to be preserved for historic and rural qualities.

#### OBJECTIVE 5

To promote transportation solutions for those individuals without access to an automobile.

- Support and promote Volunteer Driver Programs in the area and participate in regional initiatives.
- Consider providing matching funds for the Mid-State Regional Coordinating Council Volunteer Driver Program.

#### EXISTING AND FUTURE LAND USE

##### OBJECTIVE 1

To maintain Deering's rural character to the extent possible.

- Enhance protection of designated scenic roads and highways.
- Work with local residents on maintaining stone walls and monuments as part of Deering's heritage.
- Create or redesignate additional scenic roads and byways.
- Revise the existing zoning ordinance section on Manufactured Housing Parks.
- Continue to explore the opportunities for development of Town owned land in the Town center for community gathering place.

##### OBJECTIVE 2

To protect areas of special significance, focusing on aquifers, Deering Lake and other significant ponds, wetlands, and wildlife habitats and corridors.

- Establish a watershed protection overlay district zoning ordinance for Dudley Pond.
- Identify key habitat areas and research options to protect them.
- Work with local groups to inventory and monitor habitat areas.
- Maintain a database for water resource inventories as part of an overall public outreach effort to educate residents on these resources.
- Continue working with Deering landowners to upgrade non-conforming septic systems.
- Continue to monitor development of pre-existing non-conforming lots on Deering Lake to promote water quality.

### OBJECTIVE 3

To provide for growth that is compatible with other objectives of this Master Plan.

- Consider revising open space development sections of the zoning ordinance and subdivision regulations to adopt components such as village plan alternative subdivision (RSA 674:21) or greenbelt development.
- Continue to monitor development of pre-existing non-conforming lots on Deering Lake to promote water quality.
- Provide incentives to developers in exchange for protection of environmental characteristics through conservation easements and addressing other elements of “green design” such as setbacks, natural screens, etc.

### OBJECTIVE 4

To reduce the tax burden by identifying areas for commercial development.

- Where feasible, encourage light commercial development to increase the tax base.

### OBJECTIVE 5

To educate residents on the issues pertaining to land use and development in Deering.

- Promote continued communication between Town Boards and community advisory groups.
- Continue to participate in and comment on regional issues that affect Deering.
- Regularly update the planning section of the Town’s website.
- Continue to monitor development of pre-existing non-conforming lots on Deering Lake to promote water quality.
- Displays at Election Day highlighting local boards’ work and activities.
- Post current Board and Committee public notices, agendas, and minutes to increase public awareness.
- Hold informational lecture series on topics related to land use.

### OBJECTIVE 6

To continue preservation, protection and development of open space for public benefit.

- Define and identify viewsheds.
- Continue efforts to protect strategic open lands through purchase or donations of fee interest or acquisition of conservation easements by Town, State or private non-profit organizations.
- Look for opportunities to improve access to existing public lands.
- Continue to develop a Large Scale Wind Energy Ordinance.
- Evaluate current Historic District Ordinance.

## REGIONAL CONCERNS

### OBJECTIVE 1

To partner with neighboring communities and local groups to enable Deering to improve the quality of life for its residents and be better able to respond to issues which affect the Town.

- Coordinate regular communication between Deering's Code Enforcement Officer and Hillsborough's Code Enforcement Officer to coordinate dialogue about development in the two communities.
- Hold periodic meetings with the Hillsborough Planning Board to discuss mutual concerns and to discuss how each community's planning decisions affect the other.
- Look for opportunities with neighboring communities to coordinate aquifer protection on a regional scale.
- Work with neighboring communities to develop regional solutions to water and sewer.
- Continue participating in regional Board of Selectmen meetings on quarterly basis.
- Remain actively involved in regional waste management with Hillsborough to ensure that its interests are being represented.

### OBJECTIVE 2

To take proactive action on regional issues which affect Deering.

- Track current legislation and participate as needed.
- Promote carpooling to work and services to help reduce local air pollution.
- Educate landowners about pollution, aquifer protection and water quality.
- Conduct a watershed study for the increased protection of the Contoocook River aquifer to analyze the existing conditions of the aquifer and how it is being affected by which sites, and to recommend specific ways the aquifer can be further protected and enhanced.
- Monitor regional growth patterns and consider implementing regulatory techniques if necessary.
- Continue to keep the milfoil monitoring and education programs active by applying for grants on an annual basis.

### OBJECTIVE 3

To participate with state or regional groups, organizations, and agencies to form relationships and to take advantage of free or low cost services and information.

- Sustain the relationship with CNHRPC to ensure that Deering continues to learn how to utilize effective growth principles and techniques as the Town faces new development pressures.
- Appoint a representative to CNHRPC's Transportation Advisory Committee to ensure that the transportation interests of Deering are represented.

- Enhance the Town's use of New Hampshire Municipal Association's services to take full advantage of Deering's membership.
- Maintain representation on the Solid Waste/Resource Recovery Cooperative Committee and on the Concord Regional Solid Waste/Resource Recovery Cooperative Committee to ensure that Deering has the opportunity to participate in programs and to guide policy decisions.

# HISTORICAL AND CULTURAL RESOURCES

For the Town of Deering

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Deering is a small, rural, residential community with a landscape that remains mostly unchanged from its early years. Unlike many other communities, the Town has not seen multiple historic structures lost to new development. Instead, its old homes, barns, and meeting places have become a part of the very essence of Deering and are one of its greatest assets.

Deering's cultural life is also an asset. There is a strong sense of community that has been built by years of people coming together to manage the Town, share ideas, accomplish projects, and just have fun. There are groups and activities that have come and gone, but small town community feel has remained. Deering's historic character and culture are among the characteristics that make longtime residents stay in Town and makes it a draw for new residents.

This Chapter focuses on Deering's historic and cultural resources by providing an overview of Deering's history and most valuable historic resources as well as a review of past and present cultural activities in Deering. It also discusses how those resources can be preserved through public education, existing preservation programs, and local regulations. Much of the Town's historical profile has been reprinted from the 2004 Master Plan with only minor updates and corrections.

While history doesn't necessarily change with every revision to a master plan, there is new information available from the community survey and other public outreach events as well as changes to ordinances and regulations. In the survey conducted for this master plan update, Deering residents resoundingly expressed support for preservation. When asked if historic places (or areas) should be preserved, 87% of responders said yes (only 13% said no). When asked about historic programs, 65% said they would be in favor of seeing more present in the community, while 35% said they were not. When asked how important certain community features were to residents, 36% stated historic character was very important, 38% stated it was important, and 26% stated it was somewhat important or not important. Similarly, 39% stated people and community spirit was very important, 42% stated it was important, and 19% stated it was somewhat important or not important.

It is easy to assume that a town's historic sites and cultural life will always be there. However, many other towns have learned that cultural and historical assets can disappear incrementally without adequate stewardship of these resources. Deering is fortunate that it remains much as it has been for years, but it is important moving forward that any new development takes into account historic and cultural features.

## Town of Deering Historical and Cultural Resources Vision

*Preserve the historical character of the community and encourage community-wide participation in cultural activities.*

### COMMUNITY SURVEY RESULTS

The Community Survey asked several questions that are pertinent to the History and Culture Chapter. Overall, responses demonstrated the community’s strong appreciation for small town/rural atmosphere and natural resources available within the Town. Responses also show the community’s support of preserving historic places and areas and creating additional historical programs.

**Community Survey Question 27:**

Do you believe that historic places (or areas) should be preserved in the Town?

Q. 27	Total	Percentage
Yes	69	87.3%
No	10	12.7%
Total	79	100.0%

**Community Survey Question 28:**

Are you in favor of seeing more historical programs in Town?

Q. 28	Total	Percentage
Yes	49	65.3%
No	26	34.7%
Total	75	100.0%

**Community Survey Question 7:**

Please rate each of the following features for their importance to you:

Q. 7	Very Important	Important	Somewhat Important	Not Important	Total Responses
Small Town/Rural Atmosphere	61.5% (56)	25.3% (23)	11.0% (10)	2.2% (2)	91
Employment Opportunities	11.1% (10)	13.3% (12)	26.8% (24)	48.9% (44)	90
Educational System	30.8% (28)	24.2% (22)	17.6% (16)	27.5% (25)	91
Location	35.2% (32)	39.6% (36)	16.5% (15)	8.8% (8)	91
Natural Resources	50.0% (46)	33.7% (31)	12.0% (11)	4.4% (4)	92
Town Services	23.1% (21)	45.1% (41)	23.1% (21)	8.8% (8)	91
Scenic Areas	45.7% (42)	39.1% (36)	10.9% (10)	4.4% (4)	92
Historic Character	36.3% (33)	37.4% (34)	19.8% (18)	6.6% (6)	91
People/ Community Spirit	39.1% (36)	42.4% (39)	14.1% (13)	4.4% (4)	92
Community & Rec Facilities	15.6% (14)	41.1% (37)	28.9% (26)	14.4% (13)	90

**Community Survey Question 19:**

What one special place in Deering is most important to permanently conserve?

Number of Responses	Special Historic Place
28	Deering Reservoir
9	Fields, Farmland, Ponds, or Forest
7	Town Center and Historic Buildings
6	Scenic Vistas
4	Current Conserved Land
1	Entire Town

**Community Survey Question 37:**

How important is it for the Town to expand, provide, or improve each of the following:

Q. 37	Very Important	Important	Not Important	No Opinion	Total Responses
Access to Contoocook River	15.5% (11)	39.4% (28)	28.2% (20)	16.9% (12)	71
Access to Deering Reservoir	34.7% (25)	31.9% (23)	23.6% (17)	9.7% (7)	72
Access to Piscataquog River	13.2% (9)	29.4% (20)	36.8% (25)	20.6% (14)	68
Senior Center	13.0% (9)	29.0% (20)	39.1% (27)	18.8% (13)	69
Elderly activities	14.3% (10)	38.6% (27)	31.4% (22)	15.7% (11)	70
Youth/Teen Center	12.1% (8)	39.4% (26)	34.9% (23)	13.6% (9)	66
Public swimming area at Deering Reservoir	28.6% (20)	40.0% (28)	22.9% (16)	8.6% (6)	70
Picnic areas	21.7% (15)	39.1% (27)	26.1% (18)	13.0% (9)	69
Playgrounds	14.5% (10)	34.8% (24)	33.3% (23)	17.4% (12)	69
Basketball courts	8.8% (6)	20.6% (14)	52.9% (36)	17.7% (12)	68
Athletic/Multi-use fields	11.9% (8)	31.3% (21)	38.8% (26)	17.9% (12)	67
Community Center	9.2% (6)	35.4% (23)	33.9% (22)	21.5% (14)	65
Recreational trails (all types)	34.3% (24)	45.7% (32)	11.4% (8)	8.6% (6)	70
Cultural activities	17.7% (12)	30.9% (21)	33.8% (23)	17.7% (12)	68
Ice/skateboard rink	9.0% (6)	19.4% (13)	52.2% (35)	19.4% (13)	67
Emergency housing or shelter	15.6% (10)	25.0% (16)	39.1% (25)	20.3% (13)	64
None	5.6% (1)	5.6% (1)	22.2% (4)	66.7% (12)	18

**Community Survey Question 40:**

Are you in favor of improving or expanding the following Town Facilities? Please check one for each facility.

Q. 40	No, Keep As Is	Yes, Rehabilitate	Yes, Expand	Total Responses
Police Department	80.6% (54)	7.5% (5)	11.9% (8)	67
Fire Department – Route 149	72.3% (47)	20.0% (13)	7.7% (5)	65
Fire Department – Old County Road	70.8% (46)	23.1% (15)	6.2% (4)	65
Fire Department – West Deering	71.9% (46)	23.4% (15)	4.7% (3)	64
Highway Department	74.6% (50)	16.4% (11)	9.0% (6)	67

**Community Survey Question 41:**

Is there a need for a centrally located municipal facility in Deering?

Q. 41	Total	Percentage
Yes	21	30.9%
No	47	69.1%
Total	68	100.0%

Spurred by a shortage of usable office space and partly by the need to meet requirements of (and better accommodate) the American with Disabilities Act for better access to Town Offices, voters approved a bond issue for renovation of the Town Hall at the March 2004 Town Meeting. In doing so, townspeople demonstrated their preference for preserving an important historic fixture rather than building new town offices. While major renovations to the Town Hall have been performed, some important upgrades like an integrated sound system in the meeting hall and weather tight windows still remain to be addressed.

## BRIEF HISTORICAL PROFILE OF DEERING

The first inhabitants of the Deering area were Native Americans, probably Western Abenakis who were part of the Algonquin Tribe. They lived primarily by hunting and fishing, but also did some farming. However, by the time Deering was first surveyed by settlers in 1753, the Native American population had already been decimated by diseases introduced by the Europeans. There were some clashes between the Native Americans and the settlers, but as with the rest of the country, the Europeans ultimately established dominance and the Native Americans were dispersed or relocated.

The thirty-six square mile Town that was to become Deering was carved out of a large land grant the British King gave to Captain John Mason in 1621. In 1746, John Tufton Mason, great grandson of the original John Mason, sold his entire claim to twelve wealthy merchants from Portsmouth. This group of investors was known as the Masonian Proprietors. The unsettled portion of their land was called the "Society Lands." It was bounded on the south by the present towns of Lyndeborough, Peterborough and Dublin; on the north by Hillsborough and Henniker; on the west by Nelson and Stoddard and on the east by Weare and New Boston.

In 1753, the Masonian Proprietors surveyed the Society Lands and divided it into fifteen equal sections. Each proprietor then was deeded a big lot of about 4,000 acres. Once the divisions were made, the proprietors "drew lots" to determine the exact location of the land they would own. The proprietors then divided the entire parcel into approximately six-by-six-mile new towns. In 1774, the large lots from 11 through 15 to the east of the Contoocook River were incorporated as the Town of Deering, named for Governor Wentworth's wife Frances Deering. As new settlers streamed into the Society Lands, they created the new Towns of Francestown (also after Wentworth's wife), Greenfield, Hancock, Antrim and, in 1842, Bennington.

The earliest Deering settlers were groups of like-minded people - mostly Scotch-Irish and English from Londonderry - seeking to build a new community in the forests. They began arriving in the 1760s, some 150 years after the first settlers in Massachusetts, once the area was relatively safe from Native American attacks. Families from Londonderry, such as the McKeens, Forsaiths, Aikens, Pattens and Shearers, were among the first newcomers to Deering. These first Deering settlers could buy one or more fifty-acre parcels of land and establish a family farm. One plot in the new Town was reserved for a Congregational minister and an additional plot was set aside to support a public school.

In the 1770s, a great influx of new settlers from Londonderry, Chester and Amherst moved into Deering. Together they cleared hundreds of acres of fields, built roads, held yearly Town Meetings and elected Town officers, the most important of which were the Selectmen and Town Clerk. Some, like the Aikens, Dows, and Lockes, volunteered to join the Revolutionary War. Others, like the Loverens, were major builders of the Town and oversaw the construction of both the East Deering and Center churches and the fine colonial houses, some of which are still standing on East Deering Road. A few, like Russell Tubbs, opened stores. Most of the newcomers farmed and raised large families. By the first census in 1790, Deering was home to 928 citizens, about 130 more than neighboring Hillsborough.

One of the major efforts of the new Deering citizens was to build a Town meeting house. After considerable argument over where the center of the Town actually was, the Town meeting agreed to erect a building. Deering and volunteers from neighboring towns turned out to raise the building and the new meetinghouse was completed in 1788, later extended by a third to its present size in 1927 by

members of the Community Club. From 1788 until 1829 the meetinghouse served as both church and civic center, before becoming the "Town Hall." This old building, after 216 years of constant use, remains the historic center of Deering.

On Christmas Eve, 1789, a group launched the first church in the newly constructed meetinghouse. Most Deeringites at that time were strong Calvinists who believed in God's grace and thought people should live to glorify the Creator. The strong winds of temperance were also blowing through Town, and hundreds of citizens turned out to hear speakers rail against the evils of alcohol. After 1819, when New Hampshire passed the Toleration Act Law separating church and state, the Congregational Church was forced out of its home in the Town Hall and in 1829, members of the Congregational Society financed the building of the present independent church in the Center, completed in 1829.

By 1820, Deering had grown to 1,415 residents. Farmers were raising sheep to provide wool for the burgeoning textile mills in Hillsborough and other towns that were lucky enough to have been built near waterfalls.

Most citizens were literate thanks to the tax supported free public schools that welcomed all young people who wanted an education through eighth grade. At one time Deering supported eleven public schools. Two of the original school buildings are still standing and retain their original form: the buildings of the East Deering School and the Town library. Two other old school buildings are now private homes. Well-informed citizens turned out in large numbers for state and national elections. Financing schools and maintaining roads has accounted for the major civic expenditures in Deering history from the first Town Meeting to the present.

In 1860, Deering had several stores, many water mills, three post offices, two hotels and many successful farms. Even so, the population had declined from 1,415 in 1820 to only 890 in 1850. Deering had little industry, and sheep grazing was depleting its once fertile farmland and topsoil that had slowly built up for thousands of years was giving out. Meanwhile, neighboring towns, built near waterfalls or by rivers that could be dammed, were adapting to the Industrial Revolution that had moved up from the Merrimack Valley cities of Lowell and Manchester.

The Civil War marked a watershed in Deering history. Few locals actually served in the army because the Town Meeting voted to raise money to pay for substitutes for those who were drafted, but even so the population continued to decline as a result of the war. By 1880, the number of people living in Deering had fallen to 674 and by 1900 to 486, half the number of its founding years. In the 1904 presidential election, fewer than a hundred voters cast their ballots. By that time, the Lockes, Ellsworths, Loverens and Forsaiths were the only descendants of the early settling families still living in Deering.

By 1900, Hillsborough had become a major village of 2,254 people and was an important manufacturing and rail center. As Hillsborough industrialized, the Town accepted some of the new waves of immigration from Southern and Eastern Europe. As the Town history explains, "Immigration has rapidly increased our numbers. Hillsborough has shared in the new impetus given to business in the coming of foreign blood." Deering, on the other hand, remained largely northern European Protestant.

By the turn of the century, Deering farmlands were exhausted. The millennia of mostly untouched forests had laid a small band of topsoil across the Town. When the settlers came and cut down these trees to make new fields, they were able to grow abundant crops for three generations. However, after

the Civil War, the land began to give out and many of the young men who had volunteered to fight in the Civil War had seen the open spaces and fertile lands of the American West. These two factors combined to largely end successful farming in Deering. Added to the decline of farming was the fact that Deering did not have a powerful waterfall and consequently did not share in the rapid industrialization of New Hampshire towns in the 19th century. However, many farms, including many in the Lake District, began raising sheep to supply wool to Hillsborough mills and the sheep's sharp teeth contributed to the end for Deering agriculture.

In the early 20th century the drastic decline in farming led to a massive exodus of Deering families to Hillsborough, Manchester and further to the west to open new lands. The venerable old farmhouses and barns began to fall apart while the surrounding fields succumbed to the invading trees.

A few old natives remained, but by 1920, Deering's population was at an all-time low with a mere 288 people trying to manage a meager existence from the tired land. Gradually, however, a new influx of settlers including many European immigrants began to trickle into Town. This second wave of newcomers had come originally from Germany, Scotland, Sweden, Ireland, and Canada with the dream of owning their own land. Although many had ended up working in the Massachusetts mills, some still clung to that hope.

Unhappy factory workers dreaming of owning their own farms coincided with the massive exodus of the old-stock Yankee farmers fleeing west or grudgingly accepting jobs in the factories of nearby towns. The deserted farms in towns like Deering, selling for very little, seemed to offer the new immigrants the fulfillment of their dreams.

The new immigrant settlers, who had benefited from a rise in wages during World War I, were able to buy up the vacated farmland for very little; a mere \$1,000 might buy three hundred acres plus buildings. Not realizing that under the uncut hay lay acres of rocks waiting to be carried off to walls, the immigrants saw only the potential to own land and become masters of their own fate.

In the first twenty years of the new century, families like the Woods, Lawsons, Johnsons, Titcombs, Wilsons, Grueniers, Desmarais, Normandins, Bissonettes, Gerinis and Olsons, mostly from Europe, came to settle in Deering. Most of them, having difficulty making a decent living farming, supplemented their modest incomes by chopping wood, working on the roads, driving trucks and working as carpenters. Some were forced to take jobs in the very factories they had fled only a few years before. But they stayed in Deering, and, together with their Yankee neighbors, they formed the new generation of citizens that shaped Deering history until World War II. By 1933, two of the three selectmen were European immigrants.

For most of the Deering families in the first half of the twentieth century, life was harsh and money was scarce. The population sank to an all-time low and farmers were fortunate if they could clear a thousand dollars per year, and most young men were forced to join the workforce after eighth grade rather than go on to high school. The national farm depression of the 1920s also struck Deering and the Great Depression in the 1930s plunged most into deeper poverty. Deering farmers were dealt a third blow in 1938 with the fiercest hurricane in memory. Barns and chicken houses were blown away and farmers watched their hens blowing away, never to lay eggs again.

In the 1920s and 1930s, during these difficult economic times, Deering experienced another influx of people. This third group came to spend their summers around Pecker's Pond, later known as the Deering Reservoir. The newcomers on the lake, such as A. Ray Petty and Daniel K. Poling, included many prominent Protestant leaders. Many came to Deering because of the remarkable Eleanor Campbell, a multi-millionaire devotee of good causes, who by the 1930s had become the largest landowner in Deering history. Not content to live the life of the idle rich, Dr. Campbell turned her considerable energies to reform. As one of the few woman of the age who completed medical school, she set up a health clinic in Deering to help the poor farmers whom she saw as similar to the struggling Italian American families she had served in New York's Lower East Side.

Dr. Campbell's impact on Deering was far-reaching. She bought the old Arthur Locke farm on Route 149 and turned it into the Community Center, a summer camp for area children. The Community Center hosted campers from around the country and sponsored the prestigious Ministers' School that attracted some of the world's most eminent theologians. She established scholarships, spread the message of family planning and encouraged her fellow "summer people" to reenergize the moribund Deering Church.

From the 1920s until the 1990s, the coming of the summer people each year meant Deering enjoyed cultural activities, educational opportunities and many experiences that exposed its year-round residents to the wider world.

The coming of summer residents, however, occurred simultaneously with the continuing failure of farming in Deering. After serving in World War II, many Deeringites decided not to return home. In the 1950s few viable farms remained. Open fields, which had allowed farmers to see across the hills to another neighbor miles away, were filling up with scrub trees and brush. Forests were increasingly trespassing over stonewalls and occupying rapidly vanishing fields. Soon Deering had less open cultivated land than it had had in 1770 when the Town was first settled.

In the aftermath of World War II, Deering residents increasingly looked outside the Town for employment and education. In 1945, the last two classes of eighth graders graduated from the East and West Deering one-room schoolhouses. In 1953, the last such school in East Deering was closed and students were bused to Hillsborough. From the high water mark of eleven one-room schools, Deering now looked elsewhere to educate its children.

At the same time Deering was becoming more diverse and experienced national trends such as the Civil Rights and Women's movements. In 1946, Winniatt Griffiths was the first Catholic Selectman elected in Deering history, followed in 1970 by Kathleen Yeaple as the first women selectperson.

By the 1960s, the vacated farms invited a fourth wave of settlers. These new settlers looked outside Deering for their incomes. Unlike the past migrations, this latest group of newcomers did not come with a common shared view; they came for many different reasons and with dramatically varied values. In addition, for the first time many working people were able to retire with enough means to live a comfortable life and Deering began to attract retirees who wanted to find a peaceful environment for their later years. Soon, professionals who could commute to work in the larger nearby cities but who wanted to escape urban life joined the influx. Many surrounding New Hampshire towns, especially those along rivers, had long come under the influence of the industrial revolution, so they were far more densely populated than Deering. Deering's open land and deserted old farmhouses were once again

very appealing. This time the new arrivals had surplus money that they enthusiastically invested in renovating the pristine yet neglected old houses that had not felt paint for generations. New settlers involved with environmental causes moved to Deering because its healthy environment and open spaces seemed an attractive place to raise their children. They brought an enthusiastic dedication to nature and have helped make the Town a model of conservation and dedicated attention to our environment.

Since the 1970s, the few surviving natives, working professionals (some of whom commute to jobs), others who work in the community or at home, an increasing number of families look for recreational homes on Deering Reservoir and many retirees have combined to create the present Deering. Residents contribute much to the character and quality of life in Deering. Some large number of these take seriously the state motto “Live Free or Die” and just want to be left alone. Residents contribute much to the character and quality of life in Deering. They have donated their time and talents to support several Town voluntary boards, including the Conservation Commission, Planning Board, and Zoning Board, and organizations including the Deering Association, the Deering Lake Improvement Association, the Deering Foundation, and the Deering Historical Society. Many are active in local churches and youth groups and willingly serve on the school board. They have developed long-functioning volunteer fire department and rescue squad and are attentive to environmental issues.

Deering almost doubled in population from 1970 to 1980; it grew from a town of 578 people to a town of 1,041. Deering in the 1980s experienced the most rapid population increase in its history. By 1990, the Town had 1,707 citizens, the largest number in its history. By 2000, population growth had slowed and Deering had around 1,875 residents. This trend continued through 2010, only gaining about 40 new residents with a population of 1,912.

Despite the low number of new homes constructed since 2004, Deering has still attracted many new residents who are drawn to the Town’s rural character. Deering is made up of diverse groups with many backgrounds and worldviews. Many of the older face-to-face incentives that fostered community spirit have been replaced by the simplicity of modern technology and townspeople have less opportunity to physically gather as a whole.

Nonetheless, Deering’s small population offers a wealth of access to those who wish to participate. An important mechanism for strengthening communal bonds is ensuring that residents understand the history of how the Town came to be. It is important that the story of Deering’s evolution be told orally and through texts such as this. It is equally important for the Town to preserve and promote the physical evidence of the Town’s history, its historic sites and structures.

## HISTORIC AND CULTURAL RESOURCES

The history of Deering is evident as one looks around Town. There are many historic homes, old barns, cemeteries, and public buildings that have served the residents of Deering for generations. It is important that these sites and structures be documented so their importance can be understood and their preservation assured.

The following section inventories Deering’s historic and cultural resources. Several of the sites noted in this section are depicted on the ***Historic and Cultural Resources Map***.

## HISTORIC SITES OR STRUCTURES

The majority of Deering’s historic structures are homes. While some institutional sites do exist, such as old school houses and an old railroad station, Deering was always an agricultural community rather than a commercial center.

Today, these historic homes are a great asset to Deering. In the community survey, residents expressed their deep interest in retaining Deering’s rural and historic character. The Town’s historic homes are a major part of this character. The first step in retaining character is to inventory Deering’s resources, and Table 4.1 below is an initial attempt at such an inventory.

**Table 4.1: Significant Historic Sites and Structures in Deering**

Historic Site or Structure	Address
Bartlett Farm (Jenkins)	49 Quaker Street
Robin Hill Farm (Donovan)	63 Donovan Road
Deering Historic Society (E Deering Church)	East Deering Road
East Deering School House	263 East Deering Road
Old House – Builder of 2 Churches (Thomas)	671 East Deering Road
Site of Old Railroad Station (Clark)	363 Longwoods Road
Old Bowen School House	Old County Road
Old House (Walmsley)	64 Old County Road
Long House at His Mansion	Wolf Hill Road
House of One of First Settlers (McEwan)	71 Wolf Hill Road
Old Brick House (Hagstrom)	7 Clement Hill Road
House of First Selectman (Young)	41 Clement Hill Road
The Homestead (Dr. Eleanor Campbell)	Homestead Road
Old Colonial House (Dawson)	293 Clement Hill Road
First House in Deering (Vogelien)	749 Clement Hill Road
Old House (Copadis)	99 Peter Wood Hill Road
Old Farm (McAlister)	2140 Second NH Turnpike
Old Kiblin House (Kiblin)	2251 Second NH Turnpike
Old House (Phinney)	257 Sky Farm Road
Old House (Winokur)	128 Dickey Hill Road
Old Colonial House (Craven)	6 Reservoir Road
Old Colonial House (Huggard)	9 Reservoir Road
Old Colonial House (Neville)	158 Reservoir Road
One of the Oldest Homes (Manson)	656 Reservoir Road
Old House (Mora)	54 Mountain View Road
Old Colonial House (Kuhn - LaChance)	Gregg Hill Road
Muster Ground (Cork Plain)	West Deering
Old animal pound	Fisher Road
Deering Library (Old Schoolhouse)	2 Fisher Road
Brookhaven – Old Victorian House (Misiolek)	159 Deering Center Road
Old Brick House (Cowan)	183 Deering Center Road

**Table 4.1: Significant Historic Sites and Structures in Deering (Cont.)**

Historic Site or Structure	Address
Old House (Dutton)	355 Deering Center Road
Deering Town Hall	762 Deering Center Road
Deering Center (Community) Church	763 Deering Center Road
The Deering Center	1181 Deering Center Road
Homestead Farm (Harvey)	95 Homestead Road

*Source: 2004 Master Plan and Deering Planning Board*

**CEMETERIES**

The first recorded establishment of a cemetery (then called burying grounds or graveyards) was on September 15, 1783, when the Town voted “to give Bray Wilkins seven dollars for clearing and fencing the graveyard according to law.” This particular site was chosen as the skeleton of a man was found under a tree he was felling near the southeast corner of the present Gove Cemetery. His identity was never known.

The other early Town cemeteries include:

- Goodale Cemetery- in 1785, the Town voted “that Nat Gove have four dollars and three quarters for clearing and fencing the same.”
- West Deering – in 1811, John Hogdon gave one-half an acre for the burying ground.
- East Deering – in 1851, the Goodale Cemetery was filled and East Deering Cemetery was laid out and expanded through a most generous gift of the Yeaple family.
- Wilkins Cemetery - in 1825, the Town purchased an acre from the farm of Isaac Wilkins.

The three oldest cemeteries have many graves but not gravestones for each. In many cases simple field stones were used, as the cost of a stone was so very expensive and there were no local stone carvers.

The only Town cemeteries having lots available for sale are in East Deering (Yeaple Annex) and Wilkins Cemetery. The sale of lots has been restricted to Deering property owners or residents. The exception to this was a case where the family had a long history in Town and many family members were buried in either East Deering or in Wilkins Cemeteries.

The Town’s cemeteries are managed by a Cemetery Committee. The trustees work with the undertaker to plot out the lots that have been purchased. According to the Community Survey, it is generally felt that this Committee is doing a fine job of managing these important historic resources. However, as with the maintenance of any historic resource, adequate funding will need to be assured. Historic cemeteries can be especially expensive to maintain due to the delicacy of old grave markers.

**Table 4.2: Public and Private Cemeteries**

Cemetery	Ownership	Location
Appleton Cemetery	Town	Deering Center Road
Bartlett Cemetery	Private	East Deering Road
Butler Cemetery	Town	Deering Center Road
East Deering Cemetery	Town	East Deering Road

**Table 4.2: Public and Private Cemeteries (Cont.)**

Cemetery	Ownership	Location
Ellsworth Cemetery	Town	Reservoir Road
Family Cemetery	Private	County Road Extension
Goodale Cemetery	Town	Driscoll Road
Gove Cemetery	Town	Wolf Hill Road
Patten/Potter Cemetery	Town	Clement Hill Road
Poling Family Cemetery	Private	Wolf Hill Road
West Deering Cemetery	Town	2 <sup>nd</sup> NH Turnpike
Wilkins Cemetery	Town	Old County Road
Civil War soldier and child*	Private	Old County Road

*Source: Deering Cemetery Trustees and Deering Hazard Mitigation Plan Update 2015*

*\* The soldier and child are in individual graves, not a formal cemetery.*

### **MILLS**

Several mills once existed in Deering, but the Hurricane of 1938, with the flood that followed, ended any thought of restoring the mills that dotted the waterways. All four dams on Dudley Brook were swept away. The last mill to operate was the Dow Mill where East Deering Road crosses Dudley Brook. This was a saw mill with an undershot wheel. Further along the Brook was another saw mill where lumber was cut and one of the end products was caskets. Below that was a grist mill.

There were two mills on Patten Brook. One mill pond has been restored by Don Johnson. The other site is near the road where North Road and the road to Henniker meet. Farther along the North Road is a small dam on the Jarvis property, where the water comes from Mud Pond.

During the 1920's and 30's, Peter Wood had a shingle mill in the woods with a steam boiler for power. Water for the boiler was piped from a small spring 200 feet away.

The outflow from the Deering Reservoir supported a mill across the road. This site was completely washed away when the Deering Dam failed. West Deering had a saw mill beyond the cemetery on the brook across the road.

### **BARNES**

Many early settlers took far more care building their barns than their houses. Cold winters threatened the precious farm animals and the hay, wheat and oats the farmer grew for fodder had to be stored in a dry place.

Some of the early barns, such as the 200-year old McEwin barn, are a hundred feet long solid post and beam structures bound together by wooden pegs. The long barn at His Mansion is a classic New England barn and the only one in Deering that houses animals and stores hay.

Barns served many functions besides storing grain and housing animals. Barn raisings strengthened community cooperation and illustrated the mutual dependency that all citizens shared. Before the meeting house was built in 1789, barns were used for church services where traveling ministers would deliver long, spellbinding sermons to grateful gatherings. Square and contra dances were held in the larger barns and communal husking bees were common. Those joining the bee were motivated by a good hot meal served after all the husks had been removed and by the long-standing custom that any

man who unwrapped a red ear of corn was allowed to kiss the woman of his choice. Barns also added much to the aesthetic beauty of the Deering landscape.

For most of Deering history, one's major buildings included the row of connected structures: the big house, little house, outhouse and barn. Children and husbands seeking to escape from domestic discipline sometimes slept in their barns, and wandering men searching for jobs often swapped their labor for a hot meal and a night's lodging in the barn. During the great depression of the 1930s "tramps," as Deering mothers called them, were a common sight walking down the road in search of food and a night's rest in some compassionate farmer's barn.

By the 1960's, with Deering agriculture moribund, barns had lost their major function and were kept largely as reconstituted garages, storage places or purely for their simple beauty. Many Deeringites tore down their old barns or sold them off to speculators who mined them for old beams and boards for new buildings or rebuilt them in other places. During the last forty years of the 20th century, hundreds of New Hampshire barns were lost. By the 1990s, old barns were disappearing in New Hampshire at a rate of about 1,000 a year.

In 1995, concerned citizens, fearing the loss of all the barns convinced the New Hampshire legislature to pass the "Barn Bill." That act established a Historic Agricultural Structures Advisory Committee representing a wide constituency of agricultural and preservation interests to provide technical assistance to barn owners. This group has initiated a number of projects, including a publication on barn repairs, a tax-related incentive for barn preservation, and two grant programs. With so many fine barns in Deering, these incentives should be pursued by local residents.

We need to work together to preserve the few old barns that are still standing. The majestic old barns are pleasing to our eyes and remind us of bygone days when nearly everyone farmed for a living. We might heed the wisdom of Wally Schultz, 82, of Salem who remarked that a barn is "...just part of the place and it's going to stay there – like a mother-in-law or something."

#### **STONEWALLS**

The early settlers to Deering, as to most New Hampshire towns, quickly found that one of their best yearly harvests was the crop of rocks that emerged each spring to dot the fields they hoped to plow. They carried these stones away from their fields to build boundary walls to separate their fields from one another and from their neighbors. Robert Frost's famous poem "mending wall," attests to the historic place of New Hampshire walls.

In the 18th century, farmers marked off small fields surrounded by stonewalls. These small plots were well suited to the intensive farming of that era. However, in the 19th and 20th century as farmers began to use larger equipment, the larger horse drawn machines needed bigger fields, so many stonewalls were torn down and rebuilt.

After 1950, with the end of true farming in Deering, the few remaining stonewalls went into sharp decline. The yearly frost heaves, the increasing vibrations from heavy trucks, the expanding use of snowmobiles and SUVs have all damaged some old walls. Most of all the increasing number of trees in the newly forested fields has uprooted old stone walls.

With the growing affluence of Deering beginning in the 1980s, many homeowners began investing time and money in restoring not only the old colonial, cape and Federal houses but also old stonewalls and called upon some of the remaining skilled stonemasons in the area to build new stonewalls.

Deering residents have a wide variety of excellent stonewalls to view. Certainly the walls built around the old Loveran residence on East Deering Road are some of the finest in Town. The walls around the old Bartlett farm on Dudley Brook Road are also fine examples of classic dry wall building. Probably the most elegant of restored walls fan out from Jon Dawsons home on the top of Clement Hill.

Deering's rural character is not defined by how tidy its stone walls are. A meandering slightly toppled, stone wall attests to the fortitude and brute force labor of our ancestors as well as to the forces of mother nature. Each stone wall that remains tells a story of Deering's history.

Beyond the carefully maintained and rebuilt walls around some of our most beautiful historic houses, Deering is criss-crossed with old walls, many deep in forested areas. Others line the forty miles of dirt roads, many of them in a sad state of neglect and disrepair. The falling walls along Clement Hill Road in the Audubon Sanctuary mark out the 16 rod wide road cited in the old deed authorizing this 1775 road, one of the first to be built in Deering.

In planning for the future, we must also honor our past and certainly remember the thousands of hours of back testing work that our forefathers invested in these old walls. Citizen volunteers might think of working in teams to restore a few sections of long neglected walls along some of our scenic dirt roads to remind the coming generations of the skill of our ancestors and as silent reminders of a long ago tradition. Private landowners should be commended for their stonewall restoration. To this affect, the Planning Board requires that all subdivisions use stone wall boundaries to the extent possible.

## APPROACHES TO PRESERVATION

While many people care deeply about historic and cultural sites and structures, they are often lost because there is no mechanism for their preservation. They can be lost through natural disasters, neglect, or just someone's interest in replacing them with a new and improved building.

Preserving historic structures takes time, money, and commitment. It is often difficult to ask a property owner to take on such a high level of responsibility and civic duty. However, there are ways to educate people about historic resources and build a general interest in preservation. Below, several programs that promote historic sites are described.

Unfortunately, many towns have found volunteer efforts and education have not been enough to preserve old buildings when a property owner can't address maintenance issues or wants to build something new. For that reason, many towns have established historic districts and enacted ordinances that mandate how historic structures should be preserved. Deering is indeed lucky to have at the core of its town center, a restored Town Hall as well as The Deering Community Church who's membership is committed to preserving that structure without the mandates of a non-voluntary historic district.

### **NATIONAL REGISTER OF HISTORIC PLACES**

The National Register of Historic Places is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program that coordinates and supports public and private efforts to identify, evaluate,

and protect our historic and archeological resources. Properties listed in the Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the US Department of the Interior.

In order to promote places of historic importance through National Historic Register designation, a research and writing effort is required of Townspeople or consultants. Once a property is listed, the benefits are: recognition that a property is of significance to the Nation, the State, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; and qualification for federal assistance for historic preservation, when funds are available.

There are currently no properties in Deering listed on the National Register of Historic Places. However, the Deering Historical Society, as part of an attempt to educate Deering residents about historic preservation, could evaluate what properties in Deering might be eligible for nomination to the National Register.

#### **STATE OF NEW HAMPSHIRE MARKERS**

New Hampshire's state highway historical marker program is administered by the NH Division of Historical Resources (NHDHR). Marker requests are reviewed by the State Historic Preservation Officer; costs of the markers are borne either by the Transportation Fund or the sponsoring municipality/organization. Requests for markers must include draft text for the marker, research and justification, and a petition signed by at least 20 persons.

There are currently no State of New Hampshire markers in Deering. Again, the Deering Historical Society could pursue markers for certain structures or sites.

#### **LOCAL MARKERS**

Local markers are erected by Townspeople to celebrate the uniqueness of the community and its heritage. One local marker, the Clark Summit marker on Wolf Hill, exists in Deering. This bronze plaque commemorates the life of Clark Poling, a local WWII hero.

#### **DEERING'S HISTORIC DISTRICT**

In the 1960's potential growth around the Town Hall area was seen as a problem. To combat this, a historic district was created within a quarter mile around the Town Hall. However, no rules were created for the administration of the district. In 1989, a Historic District Commission was formed to come up with an ordinance to administer the district.

Residents of the district were assured that no ordinance would be submitted to the Town without their approval. After four complete re-writes of the model ordinance from the state and from examples from other towns, residents still could not agree because the ordinance was considered too subjective. The Commission pointed out that the care of the homes within the district was already accomplished as if there were an ordinance. At that point, the Commission stopped any action.

It is felt that there is still a need for an ordinance that would apply to the historic district. Without such an ordinance, the Town has little to no control over the type of construction or improvements that might take place in the district. For the time being, the recognized boundaries of the historic district is on record and offers a baseline if Townspeople want to pursue more control over what happens on private property in and around the Town center.

## COMMUNITY CHARACTER

While a town may have historic structures that are very similar to ones in other towns, each town's community character is unique. In addition there are physical and culture traits that make areas of one town different from one another. It is important to understand the community character of each town and each section of town because the character of an area is directly influenced by its history, and community character can influence how preservation and cultural activities are addressed. A major part of Deering's community character is shaped by those who participate on Town Boards and Committees and by folks who organize and take part in Town events.

### THE SECTIONS OF DEERING

When the early surveyors laid out the 36 square mile Town of Deering out of the five "big lots" in the 1770s, they were thinking only grids and straight lines. When they divided each big lot into fifty-acre sections for sale to individual settlers, they paid little attention to topography. Consequently, because Deering's northern boundary was to be the Contoocook River, they simply laid grid lines over the many hills and on Hedgehog Mountain. The real result of these surveys led to a natural geographical division of the Town into several sections.

#### WEST DEERING

The most divisive barrier was Hedgehog Mountain's walling off of West Deering from the rest of Town. In the small strip of land between the mountain and the river, settlers found rich bottomland and a natural route from Hillsborough to the county seat in Amherst. The second New Hampshire Turnpike was built along this route attracting traffic in both directions. Later when the railroad came to this area, the builders quite naturally laid their tracks through West Deering.

At the turn of the century West Deering was the most prosperous section of Deering. Located on the well traveled 2nd NH turnpike and home to Deering's only two railroad stations, at Holton's crossing and West Deering, this section of Town also had the most fertile farm land in the area, but boasted two hotels. The McAlister farm was the last working farm in Deering and only ceased operation in the 1980s.

Many homes are modest mobile homes. There are also a few small clusters of stick-construction houses, a few large farm areas and houses, a small propeller airplane airport, and a traumatic brain injury residential facility. Except for the West Deering fire station, there are no Town facilities available.

#### EAST AND NORTH DEERING

North Deering is located among some of the highest hills in Town and settlers found little good farmland in the area. The Old Loveren farms on East Deering Road were the only farms that had deep top soil that could support a large heard of cattle. By 1900, most of the farms in the area were either deserted or functioned only at the subsistence level. East Deering was built on better farm land and throughout Deering history enjoyed prosperity. Up until 1930, North Deering maintained its own school, but after that students up the hill in North Deering journeyed each day to the East Deering School. The two sections of Town were closely linked by East Deering Road and Glen Road.

Some of the first settlers to Deering found new homes in North Deering. Samuel Patten probably built the first house in Town. His friend John Shearer, also from Northern Ireland via Londonderry, settled down the hill from the Pattens. Later Abram Gove and a number of other Goves settled along what is now North Road. Robert Alcock and Elias Haskell also settled in North Deering and Alcock opened the

first store in Town at the Kimball farm on Dickey Hill Road. Hassell was one of the first selectmen and his house on Clement Hill Road still stands as one of the authentic cape homes in Town.

Prominent East Deering families included the Whittakers and Lockes. East Deering was later home to Almeda and Lotte Holmes who in 1915 came to Deering as missionaries to the rural families and lived long lives of service to the community. East Deering was a thriving center of Town with its own church, post office and the largest one room school in Town.

The first surveyed road built in Deering in 1774 began at the Weare line in North Deering and extended to the present-day Audubon Society land. Later, what is now Clement Hill Road was extended and connected North Deering to Hillsborough, further isolating the area from the center of Town, although never as separated as West Deering.

With the decline of Deering Center and the Congregational Church in the late 19th century, East Deering gained importance as a lively section of Town. East Deering had its own post office and the Methodist Church was the most active church in Town. Sunday services there attracted not only worshippers from North and East Deering, but many from neighboring Weare as well.

#### DEERING CENTER

A stranger arriving in Deering Center from either end of Deering Center Road must be struck by the thought that here is a place where time has stood still. Except for those necessary modern conveniences like electrical and phone lines and paved roads with their accompanying signage, the Center seems much the way it was almost 200 years ago. The Center is defined by what is now the Town Hall which was erected in 1789 and was used for church and Town affairs. A new house of worship was built across the street in 1829. The cluster of buildings near the Town Hall and the Church are what most of us think of as Deering Center. There is the Deering Library which originally was the school house for Deering District 1.

Over the course of 200 years, the houses in the Center have seen a myriad of uses. The house next to the Church, once housed the Town library. Later the library was moved to a location on Reservoir Road. One house on the corner of Reservoir Road and Deering Center Road was once a store and the post office. Another at the corner was once used as a parsonage and is believed to have been, at one time, a house of ill repute. Across Deering Center Road was the Belleview Hotel which burned in 1892. At one time Deering boasted two hotels and several boarding houses making a summer colony an important part of the Deering economy.

The residents of Deering have indicated that preserving the past is important to them. A historic district has been defined and an ordinance put in place to govern it. We have been lucky that the owners of these properties, past and present, have



Deering Town Hall

recognized the value of keeping the Center the way it has been for 200 years so that future generations can appreciate it as we do. The Town Common, however, still lacks a plan for an outdoor community gathering place. Some residents feel the need for an ordinance that would apply to the common land and control what type of construction occurs within its boundary. This chapter recommends that the recently appointed “Hotel Lot/Town Common Committee’s” long term primary objective be to develop a plan that nurtures community spirit by promoting more use of the Town Common and defines the way changes are made to these important community green spaces.

#### THE LAKE DISTRICT

Pecker’s Pond, later Gregg Lake and the Deering Reservoir, was the first center of the so called “leading men of Deering.” The importance of this district is symbolized by the fact that Deering has sections labeled north, east and west, but no south. Obviously the prestigious settlers of the southern section of Town saw themselves as the center of the new settlement and named the other three sections of Deering, but not the one in which they lived.

Of the nine men who founded the first church in Deering, seven were from the Lake District. Parker Morse lived near Sky Farm, Thomas Merrill lived down the road from the Town Hall, William Forsaith, Ninian Aiken, William Aiken, William Waugh and Robert Wilson were all from the southern part of Town or the Lake District. Throughout the 19th century, families in the Lake District continued to serve as important leaders and enjoyed high status in Deering.

Today, the Lake District contains the largest number of non-resident tax payers in Town. Except for the northwest end of the lake, the shoreline is dotted with cottages where the remaining survivors of the original summer colony have been joined by hundreds of newcomers from the northeast. Property taxes on most lake properties have tripled since 2004 and lake property owners have voiced increased concerns about being left of Town affairs. In August of 2014, and again in 2015, Selectmen met informally with lake property owners and non-residents from Deering Lake to answer questions and listen to concerns. It is the recommendation of this chapter that Select Boards continue to meet annually with lake property owners and that the town notify the Deering Lake Improvement Association about all development proposals and permit applications within the Deering Lake watershed.

## HISTORICAL AND CULTURAL ACTIVITIES IN DEERING

Preserving a town’s traditions is as important as preserving its historic buildings. Preservation is about making sure buildings last to tell the story of the past, but it is also about preserving the culture of a place. There are sites in Deering where people have gathered for more than 200 years, such as in the Town Hall, and there are events and groups that are particularly unique to Deering. Some of these places, groups, and activities are described below. Ensuring that there are places where the people of Deering can meet, share ideas, plan events, and continue a sense of community is key to preserving the spirit of the Town.

#### HISTORICAL SOCIETY

The Deering Historical Society has been relatively inactive. The Society Building (the former East Deering Church) has had extensive work done to it to at least keep out the weather. The roof has been replaced. Exterior painting has been completed on much of the building, due to the most generous donation of Beverly Yeaple.

There seems to be interest in the community to revive the Historical Society. With a new president it is likely that there will be renewed interest. The Society has a full board of directors and officers and have kept legal status filings up to date.

### **OLD HOME DAYS**

By the turn of the century, the gradual loss of residents in Deering and neighboring communities was becoming a serious concern. Many of the children and grandchildren of the original Deering families had moved to Hillsborough, Manchester, Boston and farther west. In an effort to try to stem this loss of people, in 1902 New Hampshire instituted “Old Home Day” celebrations all across the state to be held in August of each year to welcome home former citizens.

Deering held its first Old Home Day in 1904. The Hillsborough Messenger announced: “The Deering Old Home Week Association most cordially invites all sons and daughters of the old Town either by birth, descent or adoption and their families to be present....” Many responded, but in spite of all the excitement and festivities, with bells ringing, prayers and psalms being read, the underlying purpose was to encourage people to repopulate the old farms. Unfortunately, instead of people moving back, farmers and their families continued to leave.

For many citizens, Old Home Day was the most exciting holiday of the year next to Christmas. By the third Saturday in August most of the haying was finished and harvesting hadn’t commenced. People from all parts of Town drove their horse drawn wagons or rickety cars to Deering Center. Many Deering organizations such as the Guild, Community Club and Grange sponsored food booths featuring home made ice cream and pies. The Saturday night dance was always the highlight, along with goings on outside the Town Hall where some of the revelers drank home brew and swapped tall tails.

The 38<sup>th</sup> Old Home Day in 1942 was typical of most. The yearly celebration began with the traditional flag raising, followed by the baseball game between Hillsborough and Deering, which Deering lost, as usual. A round of speeches and a community sing of old favorites followed a concert by the Hillsborough Military Band. And, as usual, the Saturday Night dance was the featured finale to the day’s celebrations.

By 1967, even though the population of Deering was growing, the Old Home Day baseball game that now pitted the married men against the single men couldn’t find enough single men to make a team. “I guess the single men have all gone to seed,” one fellow remarked. Children who won races that day received live ducks, chickens, and rabbits. The mother of the child who won the pig successfully convinced her son that the pig “would be much happier” on the Peaslee farm than in New Jersey. Again, the Saturday night dance capped the day.

The only Old Home Day since 1967 was held in August 2001. Individuals, organizations and businesses proudly hauled floats up Route 149 to the cheers of appreciative Deering friends and neighbors. There was also an exhibit of photographs of Ice Crystals by Beatrice Trum Hunter, a folk song concert, a chicken barbecue and, of course, the Saturday night dance.

Since the last Old Home Day there have been two “Heritage Day” events in the Town Center, that celebrate tools and trades that have shaped the town. While these day-long affairs tend to be easier to organize and cost less to perform than an Old Home Day celebration, they are as equally as important in how they bring the community together to remember its rich history.

Re-establishing an Old Home Days Committee to plan Old Home Days and Heritage Day Celebrations can be an important part of the cultural life of Deering.

#### **CHRISTMAS PARTIES**

In the early days of Deering settlement, Christmas was a somber holiday with much church-going and little frivolity and celebration. However, by the middle of the 19th century local residents were adopting the German tradition of bringing green fir trees into the house and decorating them with candles and bright ornaments. By then families and friends had also begun to exchange gifts and sponsor public parties where children often served as the focal point of activity. The Hillsborough Messenger, founded in 1868, reports throughout the 19th century both family and Town celebrations in Deering.

When the summer people moved to Deering in the 1920s, Dr. Eleanor Campbell began to sponsor Christmas parties for children at her home. Many now in their 80s warmly remember attending these parties at the Homestead and even recall the specific gift they received.

In the 1920s, Deering citizens founded the Community Club and members of that organization sponsored children's parties at the Town Hall into the 1950s and made sure every child in Town received a Christmas gift. For about thirty years, the Community Club parties were one of the highlights of many children's years. Also in the 20th century, the many one-room schools in Town sponsored Christmas celebrations that involved the entire school from first to eighth graders acting in a play and singing familiar carols. It was common practice for children to select names at random as beneficiaries of their holiday gift giving. Of course, all children usually gave a small gift to their teachers.

Since 2005, the Deering Library Trustees and other volunteers have sponsored annual children's Halloween and Christmas parties.

#### **DEERING COMMUNITY CHURCH**

The long history of the Deering Community Church began with the formation of the Congregational Society in 1829 and the construction of the Church building soon after. The Church remains rooted in the Congregational system of organization of its beginning even though it has now joined in the United Church of Christ, a denomination which includes a wide range of Christian beliefs. The Congregational system dictates that the church govern and support itself. The church has no hierarchy to fall back on in hard times. Conversely, the church has the freedom and autonomy to make its own decisions. Being a Congregationalist today is both a privilege and a responsibility, just as it was for our founders.

Throughout its history, the Deering Community Church has had its ups and downs in regard to membership which often coincided with the rise and fall of the population in Deering, but the Church has survived. In the 1940's and 1950's, the Church was heavily subsidized by the Deering Conference Center with its director serving as pastor of the Church. The Church was open only in the summer. In 1979, the Church was able to call its first part-time, year round minister.

Today, the Deering Community Church is made up of a congregation of about 110 members. Growth has been slow but sure. The Church supports many local and wider mission programs and hosts concerts and community activities.

The goal of the Deering Community Church is to be exactly what its name says, a community church, open to all, and ready and willing to serve the needs of the community. The community, as a whole, recognizes the church as an important social mainstay.

## **LIBRARY**

When you step into the Deering Library, you are entering a historic building that was originally a one-room school house in District #1 of Deering. The Library still has the original raised platform with the teacher's desk and fifteen inch-wide pine boards. The schoolhouse became the Deering Library in 1926.

The Library is open during the summer months on Monday afternoon, Wednesday and Saturday mornings and Thursday from 3 to 7 p.m. During the fall and winter months, library books are available in the Town Hall on Thursdays from 3 to 7 p.m. The Library has a permanent annex in the renovated Town Hall and hopes to become part of the State Library system and be able to provide Inter-Library loan privileges to Deering residents.

Since 2005, the Deering Library Trustees and other volunteers have sponsored annual children's Halloween and Christmas parties. On selected Saturdays the Library Trustees, led by Gary Samuels, host a storytelling hour for children of all ages, followed by pastries and other goodies.

The recently formed Friends of the Deering Library meets monthly to discuss ways to improve the library offerings and make the collection more available to residents of the Town. The Friends have sponsored "Conversations on the Porch"-reminiscences with long-time Deering residents- and looks forward to sponsoring other activities.

## **FISH AND GAME CLUB**

Deering's Fish and Game Club was established in 1949 to promote hunting and fishing in the area. The Club originally met in the Town Hall and then the West Deering School House. In 1958, the Club purchased its own clubhouse from the Hillsboro Fish and Game Club.

The Club's activities have primarily focused on promoting hunting and fishing. For example, the Club has raised pheasants for hunting, held wild game suppers, and stocked brooks. However, the Club has also held raffles, food sales, and kids' events. The Club still prospers today and continues many of the same types of activities.

## **THE GRANGE**

As mentioned earlier, many people tried their hand at farming in Deering. The Wolf Hill Grange was chartered in 1874 for the purpose of serving farming families. The Grange defended the interests of farmers in dealing with matters such as market access, animal disease, and legislation that affected agriculture. The Grange also worked on issues related to family life. For example, members worked to increase the quality of education in Deering.

Unfortunately, the Grange suffered with the decline of agriculture and the rise of industry in nearby towns. The Grange closed in 1957 after 83 years of serving Deering farming families.

## **DEERING ASSOCIATION**

In 1975, a group of interested citizens organized the Deering Association, a non-profit civic organization, to provide various programs for the Town. The new organization grew out of efforts by the lake community to preserve the environment and the pristine state of the Deering Reservoir.

The purpose of the Association is summed up in its mission statement: "To strengthen the sense of community by promoting the historic, cultural, civic and environmental life in Deering; to sponsor a

variety of yearly programs designed to inform and involve the residents of Deering and to protect and preserve the Town’s rural character and its natural historic, scenic, and unique resources.”

Each year the Association sponsors a series of summer and winter programs that focus on various aspects of their mission. Past winter programs have included such events as maple syrup, snow sculpturing, ice fishing demonstrations, an evening of poetry featuring local poets reading from their works, a musical soiree, cross country ski tours, the history of our Town Hall and proposed restoration and tracking winter animals. Summer programs have featured such events as exploring the lives of bats, contra dances for international visitors, cemetery and cellar hole tours, the history of the American Chestnut tree, a local portable sawmill, and hikes to various scenic locations. Annual meetings have featured speakers on bears in New Hampshire, New Hampshire stone walls and the Contoocook Valley watershed.

The Deering Association is supported by a large membership and other voluntary contributions. In addition to the yearly programs, the organization also supports the monitoring of water quality and invasive weeds in Deering Lake and environmental training for students. In the future the Association would like to expand its membership base and become more active in the planning for Deering’s future development.

#### **DEERING LAKE IMPROVEMENT ASSOCIATION**

The Deering Lake Improvement Association (DLIA), a non-profit organization whose members are Deering Lake property owners and supporters, is dedicated to conserving for the public benefit the natural beauty, peaceful character, and unique resource value of Deering Lake and its watershed.

In cooperation with the Town of Deering, the Board of Selectmen, the Deering Conservation Commission, the New Hampshire Lakes Association, and the Loon Preservation Committee, the DLIA promotes the protection, careful use, and shared enjoyment of the lakes, mountains, forests, open spaces, and wildlife of the Deering Lake region. DLIA volunteers coordinate water quality testing and weed watching monitoring. Since 1964 the Deering Lake Improvement Association has worked to preserve the character of Deering Lake.

#### **HISTORICAL DOCUMENTS OR STUDIES**

It is important for the Town to have a good understanding of where the history of Deering is best documented. The following list represents the beginning of a list that can be built upon over time.

- Johnson, Donald; Johnson, Jean; and Cram, Peter. *Enduring Faith: The History of the Deering Community Church 1790-1989*. Deering Community Church, 1991.
- Poling, Evangeline Klee. *Welcome Home to Deering, New Hampshire. Town of Deering*. 1977.
- Supplement to the *Messenger*, August 14, 1974. *Deering Bicentennial* (a documentation of Deering’s history in celebration of its bicentennial.)
- Town Reports – 1774-1824 (can be found at Town Hall and in the library)

## SUMMARY

The Deering Planning Board would like to thank all of those who participated in the writing of this Chapter, especially Tom Copadis. A special thank you also goes to those taking time to comment on the community survey. These comments assisted the Planning Board in developing recommendations.

Items identified as important to preserve the history of the Town include:

- The Historic District Ordinance of the Town Center.
- Public outreach to the residents about importance of historic preservation to continue the historical factor that helped many to decide to live in Deering in the first place.
- The encouragement of more cultural and social activities for all residents of the Town reviving “Old Home Days” was mentioned by many. We need to recognize the talent within our Town and present a format for that talent to be shared. All other Organizations within the Town could be active participants as well.
- Continued care and preservation of Deering’s old structures like the Deering Community Church, Town Hall, Library building and others that are listed herein.
- Shared stories of Deering’s history.

When asked why they came to Deering, many residents responded that they liked the small town life, open spaces, and the historical feel throughout the Town. Some have been here for generations. There are a number of families able to trace their roots back to the late 18<sup>th</sup> century, more from the 19<sup>th</sup> century, and many from the 20<sup>th</sup> century. Whether newcomers or branches of old families, we share one fact – a love of the Town of Deering.

## CHAPTER OBJECTIVES AND RECOMMENDATIONS

### OBJECTIVE 1

To continue to support the voluntary Historic District Ordinance.

- Reinvigorate a Historic District Commission to oversee current activities.
- Evaluate current Historic District Ordinance for potential amendments and educate residents about the benefits of historic districts.
- Create a Town Common Committee to make rules about development on community owned common land in the Town center.
- Consider adding areas to the Historic District.

### OBJECTIVE 2

To educate residents about historic preservation.

- Purchase plaques for historic homes.
- Create a guidebook/map of historic sites and structures.
- Pursue historic markers for important sites such as the first store, the railroad station, and Dr. Campbell's clinic.
- Evaluate National Register of Historic Places designations for appropriate sites in Deering.

### OBJECTIVE 3

To encourage new construction that is in character with historic Deering.

- Create a booklet that explains the benefits of design that is historically sensitive.

### OBJECTIVE 4

To encourage more community activities such as concerts, parties, recitals, heritage day events, a garden club, art shows, and book clubs.

- Establish an Activities Committee that would work with existing organizations such as the Deering Association, the Deering lake Improvement Association, and the Deering Community Church to promote events, facilitate the promotion of events through a community calendar, establish a relationship with the media to better promote events, continue the Deering column in local newspapers, pursue more frequent publication of the Deering Connection, consider ways to better utilize the Deering Town Website (Town Crier) to publicize activities, and revive Old Home Days.
- Expand the role and importance of the library to expand library collections, improve library facilities, expand community oriented programs, and expand library hours.

# Historic and Cultural Resources Town of Deering Master Plan 2017

**Legend**

- †† Cemetery
- ◆ Point of Interest
- 🏫 School

**Base Legend**

- 📐 Town Boundary
- Roads**
- 🛣️ Class I and II State Highways
- 🛤️ Local Roads
- 🛤️ Class VI Not Maintained Roads
- 🛤️ Private Roads
- 🌊 Waterbodies
- 🌊 Perennial Streams
- 🌊 Intermittent Streams

†† Cemetery

- C1 Goodale Cemetery (Town)
- C10 Bartlett Cemetery - private or family owned
- C11 Goodale Cemetery - private or family owned
- C12 Poling Cemetery - private or family owned
- C13 Civil War soldier and child - private or family ow
- C2 East Deering Cemetery (Town)
- C3 Patten Cemetery (Town)
- C4 Appleton Cemetery (Town)
- C5 West Deering Cemetery (Town)
- C6 Wilkins Cemetery (Town)
- C7 Hill Cemetery (Town)
- C8 Butler Cemetery (Town)
- C9 Gove Cemetery (Town)

◆ Point of Interest

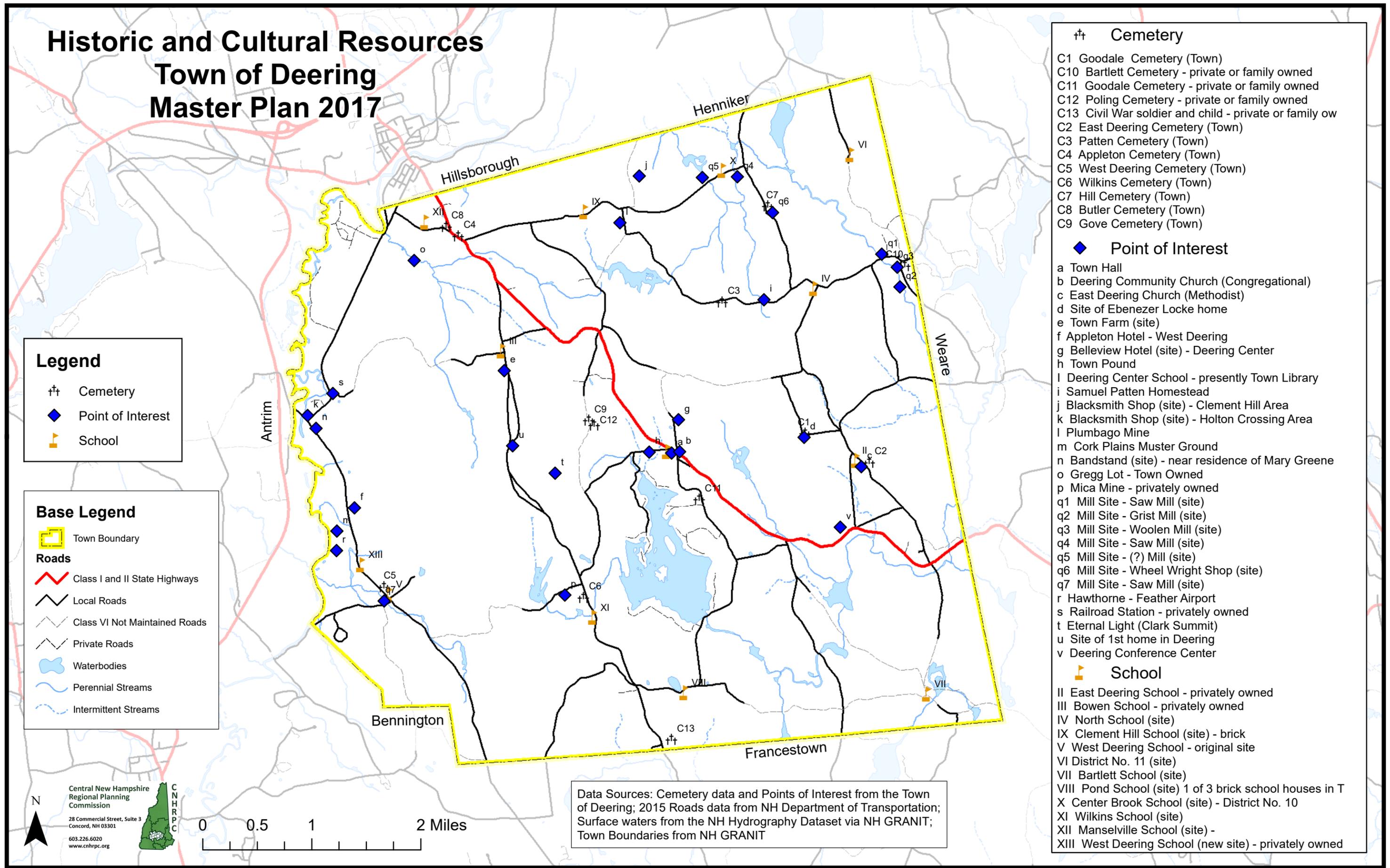
- a Town Hall
- b Deering Community Church (Congregational)
- c East Deering Church (Methodist)
- d Site of Ebenezer Locke home
- e Town Farm (site)
- f Appleton Hotel - West Deering
- g Belleview Hotel (site) - Deering Center
- h Town Pound
- l Deering Center School - presently Town Library
- i Samuel Patten Homestead
- j Blacksmith Shop (site) - Clement Hill Area
- k Blacksmith Shop (site) - Holton Crossing Area
- l Plumbago Mine
- m Cork Plains Muster Ground
- n Bandstand (site) - near residence of Mary Greene
- o Gregg Lot - Town Owned
- p Mica Mine - privately owned
- q1 Mill Site - Saw Mill (site)
- q2 Mill Site - Grist Mill (site)
- q3 Mill Site - Woolen Mill (site)
- q4 Mill Site - Saw Mill (site)
- q5 Mill Site - (?) Mill (site)
- q6 Mill Site - Wheel Wright Shop (site)
- q7 Mill Site - Saw Mill (site)
- r Hawthorne - Feather Airport
- s Railroad Station - privately owned
- t Eternal Light (Clark Summit)
- u Site of 1st home in Deering
- v Deering Conference Center

🏫 School

- II East Deering School - privately owned
- III Bowen School - privately owned
- IV North School (site)
- IX Clement Hill School (site) - brick
- V West Deering School - original site
- VI District No. 11 (site)
- VII Bartlett School (site)
- VIII Pond School (site) 1 of 3 brick school houses in T
- X Center Brook School (site) - District No. 10
- XI Wilkins School (site)
- XII Manselville School (site) -
- XIII West Deering School (new site) - privately owned

Data Sources: Cemetery data and Points of Interest from the Town of Deering; 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

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# HOUSING

## For the Town of Deering

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The purpose of the Housing Chapter is to identify Deering’s housing inventory, short-term and long-term housing needs, and to develop long term strategies in keeping with public input, forecasted needs and the overall goals of the master plan.

The analysis and recommendations in this Chapter are focused around three main themes.

- Maintaining a high quality of community life
- Increasing opportunities for a mix of housing types in Deering
- Keeping housing development compatible with Deering’s existing rural character.

Data for this chapter is summarized from the Deering Today chapter and the Central NH Regional Planning Commission’s Regional Plan, completed in 2014. A wide range of data sources were used to compile the information in this Chapter, including the US Census Bureau, Decennial Census and the American Community Survey, the New Hampshire Housing Finance Authority (NHHFA) and other sources as noted in the individual tables.

Housing is a critical building block that supports a successful community and contributes positively to residents’ perception of quality of life. This Chapter focuses on the current housing climate and strategies to protect the quality of existing housing and neighborhoods.

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### Town of Deering Housing Vision

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*Retain the following core community values as expressed in the survey and visioning sessions while ensuring a variety of housing options, both in design and levels of affordability:*

- *Maintain and enhance rural character;*
- *Encourage the community to stay engaged in Deering’s heritage and strong sense of connection to its natural scenic qualities and rural character;*
- *Support a built environment that reflects the community’s identity as a rural community with a strong civic pride in its heritage; and*
- *Encourage and support affordable housing for all ages.*

## COMMUNITY SURVEY RESULTS

Residents who responded to the Community Survey expressed the opinion that single family homes should be the most highly encouraged housing type. The majority of survey responses came from residents in single family homes (98%), with 2% from renters. At the visioning session and in the community survey, participants felt that a mix of housing should be available in Deering and that future manufactured homes should be permissible in certain areas of Town.

Over 80% rated that land held in conservation is important/very important to them and the rural character of Deering is a core value.

Specifically on housing, 36% would like to see duplex housing, 44% open space developments on smaller lots in exchange for open space, and over 51% would like to see housing over 55 as well as accessory dwelling units/in-law apartments (See Question 1 below.) Based on the survey results and the strong desire for Deering to maintain its rural character, any new development should model sustainable design principles and be integrated into its natural setting to protect the natural environment.

The themes that emerged from the visioning session are similar to the survey responses and can be categorized as stated below:

- Provide opportunities for more senior housing
- Allow multiple uses for residential properties
- Allow flexibility in property use (single family to duplex, ADUs)
- Encourage development of more services for seniors
- Continue to explore higher density options
- Pursue potential funding programs (state/federal) for improving specific properties

### Community Survey Question 10:

Should Deering try to encourage Home Business / Cottage Industry growth?

Q. 10	Total	Percent
Yes	68	85.0%
No	12	15.0%
Total	80	100.0%

### Community Survey Question 11:

Deering's predominant form of housing is Single Family. What other types of housing would you like to see Deering encourage? (Please check all that apply).

Q. 11	Total	Percent
2-Family (Duplex)	21	36.2%
Conversion of large homes into apartments	6	10.3%
Manufactured homes on individual lots	10	17.2%
Workforce housing	12	20.7%
Condominiums	9	15.5%
New apartment buildings	2	3.5%
Cluster developments	26	44.8%
Housing for persons over 55 years of age	30	51.7%
Accessory dwelling units/in-law apartments	30	51.7%
Total	58	100.0%

**Community Survey Question 37:**

How important is it for the Town to expand, provide, or improve each of the following:

Q. 37	Very Important	Important	Not Important	No Opinion	Total
Access to Contoocook River	15.5% (11)	39.4% (28)	28.2% (20)	16.9% (12)	71
Access to Deering Reservoir	34.7% (25)	31.9% (23)	23.6% (17)	9.7% (7)	72
Improved parking facilities at Deering Reservoir	28.2% (20)	32.4% (23)	33.8% (24)	5.6% (4)	71
Access to Piscataquog River	13.2% (9)	29.4% (20)	36.8% (25)	20.6% (14)	68
Senior Center	13.0% (9)	29.0% (20)	39.1% (27)	18.8% (13)	69
Elderly Activities	14.3% (10)	38.6% (27)	31.4% (22)	15.7% (11)	70
Youth/Teen Center	12.1% (8)	39.4% (26)	34.9% (23)	13.6% (9)	66
Public swimming area at Deering Reservoir	28.6% (20)	40.0% (28)	22.9% (16)	8.6% (6)	70
Picnic areas	21.7% (15)	39.1% (27)	26.1% (18)	13.0% (9)	69
Playgrounds	14.5% (10)	34.8% (24)	33.3% (23)	17.4% (12)	69
Basketball courts	8.8% (6)	20.6% (14)	52.9% (36)	17.7% (12)	68
Athletic/Multi-Use Fields	11.9% (8)	31.3% (21)	38.8% (26)	17.9% (12)	67
Community center	9.2% (6)	35.4% (23)	33.9% (22)	21.5% (14)	65
Recreational trails (all types)	34.3% (24)	45.7% (32)	11.4% (8)	8.6% (6)	70
Cultural activities	17.7% (12)	30.9% (21)	33.8% (23)	17.7% (12)	68
Ice/skateboard rink	9.0% (6)	19.4% (13)	52.2% (35)	19.4% (13)	67
Emergency housing or shelter	15.6% (10)	25.0% (16)	39.1% (25)	20.3% (13)	64
None	5.6% (1)	5.6% (1)	22.2% (4)	66.7% (12)	18

## DESCRIPTION OF THE REGIONAL HOUSING MARKET

Overall, the region has seen several demographic and housing economic changes over the last decade. The region's growth has slowed. It is slightly more diverse than ten years ago, but still remains overwhelmingly white. In terms of income, the region's median household income is greater than the state or the nation as a whole. There are some areas where the population faces challenges in obtaining quality housing, in particular due to income, and among some populations of interest. Lastly, the average household size is decreasing. For more detail, please refer to the Central New Hampshire Regional Planning Commission's Region Plan, completed in 2015 (<http://cnhrpc.org/regional-planning/gsf/>).

The region's housing market itself has slowed as well. Building permits for new residential construction are down: in 2010, the number of building permits issued in the region was only 35% of the number of permits issued in 2000. In fact, of all the permits issued between 2000 and 2010, 73% were issued between 2000 and 2005. With regard to cost, both owner and rental housing are more affordable as the region is less expensive than the state and many of its other regions, but there is a segment of the population that has affordability problems. Transportation continues to be an issue for segments of the population: commute times are increasing and there are few options to driving a car.

There is a need for more housing options for many segments of the population. Choices, affordability for those on modest or fixed incomes, and the opportunity for seniors to "down-size" and age in place are key issues.

Key trends to keep in mind from the New Hampshire Housing Financing Authority's 2014 publication, ["Big Houses, Small Households: Perceptions, Preferences and Assessment:"](#)

**New Hampshire's current housing supply is poorly aligned with evolving preferences among different age groups.** This mismatch exists both for aging Baby Boomers and younger workers. Older residents are likely to seek to "down-size" to smaller living arrangements, yet housing units of 3+ bedrooms far outnumber one- and two-bedroom units in the state. Given the relatively small number of young households in the state, it's unclear whether the larger units built for Boomers during their child-rearing years will draw sufficient interest from buyers in future years.

**Affordability and the New Hampshire advantage.** These factors have an impact on the affordability of housing in New Hampshire, something that may have been a big part of New Hampshire's attraction to home buyers from higher-priced states over the past four decades. While the median price of homes is more affordable than just a few years ago, this is not necessarily true for first-time buyers, who have traditionally provided important liquidity to the housing market. The home purchases of first-time buyers enabled those who were selling their homes to "move up" or "down-size." But younger residents now face inferior job prospects and high levels of student debt, and they are delaying marriage, and are unsure of the benefits of homeownership—including the ability to easily resell at a later date. In addition, the state's rental market has grown less affordable in recent years. The New Hampshire Housing Finance Authority's (NHHFA) 2013 rental housing survey indicated that since 2006, the median monthly gross rent rose by 4 percent (in contrast to the 40 percent drop in the monthly mortgage cost) and vacancy rates decreased, meaning renters were paying more, with fewer options to choose from. This reflects a national pattern for a growing percentage of households in rental housing.

**Seniors will occupy a growing proportion of the state’s housing units.** New Hampshire’s senior population is expected to nearly double between 2010 and 2015, from 178,000 to 323,000 people, a change that is not matched among younger age groups. As a result, seniors will occupy a growing proportion of the state’s housing units, filling one in three units by 2025. The number of senior households in the state, both owners and renters, will nearly double by 2025. While seniors generally want to age in place, this desire is complicated by several factors, including high rates of disability, lower median income and savings, declining caregiver population and other factors. The median income of the state’s senior homeowners is barely half that of the state median, and their home equity has been significantly reduced by the state’s housing downturn.

**New construction will likely be limited in a projected era of slower population growth.** The rehabilitation of the existing housing stock may become more needed, yet much of New Hampshire’s housing regulations, including local planning and zoning ordinances, are not currently geared towards this segment of the market.

## HOUSING TRENDS IN DEERING TODAY

Population growth in Deering has seen a slowing trend in growth, with only 205 new residents between 1990 and 2010. Population projections from the NH Office of Energy and Planning show a continued slow rate of growth, with a gain of just 14 residents from the current 2015 population estimate until 2025.

Housing units show a similar slowdown with an actual loss of 12 units from 2000 to 2010.

**Table 5.1: Population and Housing Growth, 1980-2010**

Growth	Population	Net Change		Housing Units	Net Change	
		#	%		#	%
1980 (US Census)	1,041	NA	NA	461	NA	NA
1990 (US Census)	1,707	666	64.0%	757	296	64.2%
2000 (US Census)	1,875	168	9.8%	933	176	23.2%
2010 (US Census)	1,912	37	2.0%	921	-12	-1.3%
Total Change 1980-2010	-	871	83.7%	-	460	99.8%

Source: US Census data

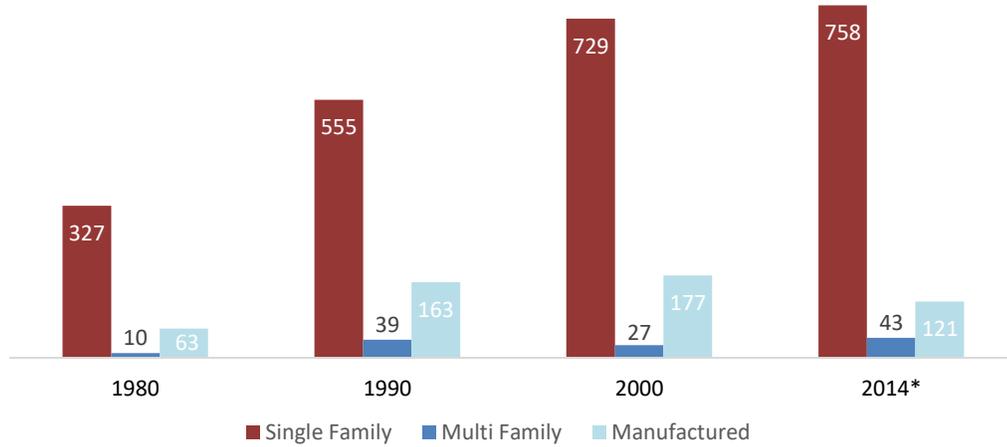
## HOUSING STOCK AND SUPPLY

The amount and types of housing within a community is influenced by many factors, including land use regulations, population growth, property values and municipal services. A community’s approach to land use and development often is reflected in this housing stock and supply. The following is a summary of current trends as identified through data resources. Overall, Deering has experienced a steady supply of new housing since 1980, with the exception of the recent decline between 2000 and 2010.

The housing unit data shown in Figure 5.1 below shows the units by type, reinforcing the prevailing pattern of single family homes in Deering. The seemingly high percentage of vacant units (Table 5.2) in Deering is due to the fact that seasonal units are considered part of the vacant housing stock for the purpose of the Census count. Tracking the ages of homes within Deering (Table 5.3) shows that the

majority of homes were built in the 1960's through the 1980's, with the largest percentage built in the 1980's at 25.2%. Figure 5.2 identifies the number of bedrooms in homes in Deering and the surrounding communities.

**Figure 5.1: Housing Stock, By Type, 1980 - 2014**



Source: American Community Survey 2010-2014, 2004 Deering Master Plan

**Table 5.2: Deering Housing Occupancy, 2010**

Type	Number of Homes	Percent
Occupied Units	740	79%
Vacant Units	192	21%
Seasonal Units (part of vacant number)	143	NA
Total Permanent Units	932	100%

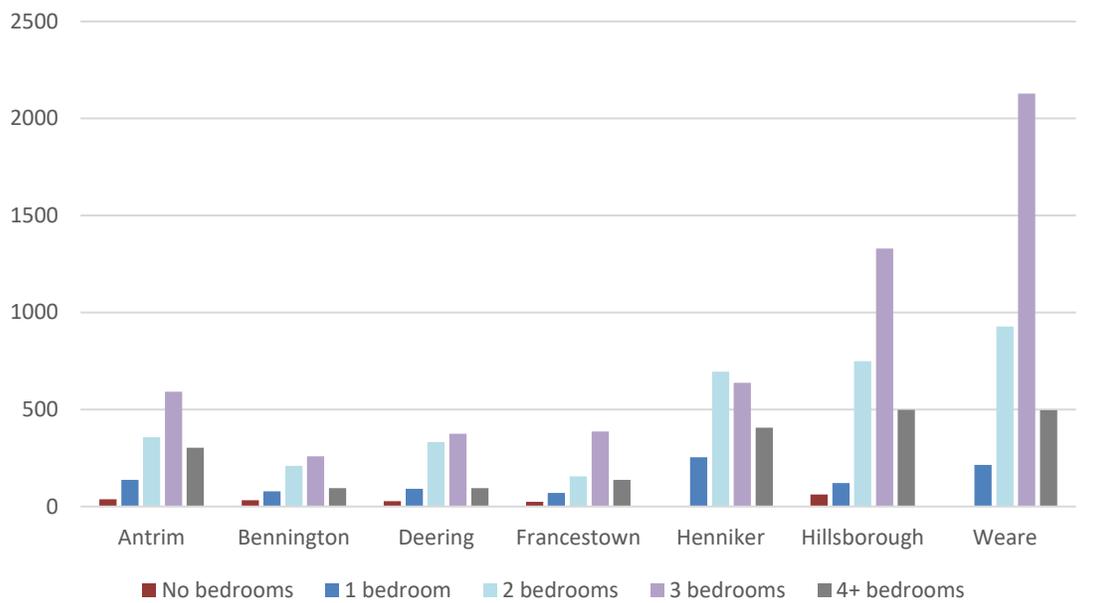
Source: US Census

**Table 5.3: Age of Houses in Deering, 2014**

Age	Number of Homes	Percent
2010 or later	3	0.3%
2000-2009	179	19.4%
1990-1999	85	9.2%
1980-1989	232	25.2%
1970-1979	138	15.0%
1960-1969	103	11.2%
1950-1959	60	6.5%
1940-1949	6	0.7%
1939 and earlier	116	12.6%

Source: American Community Survey 2010-2014

**Figure 5.2: Number of Bedrooms in Homes, 2014**



Source: American Community Survey 2010-2014

**HOUSING DENSITY**

Housing density is calculated by dividing the number of housing units by the square mileage of the area. It is a measure of how thickly settled an area is. Deering’s number of square miles, excluding water, is 32.1. Table 5.4 below shows the average number of housing units per square mile for the Town of Deering from 2000 to 2010. While many of the surrounding communities experienced mostly small increases in density, Deering’s remained unchanged.

**Table 5.4: Housing Density of Deering and Abutting Communities**

Community	Land Area (Sq Mi)	2000		2010		Change in Density 2000-2010	Percent Change 2000-2010
		# Units	Units/ Sq Mi	# Units	Units/ Sq Mi		
Antrim	36.5	1,160	32	1,329	36	5	14.6%
Bennington	11.6	635	55	666	57	3	4.9%
<b>Deering</b>	<b>32.1</b>	<b>933</b>	<b>29</b>	<b>932</b>	<b>29</b>	<b>0</b>	<b>-0.1%</b>
Francestown	30.4	656	22	755	25	3	15.1%
Henniker	44.8	1,679	37	1,928	43	6	14.8%
Hillsborough	44.7	2,323	52	2,896	65	13	24.7%
Weare	60.1	2,828	47	3,466	58	11	22.6%

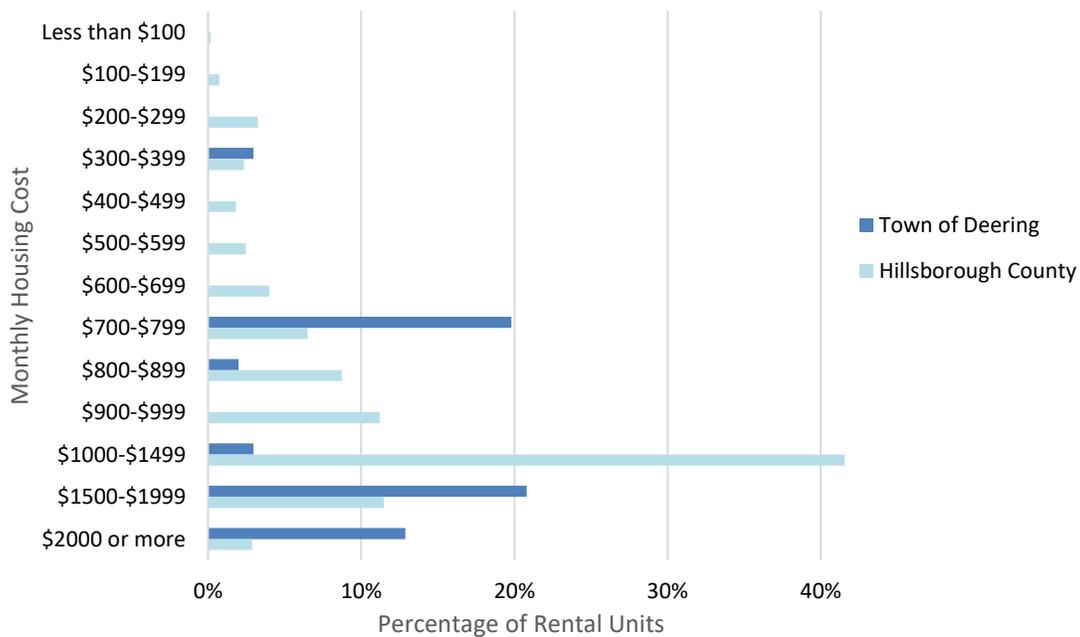
Source: US Census Bureau, 2004 Deering Master Plan

### COST OF HOUSING IN DEERING

This section looks at the cost of owner and rental housing in Deering as a way to evaluate the housing market in Deering. The following tables present information related to the availability and affordability of housing.

It is important to keep in mind that RSA 674:58 defines workforce housing as homes that are affordable at a 30% cost burden of a household’s gross annual income. Based on the assumption that no more than 30% of a household’s income should be spent on housing, Table 5.5 illustrates that 26 units are in this category representing 25.7% of total occupied rental housing units.

**Figure 5.3: Gross Rent<sup>1</sup> Distribution, 2014**



Source: American Community Survey 2010-2014

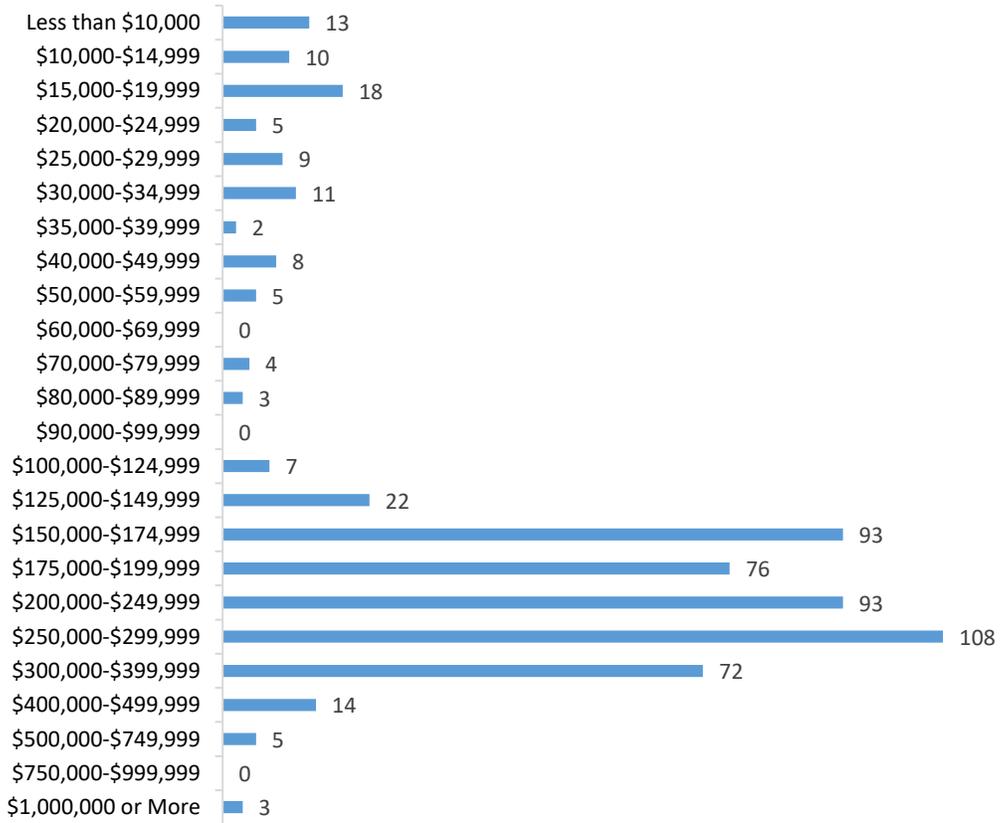
**Table 5.5: Gross Rent as Percent of 2014 Household Income**

	Occupied Rental Units	Household Income						
		Less than \$10,000	\$10,000-\$19,999	\$20,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000 or more
Rent < 20% HH Income	26	0	0	0	0	13	9	4
Rent 20%-29.9% of HH Income	0	0	0	0	0	0	0	0
Rent > 30% HH Income	36	0	11	8	0	17	0	0
Percent not computed	39	6	7	3	3	0	9	11
All Renter Household	101	6	18	11	3	30	18	15

Source: American Community Survey 2010-2014

<sup>1</sup> Gross Rent defined as the amount of contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid for by the renter (or paid for the renter by someone else). Gross rent is intended to eliminate differentials which result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment. (US Census Bureau)

**Figure 5.4: Value of Owner Occupied Housing Units, 2014**



Source: American Community Survey 2010-2014

**Table 5.6: Owner Households by Monthly Housing Costs, 2014**

Owner Households by Monthly Costs	Number of Units
Monthly Costs Less than 20% of HH Income	230
Monthly Costs 20% - 29.9% of HH Income	158
Monthly Costs 30% or More of HH Income	187
Percent not computed	6
<b>Total Households</b>	<b>581</b>

Source: American Community Survey 2010-2014

## HOUSEHOLD SIZE

Household size and the number of new residential permits issued gives important information that directly relates to trends that impact land use decisions and the capacity of Town services. As is typical of many other trends, decreasing household size is a common occurrence in New Hampshire and is consistent with a low birth rate and an aging population. Average household size in the Central NH Region was 2.61 in 2000 and 2.55 in 2010 respectively. An average household size higher for renter occupied units in comparison to owner occupied units is not unexpected.

**Table 5.7: Average Household Size in Deering**

	1980	1990	2000	2010
<b>Deering</b>	<b>2.4</b>	<b>3.1</b>	<b>2.5</b>	<b>2.5</b>
Central NH Region	-	-	2.61	2.55
New Hampshire	-	-	2.53	2.46

*Source: US Census Bureau, 2004 Deering Master Plan*

**Table 5.8: Population per Occupied Unit in Deering, 2010**

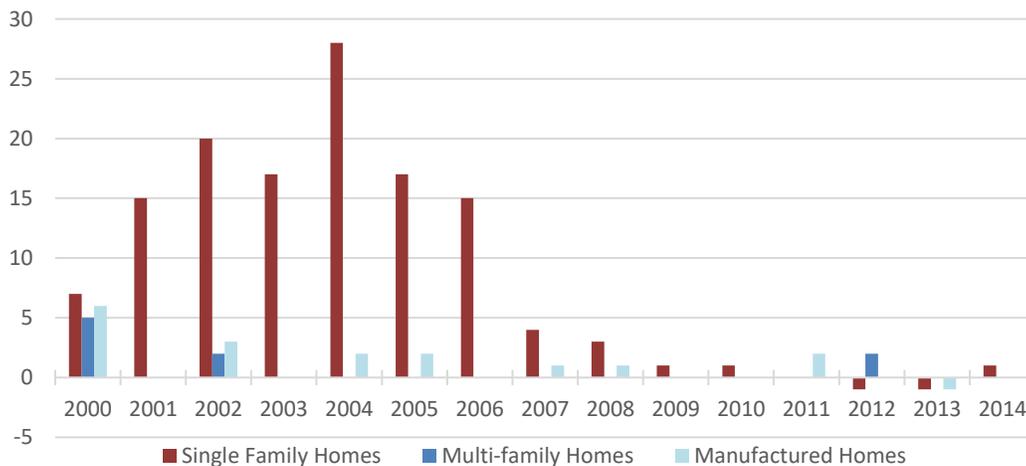
Unit Type	Number of Units	Average Household Size	Vacancy Rate
Owner-Occupied Units	670	2.44	2.3%
Renter-Occupied Units	70	2.96	11.4%
Total Occupied Units	740	2.5	-

*Source: US Census*

## RESIDENTIAL BUILDING PERMITS

Figure 5.5 looks at the residential building permits by type through 2014. This slowing trend is the typical pattern seen throughout New Hampshire and the region. There is a noted increase in multi-family permits in 2012. It should be noted that values represent the net change of dwellings. Negative values represent a loss of dwelling units.

**Figure 5.5: Residential Building Permits by Housing Type, 2000-2014**



*Source: NH Office of Energy and Planning*

### COMMUTE TO WORK DATA

The majority of employed persons commute to work, nearly half of those commuting to Manchester (9.8%), Concord (8.6%), Hillsborough (5.4%), Peterborough (5.0%), Nashua (4.6%), Keene (3.0%), and Milford (1.8%), and more than half to all other locations (61.9%).

Of those who commute, 38% have a commute longer than 45 minutes. Additionally, 18% of residents commute 30 to 44 minutes, 14% commute 15 to 29 minutes, and 29% commute less than 15 minutes.

### SUMMARY OF TRENDS

**Housing through the Generations:** People look for different housing types as they age through the life cycle. By 2030, the population of New Hampshire is expected to increase by approximately 95,000 from the 2010 Census count of 1,316,470.

The group most likely to purchase larger homes, those aged 35-54, is expected to decline in many NH communities, including Deering. As households become more diverse, real estate preferences tend to diversify as well. Many of the baby boomers are looking to downsize, and the trend of smaller household sizes have impacts on market preferences.

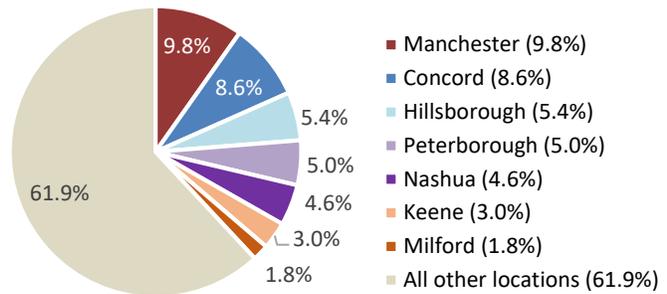
There is the potential for adopting new development approaches using market and other incentives, but it is unclear whether any incentives can jump start a solution. There is an interest in more walkable neighborhoods while still maintaining the rural character of the Town.

Ranch style housing developments have been successful elsewhere because they offer one story living with a small plot of land for gardens/open space. Manufactured housing could be a potential solution to senior housing needs as well. Supporting these changes as a means of encouraging movement in the housing market would require a complex set of policy decisions on land use requirements, and regulatory changes to ordinances.

### HOUSING NEEDS ASSESSMENT

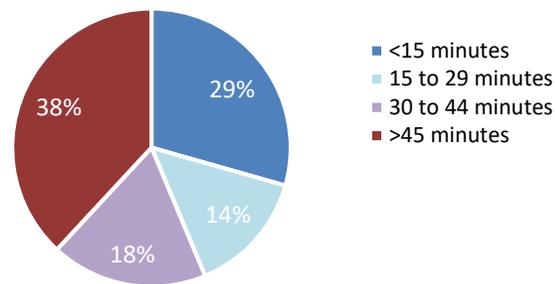
Judging strictly on the basis of population projections, Deering would not appear to need more housing. However, changing household composition and housing preferences are likely to affect Deering just as much or more than a slow rate of growth. Today, housing demand looks much different than it did 20 years ago. Like most mature, suburban style communities in New Hampshire and the region, Deering has an aging population. Characteristics of an aging population include the tendency to downsize

Figure 5.6: Place of Work



Source: American Community Survey 2010-2014

Figure 5.7: Travel Time to Work



Source: American Community Survey 2010-2014

households, creating more demand for single level housing and potentially more demand for senior housing. The trajectory of the typical subdivisions and housing demand for an older population has been changing course the last few years and is expected to continue.

#### **HOUSING NEEDS ASSESSMENT OVERVIEW AND HOUSING PROJECTIONS**

The Housing Needs Assessment (HNA) draws on U.S. Census data and considers demographic changes and projections and their potential impact on housing need. This information can then be used to help communities better plan for housing demand.

The HNA begins with a base year (2010) analysis using U.S. Census data for the number of renters over and under the age of 65 years, as well as the number of home owners of the same age. Ratios were then established between the number of people per household and the number of households in each of the four groupings (renters under 65, renters over 65; owners under 65, owners over 65). Using the ratios and population growth projections from the New Hampshire Office of Energy and Planning, an estimated number of needed owner and renter housing units in 2015, 2020, and 2025 were identified.

This section summarizes a projection of housing supply needs for the periods 2015 through 2040 in five-year increments. This forecast of housing needs is designed to inform a community about the expected demand for housing in the future. This section includes projections of the needs for both owner and renter housing. It should be noted that the further out the projections go, the less reliable they may be. Historical data for population projections by age were available from the NH Office of Energy and Planning.

The following housing forecast is based upon the Population Headship Tenure Model included in *The Evolving Environment and Housing's Future* produced by the NH Center for Public Policy Studies for NH Housing as part of the state's Housing Needs Assessment (2014). The model estimates the future need for housing using anticipated changes in household size, tenure, and age group. Headship is defined as the ratio of the number of household heads relative to the total population. For this model the headship ratio is computed for each population cohort and the total population. The projections are based upon headship rates by age group.

As mentioned earlier, the aging population has come to account for a greater share of all households in the region and state and a resultant decrease in household sizes. Decreased fertility rates have further reduced household sizes with fewer children per household, and young families represent a smaller share of all households than they have historically. This model accounts for these trends in household

### INTERPRETING THE HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment can serve as the starting point for a dialogue in Deering on:

- Who can or cannot afford to live in our community?
- Can our children afford to stay or return to the community as they mature?
- Are populations with special housing needs given sufficient housing options?
- Do our elderly residents have sufficient alternatives to remain in the community if they chose to?
- Does our existing housing stock currently attract economic development? Do we want it to?

formation and home ownership trends dependent on the age of the head of household and thus presents a more accurate reflection of future housing production needs to meet demand of a changing demographic. For the Central NH Region as a whole, there is a projected need for as many as an additional 6,280 units to meet demand by 2020 from the 2010 base year. However, it should be noted that new units do not necessarily equal new structures. For example, there could be the opportunity to add a small apartment or accessory unit with a single family home. Highlights of the HNA for the Region include: a need for about a 6% increase in housing every five years between 2010 and 2025; about a 70/30 split, respectively, between owner-occupied and rental housing in 2015; and, about 47% of the rental housing needed by 2015 would be for those under 35 years of age or over 74 years of age. For Deering, there is a projected need for 816 units to meet demand by 2020 from the 2010 base year (see Figure 5.9).

With regard to housing, slowing population growth along with reasonable rent and home ownership costs would suggest that, on the surface, the housing needs are generally being met. However, there are some present trends that point towards challenges in the housing supply:

- The availability of smaller dwelling units for seniors to downsize;
- Broadband internet access;
- Transportation issues given the rural nature of the region and dependency upon the single occupancy vehicle; and
- The cost of housing for seniors on fixed incomes, disabled persons, those entering the workforce and single parents.

Shown below are the results for Deering, using the Housing Needs Assessment tool. As mentioned so many times in the Master Plan, the dominance of a rural development pattern influences the housing character of Deering. Coupled with the slowdown in growth over the last decade, the projected dwelling unit demand is not a large increase over the current supply of both renter and owner units yet there should be opportunities to evaluate the existing housing supply and the emerging trends mentioned above. It's an obvious conclusion that people look for different housing types as they go through the life cycle. The group most likely to purchase larger homes, people aged 25-54, is declining and some communities are looking at ways to attract the younger workforce population. The challenge for Deering is looking at ways to encourage a mix of housing that continues to support the rural character of the Town while introducing more housing choices. Strategies to meet these challenges including Increasing regulatory flexibility and other mechanisms in balance with environmental concerns.

Figure 5.8: Housing Needs Assessment Results - Deering Population By Age

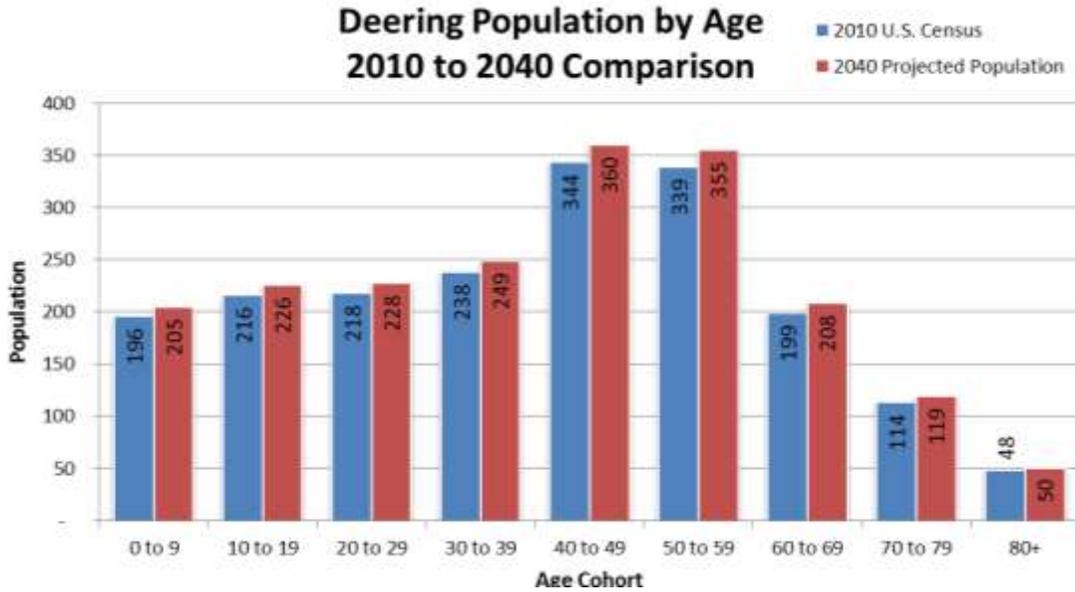
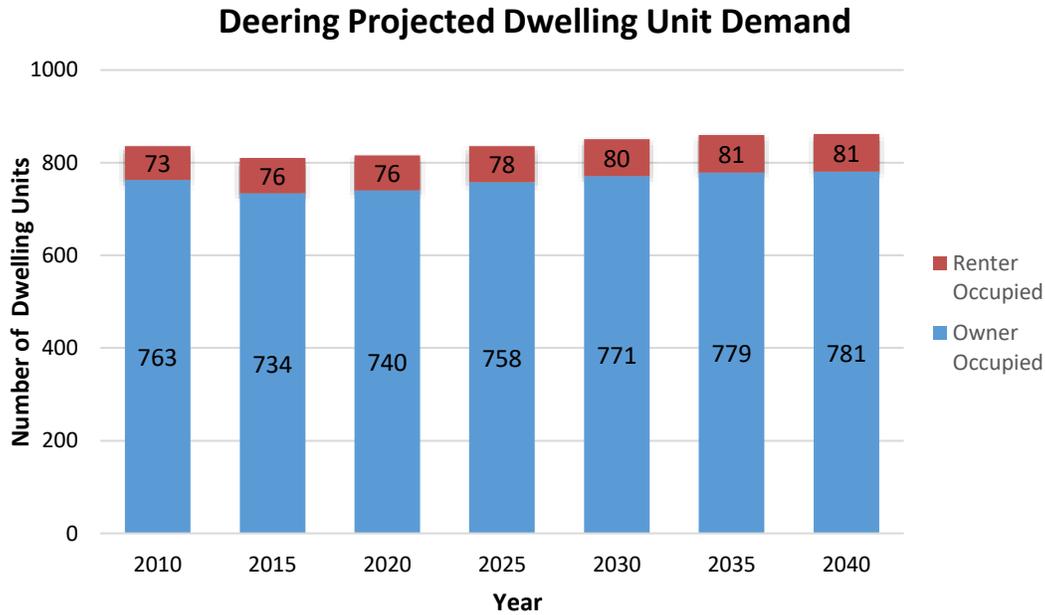
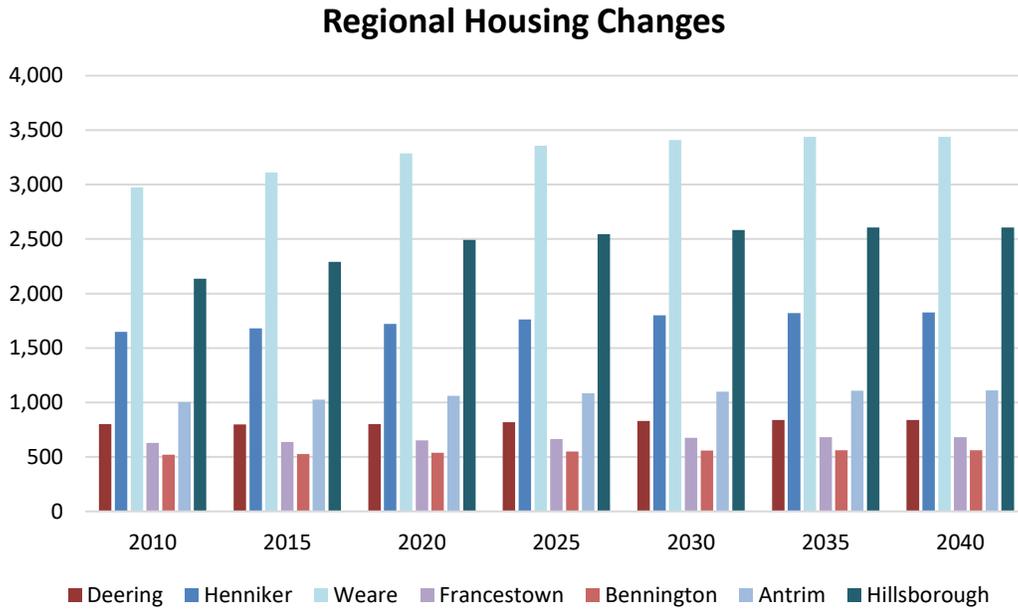


Figure 5.9: Housing Needs Assessment Results – Deering Projected Dwelling Unit Demand



Housing Supply Available for Year-Round	2010	2015	2020	2025	2030	2035	2040	Change	Change
Total Ownership Stock Except Sold, Not Occ.	763	734	740	758	771	779	781	18	1 Owner Occ.
Total Rental Units Except Rented, Not Occ.	73	76	76	78	80	81	81	8	0 Renter Occ.
Total Stock Occupied or Available	836	809	816	836	851	850	863	27	1

Figure 5.10: Housing Needs Assessment Results – Regional Housing Projections



## SUMMARY

Deering, like other rural communities in Central New Hampshire, has seen several demographic and housing changes over the past decade. The housing market has slowed, with fewer building permits permitted each year. Choices, affordable housing, and the opportunity for seniors to “down-size” and age in place are key issues. Transportation continues to be a concern for those without access to a vehicle who need to travel for services and amenities. Results of the Housing Needs Assessment represent the changing demographic and the conclusion that people look for different housing types as they go through each stage of life. Input from residents through the Community Survey demonstrate resident’s appreciation for Deering’s rural character, and future housing should be consistent with Deering’s rural and small town qualities. Input also showed support and desire for a mix of housing, including opportunities to develop senior housing to address the aging population.

## CHAPTER OBJECTIVES AND RECOMMENDATIONS

### OBJECTIVE 1

To provide a diverse and sustainable housing mix for a varied population while maintaining the natural resources and rural character of the Town.

- Consider an urban residential-commercial district having reduced minimum acreage and other modified requirements in the already urbanized area near Hillsborough.
- Maximize opportunities for the housing of seniors through the development of a senior housing ordinance, review and revision of senior tax abatements and exemptions, and a survey of senior residents.
- Continue to develop a Manufactured Housing Ordinance.
- Investigate interest in developing or augmenting an agreement to expand water and sewer service up Route 149 in Deering.

### OBJECTIVE 2

To provide guidance and information as a foundation for meeting the current and future housing needs of the Town.

- Amend the Zoning Ordinance to accommodate accessory apartments and temporary units to be consistent with RSA 674:71, the new law defining accessory dwelling units that is effective June 1, 2017.
- Incorporate livable/walkable community and visibility principles in the subdivision regulations, within any Open Space Development Ordinance, and for senior housing development proposals.
- Continue to provide high quality housing options that meet a variety of needs and lifestyles.
- Monitor housing supply and demand to proactively plan to meet needs.
- Look for opportunities to maintain housing affordability in Town.
- Audit housing regulations to be sure that housing options are available for residents of all ages, income and abilities.

### OBJECTIVE 3

To make Deering residents aware of any population and housing changes that can be expected in coming years and the need to begin anticipating any needed changes.

- Continue to monitor the Town's growth and provide yearly reports to Town residents.
- Continue to monitor the need for implementation of appropriate growth management tools.
- Develop site plan review regulations that include multi-family (3+ units) provisions.
- Create an advisory subcommittee to follow up on the recommendations of the Master Plan in light of new trends, projections and changes in attitude of Deering residents which are not predictable at this time.

- New development should model sustainable design and sensitively integrated into its natural setting.

#### OBJECTIVE 4

To provide opportunities for Deering's senior citizens that allow them to continue to age in their community.

- Strengthen available programs to help seniors stay in their home as they age.
- Strengthen senior center programs, work with existing state programs, and provide coordinated information on community services.

# NATURAL FEATURES

## For the Town of Deering

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Deering's natural landscape is part of the essential infrastructure that defines the highly valued quality of life by residents. Some of the important features often cited are our hills and forested lands, such as Hedgehog Hill and Clark Summit, and our water resources such as the Contoocook River and Deering Lake. Much of Deering's open spaces and resources are protected with approximately 6,480 acres of conservation land (33.2% of Town) and an estimate 14,500 acres of land in current use. While many of our resources are also protected by various local and state regulations, there is still much work to be done to continue to protect and maintain our valuable resources.

Since the last Master Plan update in 2004, significant amounts of conservation acreage has been added with assistance from outside organizational groups. An example of one addition includes the development of the Hedgehog Mountain Overlook Trail by the Society for the Protection of New Hampshire Forests. In addition, the Conservation Commission in Deering and the Deering Lake Improvement Association organizes annual roadside cleanup events and has adopted portions of Route 149 between Hillsborough and Wolf Hill. The Commission also supports young adults in the community by sending two to four teens to conservation camp each summer.

Even though there has been substantial progress within the Town, there are many more goals that need to be accomplished. The value of open space and natural features in our community is important not only as ecological and scenic assets but as an economic asset, making Deering an attractive community in which to live, work and play.

The 2004 Master Plan also included a Natural Features Chapter that discussed topography, aquifers, hydric soils, and wetlands. Retention of rural character was the overarching goal of this Master Plan and the Natural Features Chapter. Community surveys also supported that preservation of open space as a high priority with 63% identifying it as very important and 26% as important. Nearly 80% of respondents also supported acquiring land for conservation purposes. Several data sources were developed and analyzed and this Chapter updates many of those existing datasets.

The 2015 survey results continue to support the preservation of natural resources. The majority of survey participants felt that Deering Reservoir and the area around Deering Reservoir should be preserved now, and in the future. The survey also demonstrated that conserving scenic vistas, protecting conservation land, and preserving the town center was very highly valued among residents.

Results of the visioning session show that many residents continue to value the natural resources and other amenities in Deering such as Deering Lake, wetlands, open spaces, wildlife diversity and scenic views and appreciate the opportunities available to hike, swim, snowshoe and otherwise enjoy access to these resources. The challenge of providing adequate recreational access, for an aging population and,

continued stewardship of conservation lands were also voiced. Participants felt that it was essential to balance growth with rural character, to protect open spaces, to protect the surface waters, and to refine and increase regulations for new development.

With this direction from the results of the survey and visioning sessions, this Chapter updates the supporting documentation from the 2004 Master Plan for various types of water resources, geologic resources, land resources, and ecological resources. The update includes any relevant revisions to maps depicting the natural feature findings in Deering. A series of Goals and Recommendations are identified to help guide the Town toward maintaining and enhancing a vibrant community with rural landscapes, high quality of life and a thriving economy. The following goals are responsive to the community outreach sessions and survey results as well as other concerns identified by local boards and committees. Recommendations are found at the end of this Chapter and provide a framework for working on specific areas that implement the goals.

### Town of Deering Natural Features Vision

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*Preserve Deering's rural character and protect its natural resources, wildlife habitat, and recreational resources, and foster an appreciation of these resources in its citizens.*

## COMMUNITY SURVEY RESULTS

Deering, like many communities in the Central NH Region, has a long history of residents with strong ties and commitment to their community. Keeping the community’s residents able to age in place while welcoming new residents is important to a future where there continues to be ties to Deering’s rich history and sense of community.

The Community Survey yielded favorable results supporting the preservation of natural resources. Responses show that Deering Reservoir is one of the most highly valued resources within the community, and residents strongly feel that the lake and the area around the lake should be preserved. Over 81% of respondents felt that preserving open space was a “very important” or “important” objective and would support a warrant article to appropriate funds for additional land conservation.

### Community Survey Question 16:

Please indicate how important the preservation of open, undeveloped space in Deering is to you:

Q. 16	Total	Percent
Very Important	44	51.8%
Important	25	29.4%
Somewhat Important	9	10.6%
Not Important	6	7.1%
No Opinion	1	1.2%
<b>Total</b>	<b>85</b>	<b>100.0%</b>

### Community Survey Question 17:

What are the most important land conservation objectives to you? Please choose the three most important:

Q. 17	Total	Percent
Forests	42	50.6%
Fields/Agriculture	37	44.6%
Rivers/Streams	37	44.6%
Fish/Wildlife management	35	42.2%
Aquifers	27	32.5%
Scenic Views	25	30.1%
Recreation	15	18.1%
Ponds	14	16.9%
Wetlands	12	14.5%
Non-game	3	3.6%
<b>Total</b>	<b>83</b>	<b>100.0%</b>

### Community Survey Question 18:

Would you support a warrant article for appropriating money for land conservation?

Q. 18	Total	Percent
Yes	51	63.0%
No	30	37.0%
<b>Total</b>	<b>81</b>	<b>100.0%</b>

## WATER RESOURCES

### WATERSHEDS

Within New Hampshire, there are five major watersheds. Deering, and the rest of the Central New Hampshire Region, is within the Merrimack River watershed which stretches from the White Mountains down to Newburyport Massachusetts, and comprises an estimated 40% of the State.

A watershed is an area where all of the water that is under that area or drains off of the area goes into the same place.<sup>1</sup> This includes precipitation, surface water, groundwater, wastewater discharges, and non-point source pollution from natural and urban areas. Water bodies within a watershed can include streams, rivers, ponds, and lakes.

Deering has two major watersheds, the Contoocook River Watershed and the Piscataquog River Watershed. Within these two major areas, multiple smaller watersheds are present, such as Gerini Brook and Manselville Brook in the Contoocook River watershed and the Deering Reservoir and Dudley Pond in the Piscataquog watershed. Each water body in these watersheds is discussed in their individual sections within the Chapter.

### LAKES

Created in 1884 by impounding the Piscataquog River, the Deering Reservoir is the largest water body in Deering. Centrally located in Deering, the Lake covers 315 acres with a maximum depth of 11.3 meters (37 feet). The lake also contains 8,850 meters (29,000 feet) of shoreline and has a watershed area of 2,816 acres. Every year, NH Fish and Game stock the Reservoir with fish from one of New Hampshire's six fish hatcheries. Currently, NH Fish and Game is still continuing to stock the Reservoir with 900 rainbow trout every spring; the Department no longer stocks the Reservoir with brook trout in the winter.

Used by residents and tourists, Deering Reservoir provides scenic beauty and recreation resources, such as boating, fishing, and beach access. Maintaining the health of the lake is critical for future residents and visitors, to allow future generations to use the lake as it is used today. Monitoring programs, such as the Department of Environmental Services' (DES) Volunteer Lake Assessment Program (VLAP) and The New Hampshire Lake Association's Lake Host Program, monitor water quality levels and protect against invasive weed species. Deering is involved in both

#### THE VOLUNTEER LAKE ASSESSMENT PROGRAM (VLAP) AND THE LAKE HOST PROGRAM

The Volunteer Lake Assessment Program (VLAP) consists of volunteers who assist the Department of Environmental Services by taking water samples from over 800 public lakes statewide to monitor lake water quality and lake health.

Similarly, The Lake Host Program prevents the spread of variable milfoil through boaters by educating and performing inspections of boats and trailers at various public launch locations across the state. Complete copies of the annual VLAP reports are available on the NHDES website:

<http://des.nh.gov/organization/divisions/water/wmb/vlap/>

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<sup>1</sup> Definition provided on EPA Website. <http://water.epa.gov/type/watersheds/whatis.cfm>

programs through the Deering Reservoir. Deering began its partnership with DES in VLAP in 1985 and, since then, has gathered important historical water quality data that has been crucial to the development and adoption of the Deering Lake Watershed Protection ordinance. Weare Reservoir, also known as Horace Lake, has only two percent of it’s watershed within Deering, but is filled by one perennial stream, one tributary, and Dudley Brook.

**PONDS**

Similar to Deering Reservoir, ponds in Deering provide scenic beauty as well as recreational resources, such as fishing and swimming. Although many of the ponds in Deering are small in size when compared to Deering Reservoir, they provide valuable habitat for numerous plants and wildlife and are potential water sources for everyday use. **However, only ponds of 10 acres or more in size allow public access.**

In addition to the ponds listed above, there are three beaver ponds located within Deering. The largest of the three is Hunter’s Pond, which is approximately 25 acres in size and located in the southeast portion of Town in the Deering Preserve. The other two ponds, Johnson Pond and a pond located on Burke Easement, are located in the northeast and southern portions of the Town.

**Table 6.1: Deering’s Ponds**

Pond Name	Location	Size	Notes
Black Fox Pond	North-Central	36 acres	Pond is controlled by a small dam and is within the Deering Wildlife Sanctuary.
Central Rangeway Pond	Central	20 acres	Pond contains a dam located at the north end.
Clifton’s County Campground Pond	West	8 acres	Pond is a dammed pond.
Dudley Pond	North-East	30 acres	Contains a NH Fish and Game owned dam and right of way owned by Deering.
Fish and Game Club Pond	Contoocook River	small	Small trout pond for children under the age of 16. Stocked yearly by NH Fish and Game.
Frog Pond	North-West	1 acre	No additional information available.
Fulton Pond	South-Central	6 acres	Pond is a natural pond fed by springs and runoff.
Lily Pond	South-East	15 acres	Pond is a natural water body.
Mud Pond	North-East	8 acres	Pond is a natural pond.
Oxbow Campground Pond	North	5 acres	Pond is a dammed pond.

*Source: 2004 Master Plan, revised 2017*

## RIVERS

Flowing through the south-eastern quadrant of Deering is the Piscataquog River, which is comprised of three branches: the North Branch, the South Branch, and the Middle Branch. The North Branch originates from the Deering Reservoir, while the other two branches originate from different areas of Francestown. The majority of the river is free-flowing and much of the land along the river is protected and open to the public. A natural bedrock dam can be found along the river between Old Francestown Road and Deering Center Road. The river provides vast recreational resources, such as kayaking, hiking, fishing and boating. The river is stocked yearly in Weare, with over 1,600 fish, including brown trout, brook trout, and rainbow trout as reported in 2014.



Piscataquog River viewed from Reservoir Outflow in March

Flowing in a northwesterly direction, the Contoocook River marks Deering's western border between Deering and Antrim and a small portion of Hillsborough. The area surrounding the river is mostly rural, making it a well preserved strip of land. The river is stocked yearly in Hillsborough, with 475 brown trout and 600 rainbow trout in 2014.

Both the Piscataquog and Contoocook Rivers are classified designated rivers through the New Hampshire Rivers Management and Protection Program (RMPP) established in 1988 with the passage of RSA 483. As designated rivers, a volunteer local river management advisory committee (LAC) was formed for each river, where a River Management Plan is to be developed for protection of the river for future generations. The Piscataquog River Management plan can be found on Southern New Hampshire Regional Planning Commission's Website, which was last updated in 2010. The Contoocook and North Branch Rivers Corridor Management Plan was last updated in 2011, and can be found on the New Hampshire Department of Environmental Services website: [http://des.nh.gov/organization/divisions/water/wmb/rivers/documents/management\\_plan\\_contoocook.pdf](http://des.nh.gov/organization/divisions/water/wmb/rivers/documents/management_plan_contoocook.pdf).

## BROOKS

A brook is a small stream, of which there are many located in Deering. Brooks feed larger water bodies and often contain impoundments. One of the longest brooks, Dudley Brook, originates at the base of Dudley Pond and flows southeast for a total length of 17,900 feet. Other brooks in Deering include Manselville Brook, Unnamed Brook, Smith Brook, Patten Brook, and Gerini Brook.

## AQUIFERS

An aquifer is defined as a subsurface area that is water bearing. Depending on the amount and size of voids present in the layers of soil and gravel found under the ground surface depicts how much groundwater is able to pass through. The two main types of aquifers, bedrock and stratified drift

aquifers vary in composition and the amount of water accessible. Stratified drift aquifers are typically used for public water supplies in New Hampshire, including industrial, commercial, and domestic uses.

The largest stratified drift aquifer resides below the western edge of Deering along the Contoocook River. This aquifer runs the length of the Town from north to south, and provides groundwater for many residents. Other stratified drift deposits can be found in the east central part of the Town. Smaller aquifers exist in the northeast corner and in the southeast corner.

## WETLANDS

Wetlands can be defined by three characteristics: standing water at or near the ground surface during some portion of growing season; soils with characteristics that show they are saturated for some time; and plants adapted to growing in saturated soils. Wetlands are extremely valuable to Deering’s ecosystem and human population as they provide flood control, natural water filtration, water storage and water recharge, wildlife habitat and aquatic nurseries, and economic increase to property value.

Deering contains over 2,100 acres in wetlands, which are classified into three different wetland types. Palustrine wetlands are forested areas less than two meters (6.6 feet) in water depth and salinity less than 0.5%. These wetlands are typically referred to as marsh, swamp, or bog and are the majority of the wetlands in Deering with over 80%.

The second wetland type, lacustrine wetlands, encompass only 18% of Deering’s wetlands. This type is less wooded and has a deep water habitat of over two meters deep. Lacustrine wetlands include flooded lakes and can experience considerable wave action.

The last type of wetland present in Deering is riverine wetlands, which includes wooded areas and water depth of over two meters. The water in this type of system is usually flowing, with the habitat contained within a channel. Additionally, this type of wetland can have higher levels of salinity of over 0.5%. Deering only contains 32 acres of riverine wetlands, just over one percent.<sup>2</sup> The different wetland types and locations in Deering can be seen on the ***Floodplains and Wetlands Map***.

**Table 6.2: Wetland Acreages by Type**

Type of Wetland	Acreage
Palustrine	1,709
Lacustrine	385
Riverine	32
Total	2,126

*Sources: National Wetlands Inventory GIS Database*

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<sup>2</sup> Classification of Wetlands and Deepwater Habitats of the United States. USGS Website, Northern Prairie Wildlife Research Center.

**Table 6.3: Wetland Ordinances of Deering and Abutting Communities**

Municipality	Ordinance Title	Wetlands Buffer Details
Antrim	Article XI: Wetlands District	Buffer 25 feet from wetlands, no septic tank or leach field within 75 feet.
Bennington	No separate ordinance	
Deering	Article 3, Section 5: Wetlands	Buffer 50 feet from wetlands, no sub-surface water disposal systems within 75 feet.
Francestown	Article II-A: Conservation Overlay Districts	In Wetlands and Vernal Pool Conservation District permits only uses which will not require erection or construction of any structure and will not alter the natural surface configuration by the addition of fill or by excavation or dredging.
Henniker	Article XXII: Wetlands Conservation	Any person who desires to obtain a building permit or driveway permit on land impacting a wetlands area shall first submit to the Building Inspector a completed copy of DES wetlands permit.
Weare	Article 28: Wetlands Zone Land Planning Ordinance	Building setback 50 feet from wetlands, 25 feet buffer of native vegetation with no ground disturbance with the exception of planting.

*Source: Municipal Regulations Review by CNHRPC*

Wetlands are regulated primarily at the state level by the DES Wetlands Bureau. While permitting is required at the state level for construction within a predetermined distance from a wetland, a local ordinance has been established to protect wetlands. Similar to Deering’s surrounding communities, Deering’s wetland ordinance requires a 50 foot setback from wetlands and no sub-surface water disposal systems within 75 feet of the wetland. As watersheds cover multiple communities, local coordination is critical to not only protect each individual wetland but the entire watershed.

**DAMS**

Dams provide a vast array of benefits, which includes their role in sustaining many lakes which provide recreation opportunities for locals and tourists, emergency water supply storage, and stormwater detention.

In New Hampshire, Dams are placed into four categories, all based on potential damage downstream if failure of the dam occurs. High hazards dams, of which Deering has none, are those that if failed would inundate home and other structures downstream and likely cause loss of life. Significant hazard dams, which Deering contains one, are those that would cause major property damage downstream if failed. Low hazard dams are labeled if failure would cause minor property damage downstream, and non-menacing structures are those that cause no threat to life or property if failed. There are three low hazards and four non-menacing dams within Deering.

**Table 6.4: Dams in Deering**

Hazard Class	Dam Name	River/Brook	Type	Status	Owner
Significant	Deering Reservoir	Piscataquog River	Earth	Active	NH Water Resources Council
Low	Dudley Pond Dam	Dudley Brook	Stone/Earth	Active	Private
Low	Oscar Young Dam	Gerini Brook	Earth	Active	Private
Low	Black Fox Pond Dam	Smith Brook	Earth	Active	NH Audubon Society
Non-menacing	Branch Piscataquog Dam	Piscataquog River	Concrete	Active	Deering Conference Center
Non-menacing	Wildlife Pond	Natural Swale	Earth	Active	Private
Non-menacing	Wildlife Pond Dam	Johnson Brook	Concrete	Active	Private
Non-menacing	Dawson Rec Pond	Unnamed Stream	Earth	Active	Private
	Chamberlain Fire Pond Dam	Natural Swale	Earth	Not Built	Private
	Buchar Dam	Contoocook River	Timbercomb	Not Built	Private
	Dudley Brook/Chase Dam	Dudley Brook	Stone/Earth	Ruins	Private
	Dudley Brook Lodge Dam	Dudley Brook	Stone/Earth	Ruins	Unknown
	Dudley Brook Boulder Dam	Dudley Brook	Stone/Earth	Ruins	Unknown

Sources: NHDES OneStop, 2014

Dam failure and deficiencies typically occur as a result of general aging and inadequate maintenance, including overtopping, structural failure, and cracking. Dam maintenance and repair is the responsibility of the owner, who commonly have little knowledge of the condition and inadequate funding for proper repair.

**HYDRIC SOILS**

As defined by the USDA, hydric soils are a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part. Landscapes that have a high water table, floodplains that are seasonally flooded, and depression areas that collect and store runoff are all likely to have wet and potentially hydric soils. Locations of hydric soils are valuable to be aware of, as presence of hydric soils is one third the requirement to a jurisdictional wetland. Also, hydric soils impact agriculture production and limits ability to install off-site waste disposal systems.

The most recent soil data for New Hampshire was collected in the late 2000s, classifying soils based upon drainage class, by the frequency and duration of wet periods under similar conditions similar to

those which the soil was formed. There are six soil classes available, which can direct the soils performance for crops, forestry, wildlife, recreation and other uses. Deering’s soils are classified by acreage below.

The majority of soil in Deering is well drained with over 18,000 acres, just over 76% of Deering’s total land acreage. Well drained soils have the ideal amount of water without having features of wetness. Water is also available to plants for growth, but not to inhibit growth of roots. Locations of the hydric soils presented in the table below can be seen on the **Hydric Soils Map**. For more information on soil drainage class, please refer to the attached document: [http://cteco.uconn.edu/guides/re-source/CT\\_ECO\\_Resource\\_Guide\\_Soils\\_Drainage.pdf](http://cteco.uconn.edu/guides/re-source/CT_ECO_Resource_Guide_Soils_Drainage.pdf)

**Table 6.5: Soil Acreages by Drain Class in Deering**

Soils Type by Drain Class	Acreage
Excessively Drained	815
Somewhat Excessively Drained	483
Well Drained	18,156
Moderately Well Drained	1,152
Poorly Drained	1,737
Very Poorly Drained	1,330
Total	23,674
Water	1,498
Deering Total Acreage	25,173

Sources: NH GRANIT

**WATER QUALITY**

Preserving water quality is essential for maintaining a healthy ecosystem within the water body and watershed. In addition to the health of the aquatic plant and animal species, good water quality contributes to quality of life through recreation and scenic beauty for permanent and seasonal residents. Preserving high water quality throughout Deering also contributes to higher property values.

**VOLUNTEER LAKE ASSESSMENT PROGRAM LAKE REPORT**

Deering Reservoir’s most recent VLAP report was released in 2014 and reports water quality statistics based on data gathered from 2004-2013. Over the nine year period, trends of Total Phosphorus and Chlorophyll-a levels were rated “good” on the waterbody report card for aquatic life. The measure of dissolved oxygen (DO) in the epilimniom and metalimniom (upper and middle layers of the summer stratified lake) were deemed encouraging as none of the levels fell below the state median, however, percent saturated of dissolved oxygen for the lake’s bottom layer has been on a downward trend since monitoring began. DES biologist attribute this trend to the large amount of natural debris on the bottom of the lake that uses oxygen in the process of decay. In warmer months, the lake forms into three distinct layers of temperature climates. The bottom layer is the coldest and does not receive oxygen in the usual form of surface mixing. PH for Deering Lake reached an all-time low (more acidic) in 2010 following a downward trend since water quality monitoring began. However, pH levels have been rebounded to desirable ranges over the last four years in conjunction with reduced sulfate concentrations in the rain and snow.

Water quality statistics for 2014 are presented below. The VLAP report notices elevated chloride and conductivity levels in Morotta Inlet which may be a result of road salting. A recommendation of

implementing a low salt zone along Rt. 149 and encouragement to obtain a NH Voluntary Salt Applicator Certification through UNH Technology Transfer Center’s Green SnowPro Program was provided. It was also recommended to encourage lakefront residents to implement stormwater management projects on their properties, like planting more native vegetation along their shorelines, as described in DES’ *Homeowner’s Guide to Stormwater Management*.

**Table 6.6: 2014 Average Water Quality Data for Deering Reservoir**

Station Name	Alkalinity (Mg/l)	Chlorophyll-a (ug/l)	Chloride (Mg/l)	Conductivity (uS/cm)	Total Phosphorus (ug/l)	Transparency (m)	Turbidity (ntu)	pH
Epilimnion	6.17	4.12	11	63.5	7	5.42	0.74	6.82
Metalimnion				64.4	7		1.02	6.70
Hypolimnion				65.6	13		2.10	6.38
Main Inlet			20	110.9	9		0.68	6.76
Morotta Inlet			52	303.3	13		1.26	6.96
Outlet			12	65.6	5		0.99	6.93
Zowski Inlet			19	105.3	11		1.04	6.95
NH Median	4.9	4.58	4	40.0	12	3.2		6.6

*Source: 2014 Deering Reservoir VLAP Report*

In the summer of 2012, the Town of Deering instituted an e-coli sampling protocol for the public swimming area that was triggered by the some or all of the following criteria: consecutive three high temperature days, low in-lake water level and turbidity present. During this protocol, one sample of e-coli exceeded the minimum three years ago, but has not occurred since.

#### EXOTIC WEED SPECIES

Invasive aquatic weed species, such as variable milfoil, have made their way into many of New Hampshire’s lakes and ponds, causing horrific damage to the water’s aquatic life and recreational use. Once fully established in the waterbody, spreads rapidly killing native plant life and blocking sunshine from the bottom of the lake. It also makes boating, swimming, kayaking, and other recreational activities very difficult and is easily spread by clinging to boats and boat trailers.

Since 2003, Deering Reservoir has participated in the Lake Host Program run through the New Hampshire Lake Association which hires Lake Hosts to check boats entering and leaving the lake at the public boat launch for exotic weed species. Lake Host check over the trailer, trailer wheel wells, boat propellers, and other areas that come in contact with the water for any milfoil being potentially transported in or out of the lake. If any plant species is found, it is mailed to NHDES for identification.

Deering Reservoir is free of milfoil and other invasive weed species. Since beginning participation, Lake Host at Deering Reservoir have made two “saves” of catching milfoil before entering the water, the first in 2013 with Eurasian milfoil and once again in 2014 with variable milfoil.

The Deering Lake Host Program also has received grants from DES to monitor boats entering and leaving the Lake at the public launch area for the presence of exotic aquatic plants and animals. With evidence of Asian clams in the Merrimack River and one lake, and Zebra mussels a threat as well, the Program is very active. The Program’s small staff and volunteers are continuing to educate boaters on the importance of cleaning and draining their boats after each use. To date, no evidence of these species has been noted in Deering Lake.

## **WATER QUALITY PROTECTION ORDINANCES**

Much of the water throughout Deering is protected and preserved through local ordinances, such as aquifer, shoreline, and wetland protection, of which the wetland protection ordinance was previously mentioned. Since the previous Master Plan adoption in 2004, a new watershed protection ordinance has been established to ensure the protection and preservation of Deering Reservoir. Adopted in March of 2005, the watershed overlay provides criteria to be followed by new and current development within the overlay zone, so to protect water quality from non-point and source point pollution and sedimentation and erosion.

The ordinance provides a list of prohibited uses in the overlay district or within 25 feet of the overlay district, such as storage or production of hazardous materials and disposal of septage or septic sludge. The overlay also requires a buffer of 75 feet along the edge of any tributary stream discharging into the Reservoir and a natural woodland buffer maintained within 150 feet, with the 75 feet closest to the reference line<sup>3</sup> maintained as a natural waterfront buffer. Most recently in 2015, residents approved an amendment to the Deering Lake watershed Protection Ordinance that strengthens enforcement measures about mandatory septic pumping within the watershed. Additional information on the ordinance and other local ordinances can be found on Deering's website:

[http://www.deering.nh.us/Public\\_Documents/DeeringNH\\_Planning/Deering\\_2008\\_zoning\\_ordinance\[1\].pdf](http://www.deering.nh.us/Public_Documents/DeeringNH_Planning/Deering_2008_zoning_ordinance[1].pdf).

## **WATER USE AND CONSUMPTION**

The ***Water Resources Map*** shows public water supplies, dams, underground and above-ground storage tanks, and groundwater aquifer transmissivity discussed in the following section of this Chapter.

### **WATER SUPPLIES**

Water supply, which is essential for residents, businesses and local agriculture, is typically collected and distributed through two different methods: a public water system or a private water system. Typically public water systems are found in densely populated communities, and provide water via piping for a large area with a high number of homes and businesses. Private water supply systems, also known as wells, usually service one area, typically a home or business.

Just under 85% of Deering's households and businesses are served by wells. These wells typically withdraw groundwater from stratified drift aquifers located underground and treat the water onsite to be at drinking water quality standards. In the past 14 years between 2000 and 2014, a total of 179 new or replacement wells have been installed in Deering with the most frequent locations listed below.

Just over 15% of Deering is served by public water systems. Some public water systems may source water from groundwater similar to a well, while others may source water from a larger waterbody capable of providing a large of enough volume of water for the system's needs. There are eight public water systems in Deering, two of which are inactive.

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<sup>3</sup> Reference line defined as (1) For natural fresh water bodies without artificial impoundments, the natural mean high water level as determined by the Department; (2) For artificially impounded fresh water bodies with established flowage rights, the limit of flowage rights, and for water bodies without flowage rights, the waterline at full pond as determined by the elevation of the spillway crest; (3) For rivers, the ordinary high water mark.

**Table 6.7: New Residential Wells Installed 2000 – 2014,  
By Road Occurrence (>5 wells)**

Road Name	# of Wells 2000-2014
Clement Hill Road	8
Deering Center Road	9
East Deering Road	12
North Road	6
Old County Road	23
Reservoir Road	11
Route 149	13
Second NH Turnpike	7
Sky Farm Road	9
Tubbs Hill Road	11
Zoski Road	6

*Sources: NHDES OneStop, 2015*

**Table 6.8: Registered Public Water Supplies**

Name	Road	Population Served	Service Connections
Longwood's Mobile Home Park (x2)	Longwood Rd	245	98
Hedgehog Mountain Coop	Holton Crossing Rd	45	19
The Wilds of New England	Deering Center Rd	20	11
Robin Hill Farm/Blue House	Second NH Turnpike	25	1
His Mansion Dining Hall (x3)	Wolf Hill Road	105	13
His Mansion New Beginnings	Wolf Hill Road	62	3

*Source: NHDES OneStop, 2015*

Private systems are susceptible to the same pollutants as public water systems, however, there are no state requirements regulating the quality of the water gathered through private systems. Common, naturally and un-naturally occurring contaminants may be present in private water supplies through bedrock fractures and surrounding groundwater and should be regularly tested. Additional information on water quality and water testing is to follow.

#### **POINT SOURCE POLLUTION**

Point source pollution is defined as any single identifiable source of pollution, such as a pipe or ditch. This includes sources such as industrial factories, sewage treatment plants, oil refineries, pulp and paper mills, and automobile manufacturers.

Point source pollution is a concern to local residents and business owners as much of the pollution can contaminate groundwater and surface water gathered by household wells that is used for daily activities. Using contaminated water in human consumption, cooking, brushing teeth, and drinking, can cause serious potential health affects to residents.

Contamination of point source pollution has many different routes of entry. Leaking above and below ground storage tanks, which typically hold heating oil and other petroleum products, can pollute groundwater and surface water by soaking through the ground surface. Floor drains that do not

properly treat contents before being released can spread pollutants, such as a floor drain in an auto body shop that collects oil and other chemicals and is released to soak directly on the ground surface. Dry wells, burying wastes, and inadequate septic systems can also cause contamination.

As Deering is approximately 85% served by private water systems, point source pollution is a serious threat. To help prevent the contamination of groundwater, New Hampshire has taken many precautionary steps in the form of regulation of potential contaminants.

For example, NHDES requires that an Underground Injection Control (UIC) permit be obtained for anyone who is discharging anything other than normal household waste to an on-site sanitary disposal system. NHDES also regulates floor drains, of which sensitive areas are not allowed to discharge to the on-site septic system, dry well or ground surface. Above and below ground storage tanks may also be regulated dependent upon the size, contents, and use of the tanks.

Nationally, point source pollution is controlled through the National Pollutant Discharge Elimination System (NPDES) permit program that provides permits to qualifying applicants allowing discharge directly into surface waters. There are no facilities in Deering with NPDES permits, but many other communities in Central New Hampshire have several.

#### **NONPOINT SOURCE POLLUTION**

Another threat to Deering's water quality is nonpoint source (NPS) pollution, also known as polluted runoff. Nonpoint source pollution (NPS) is pollution that cannot be traced back to any specific source; it is the accumulated pollution resulting from everyday activities and is caused by heavy rain or large amounts of snow melt moving on or through the ground.

Its effects are magnified by impervious surfaces, such as building roofs and paved surfaces. Water cannot infiltrate these surfaces, causing more water to run off over the land. As water washes over the land, it picks up oil, pesticides, nutrients, sediment, and other pollutants that have been placed into the environment by everyday activities. The runoff water flows into storm drains or directly into water bodies, carrying the pollutants that have been deposited. As little as 10% impervious surface on a lot can begin to negatively impact a waterway. Thus, the more intensively used a piece of land is, the more nearby waterways are negatively affected by polluted runoff.

#### **STORMWATER RUNOFF**

Stormwater runoff occurs when water from intense rain and snowmelt flows over land instead of soaking into the ground. As the water flows, it picks up contaminants, including sediment, suspended solids, nutrients, heavy metals, pathogens, toxins, and other floating materials that then pollute the water body or groundwater the runoff enters.

Increases in stormwater can increase flooding in the watershed, creating new flooding patterns, channel erosion, and potentially causing harm to surrounding habitats. Flooding also can cause damage in developed areas where there is not adequate stormwater management.

Stormwater infrastructure consists of a system with pipes and inlets, redirecting stormwater to a nearby stream, river, or main wastewater channel to be treated and released. Even though more urbanized communities are more at risk for stormwater runoff, the increase of projected extreme storms and events could cause current culverts, ditches, and dams to be undersized causing impacts on the infrastructures performance and design life.

Instigating protection from nonpoint source pollution is difficult in a rural, largely undeveloped town such as Deering. Low impact development (LID) is one method used to reduce nonpoint source pollution, and focuses on preserving natural landscapes and treating runoff before contamination. Methods of LID design include rain barrels, rain gardens, and permeable pavements. The Town of Deering Planning Board supports LID.

#### **WATER TESTING**

Whether water supply is provided through a public system or private well, it is treated to drinking level standards defined as safe for consumption. While water distributed through a public system is first treated in a drinking water treatment plant that is regulated by state permit, personal household wells are not. With a well system, household water treatment systems are used to treat well water to drinking water standards so to protect from contaminants caused by point source and nonpoint source pollution.

In addition to contaminants mentioned previously, common, naturally occurring contaminants, such as arsenic, radon, and iron, may be present in private water supplies due to New Hampshire's geologic profile. A recent report published in 2013 on Water Supply Infrastructure and Protection by NHDES estimated about 55% of private well systems in New Hampshire exceed the State's radon limits and 20% exceed EPA's arsenic contamination levels. Arsenic, which has no odor or color in water, occurs in one in five wells drilled in NH. As well water testing in private household is not required, education and awareness of water quality testing is critical for Deering residents as over 85% use household wells for their water supply.

#### **LAND RESOURCES**

The ***Conservation, Public Lands and Scenic Vistas Map*** shows conservation lands, public and quasi-public lands, and scenic vistas identified through the public outreach and the Conservation Commission.

#### **CONSERVATION AND TAX EXEMPT LANDS**

Tracts of land under conservation easement can be permanently protected from future development as part of the parcel's deed restrictions or they can be under temporary conservation for a limited period of time. Table 6.9, identifies those parcels in Deering that have been permanently protected from development through fee acquisition or conservation easement. The Conservation Commission's very active conservation easement program continues to pursue additional parcels that have been identified as a priority and currently has a number of additional private lands under consideration and negotiation for easements.

In Table 6.9, the lands that are exempt from paying taxes are displayed as "public lands" and "tax-exempt lands," even though many are privately owned and may not be suitable for public access. The Town of Deering, State of New Hampshire, and nonprofits such as His Mansion Ministries, The Wilds, The Society for the Protection of NH Forests and The Audubon Society comprise the majority of the lands identified as public lands/tax-exempt lands in Deering. Some of these public lands have the capacity to become conservation lands, parks, or places where municipal activities can take place. The Town should consider these areas when looking to expand its recreational, natural, or facility lands.

**Table 6.9: Conservation Lands**

Map/Lot	Type	Acres	Map/Lot	Type	Acres
236-18	CE	53.5	240-11-2	CE	2.2
204-5	-	91	240-12-3	CE	2.5
204-7	-	10.6	240-12-2	CE	4.3
212-11-1	-	52.6	240-12	CE	51.2
236-5	-	79.6	240-12-1	CE	7.6
229-71-3	-	5	240-13-1	CE	24.7
221-16-1	-	13.6	229-71-4	-	5
216-7	-	14.7	204-24	CE	36.2
221-16-3	-	7.1	215-33	-	24.5
229-71-5	-	5.1	215-28	-	19.6
212-17	CE	91.8	211-4	-	79.3
212-3	CE	20.2	220-19	CE	36.4
238-3	CE	29.8	241-15	-	242.8
238-5	CE	35.8	241-16	-	17.9
238-5-1	CE	0.3	235-28	-	4.9
248-3	CE	79.6	229-71-2	-	4.9
248-2	CE	15.9	203-13	-	92.6
215-34	-	68.9	235-30	-	17.5
210-28	CE	100.8	236-13	-	60.9
205-5	CE	83.8	231-12	-	81.11
205-4	CE	3.7	232-11	-	28.9
204-1	CE	3.7	204-4	-	5.8
205-6	CE	19.6	218-29	CE	88.4
210-15	CE	15.1	229-70	-	60.9
210-29	CE	4.8	204-10-1	-	21.2
210-30	CE	29	209-54	-	70.5
219-20	CE	79.3	235-39	CE	3.7
204-22	-	1.6	221-16-2	-	11.8
212-14	-	5.6	221-16	-	11.8
209-19	-	13.4	227-37	CE	14.7
216-10	-	10.6	210-11	CE	101.2
216-9	-	11.8	215-30	-	130.9
216-6	-	25	203-1	-	80.3
222-4	-	2.3	211-9	-	9.5
233-10	-	334.7	234-5	CE	13.8
204-17	CE	8.3	210-14	CE	54.9
212-20	-	13.5	229-71	-	5
201-2	CE	39.4	224-56-1	-	11.5
211-2	-	6.4	224-56-3	-	5.2
211-8	-	5.1	224-56	-	2.5
240-11	CE	176.1	224-56-2	-	2
240-11-3	CE	2.4	229-71-1	-	4.9
240-11-1	CE	2.3			

Source: Deering Planning Board and NH GRANIT

## SCENIC VISTAS

Deering is a rural community with a topography of hills and summits located throughout the Town. Scenic vistas of significance that are identified in the Town’s Telecommunication ordinance include Clark Summit and Gregg Hill, Hedgehog Mountain of the McAllister property, from Old County Road, from Wilson Hill, from Reservoir Road, the “Pinnacle” off of Peter Wood Hill Road, and from several other locations. These mentioned locations can be identified on the **Conservation, Public Lands and Scenic Vistas Map**. First steps prior to identifying a list of scenic vistas or viewshed is to first agree on what defines a scenic vista and determining what selection criteria are important, such as public access, visibility from a public road or right-of-way). Conducting a visual assessment and inventorying scenic resources by documenting the location, quantity and quality of the resources present is also important.



Photo Credit: Eric Simon

The Lindquist Easement, locally known as “The View”

Scenic resources can be considered for preservation through regulations or more incentive-based approaches. They can include:

1. **Incentive-Based:**
  - a. fee simple acquisitions or conservation easements.
2. **Regulatory:**
  - a. Establish design guidelines/design review that limit the impact of development on scenic vistas and viewshed. Possible elements to consider are building materials, color, landscaping, and siting to help a project blend with its surroundings.
  - b. Adopt zoning for view protection. Limiting the height of buildings based on their proximity to a designated viewshed is one option for preserving scenic vistas. Other types of regulation can include overlay zoning or the creation of view corridors. Overlay zoning places additional restrictions on certain areas and is often used to control density and ridgeline development. View corridors are planned openings in the built environment that allow views of scenic vistas and viewsheds.

## CURRENT USE

The Current Use Program is a tool that landowners can use to reduce the amount of property tax that they pay on open space within their property limits as an incentive to keep the land in its traditional use. Open space conservation is beneficial to the region as it preserves the land as well as maintains natural features and habitat. The Current Use value is the assessed valuation per acre of open space land based upon the income-producing capability of the land in its current use – not its real estate market value. This valuation shall be determined by the municipality’s assessor in accordance with the range of current use values established by the state’s Current Use Board (CUB) and in accordance with the class, type, grade, and location of land. Property owners can file for reduced property taxes though the

Current Use Taxation program. For more information on Current Use, visit NH Department of Revenue Administration [www.revenue.nh.gov/current-use/index.htm](http://www.revenue.nh.gov/current-use/index.htm)

By allowing open space land to be classified as current use, it acts as an incentive for landowners not to develop property. Owners of parcels of land which are not anticipated to be used for a different type of use in the future can apply at municipal offices, and in accordance with RSA 79-A:2, the definitions of eligible land type are farm land, forest land, open space land, unproductive land and wetlands.

Further noted in RSA 79-A:7, when land is removed from Current Use, ten percent of the full and true value of the land, not the Current Use assessed value, must be paid as a Current Use Land Change Tax. It is important to understand that the Current Use classification can be placed on, or removed from, land at the landowner’s discretion which is why these lands vary from conservation lands.

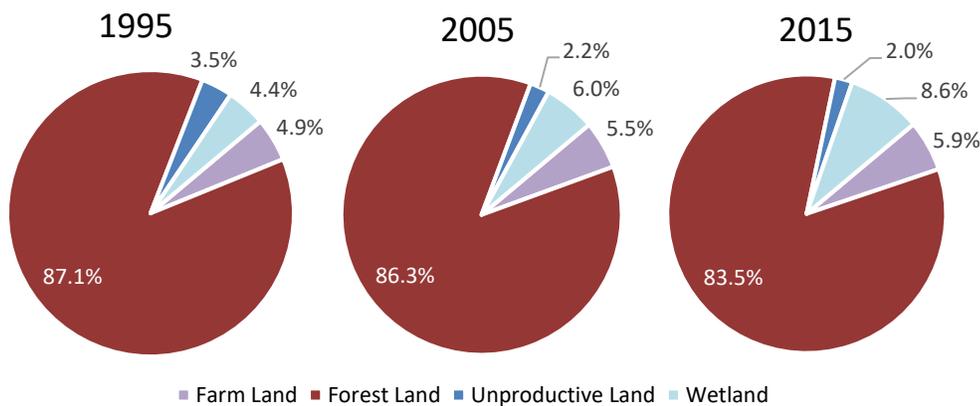
Of the 19,988 acres in Deering, over 14,475 acres (72%) was in current use in 2015. Table 6.10 shows the data from 2010-2015 of current use acreage by land type.

**Table 6.10: Current Use Acreages by Land Type, 2010-2015**

CU Acreage	2010	2011	2012	2013	2014	2015
Farm Land	977.88	982.58	874.34	875.44	879.75	856.98
Forest Land	11,976.98	11,976.61	12,307.49	12,251.3	12,176.15	12,081.08
Unproductive Land	435.66	435.66	435.66	435.66	435.66	295.79
Exempt Wet Land	960.79	963.67	981.66	978.9	980.90	1,241.16
Total CU Acres	14,351.31	14,358.52	14,599.15	14,541.3	14,472.46	14,475.01

Sources: NH Department of Revenue Administration

**Figure 6.1: Current Use Percentages by Type, 1995, 2005, and 2015**



**OPEN SPACE AND RECREATION**

Access to outdoor recreation is critical to the health and quality of life for Deering’s Residents. Protecting open space and ensuring public access, as well as providing information on recreation opportunities can be important for connecting people to the outdoors and promoting a healthy lifestyle.

Deering contains numerous year-round recreation opportunities through its abundance of water bodies, trails, and forested land. Easy, safe, and maintained access to Deering’s high acreage of natural resources is important to accommodate a growing active senior population choosing to stay in place



Photo Credit: Gary Samuels

### Hedgehog Mt. Trail

properties in the Piscataquog River watershed was formally established in 2014. Connecting with neighboring municipalities provides an opportunity to organize priorities and build stronger support for future funding.

The shared used path and other recreation access points can be seen on the ***Recreation Sites Map***. Additional recreation information can be found on the Central New Hampshire Regional Plan and New Hampshire Parks and Recreation websites.

### **AGRICULTURAL RESOURCES**

Agriculture plays a significant role in Deering's rural landscape, stewardship of natural resource and its economic and cultural history. Working farms and fields are valued by residents for providing access to local foods and contributing to farmers markets, as well as for the scenic vistas of the agricultural landscape. Although population growth has slowed in recent years and is not expected to accelerate greatly in the near future, prime farmlands remain under development pressure.

According to the U.S. Department of Agriculture's National Agricultural Statistics Service, Hillsborough County saw a 12% rise in the number of farms to 688 from 481 in 2002 but, interestingly, the average size of farms decreased to 69 acres from a high of 83 in 2002. This same pattern is evident in Merrimack County as well and points to a growing trend of smaller farms on the rise. Hillsborough County ranks as the third-highest county for agricultural sales in New Hampshire and 27th among all 3,079 U.S. counties - for direct farm to consumer sales such as Community Supported Agriculture (CSA), farm stands and farmers' market sales. Hillsborough County is the state's top producer of vegetables, fruits and berries.

Local farmers' markets continue to gain popularity through both the summer and winter seasons. In the Central NH Region, there are currently seven farmers markets during the growing season and there were six winter farmers markets in 2014. Deering currently does not have a farmers market. Farmers markets bring produce directly to consumers, increasing access to healthy locally produced foods and other products, stimulating the local economy and enhancing the social and cultural life of the

once retired. This is also valuable as outdoor recreation preferences shift statewide in preference of activity, frequency, style and location.

Connectivity of conservation lands not only benefits wildlife and surrounding habitat, but creates an opportunity for a more enjoyable recreational experience for biking, hiking, cross-country skiing and snowmobiling. Connectivity has begun to occur within Deering and its surrounding communities with a shared use path which provides a through route from Bennington to Hillsborough. A state funded snowmobile trail that passes across Deering Lake and through 40 acres and over two

community. Many cities and towns have found that farmers’ markets can help revitalize town centers and create a stronger community spirit.

Prime farmland soils in Town are shown using the 2009 Soil Surveys by the Natural Resources Conservation Service (NRCS) digital information on the ***Agriculture and Forestry Soils Map***. Prime farmland soils are described nationally as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and are also available for these uses. The ***Agriculture and Forestry Soils Map*** shows several significant concentrations of prime farmland soils. Generally speaking, soils that are suitable for growing crops are suitable for growing trees as well. Key locations of these soils are located along the Contoocook River (Ondawa and Podunk fine sandy loam and along certain section of Route 149 Monadnock and Skerry fine sandy loam (see Map for further detail and locations). What is important about prime farmland soils is that they can be farmed continuously or nearly continuously without degradation of the environment. Other benefits include open space and scenic vistas, groundwater recharge areas, wildlife habitat and production of food for local and regional markets.

Although population growth and development have slowed in recent years and are not expected to accelerate greatly in the near future, prime farmlands will remain under pressure to be developed into alternative uses either in residential or commercial sectors. While there are few active farms in Deering, there are numerous vegetable gardens and mowed fields, pastures and orchards throughout the Town that are considered locally important.

**FOREST RESOURCES**

New Hampshire is considered the second most forested state in the country, behind Maine, with 84% forested land. Protection of natural, forested lands is valued across Central New Hampshire for its benefits – clean water, preserved wildlife habitats, forest products and recreation. Finding ways to maintain working forests is also a critical partnership with private landowners to maintain forested land in the years to come.

Deering has about 5,900 acres of forest, which is about 29% of Deering’s total acreage. Maps created by NH Fish and Game in 2010 show Deering’s forest to be mainly comprised of hemlock-hardwood pine with spots of northern hardwood-conifer, appalachian oak-pine, and lowland spruce-fir. These species of trees are home to a wide range of wildlife, ranging from small game, such as the silver-haired bat and eastern box turtle, to larger game such as black bear and moose.

**Table 6.11: Conserved Forest Acreage in Deering and Deering’s Abutting Communities**

Municipality	Municipal Acreage	Forest Acreage	Conserved Forest Acreage	% Conserved
Antrim	23,367.6	5,883.6	2,240.8	38.1%
Bennington	7,412.4	599.0	9.0	1.5%
<b>Deering</b>	<b>19,987.9</b>	<b>5,883.6</b>	<b>2,589.7</b>	<b>44.0%</b>
Francestown	19,442.1	3,678.8	1,500.3	40.8%
Henniker	28,671.7	10,707.8	1,808.2	16.9%
Hillsborough	28,606.8	9,272.4	1,831.2	19.7%
Weare	38,463.5	5,056.8	2,057.1	40.7%

*Source: NH Granit, NHFGD, DRED*

Much of the forest in Deering and throughout Central and Southern New Hampshire is facing threats to human development, introduced invasive species, and altered natural disturbances. While development is necessary for the state and town, maintaining large tracts of forested land is key for protecting habitat for wide-ranging game, such as moose and bear. Hillsborough County has one of the lowest percentages in acres of forested land, mainly due to the county's high density of population.

The growing presence of invasive species is threatening New Hampshire's forests with species of hemlock wooly adelgid, emerald ash borer, elongate hemlock scale, and asian longhorned beetle. While these species have been confirmed in the Central New Hampshire Region, they have yet to make their way into Deering. However, Deering has well established cases of the invasive species white pine blister rust (WPBR), which is a fungus that moves into tree branches and trunk causing portions of the tree to die. Deering also has seen cases of Ribes, which occurs when symptoms of WPBR appear on currant and gooseberry trees. There is also evidence of another invasive species, Japanese Knotweed. It usually grows along the edges of river banks, roadsides and open areas and can form dense stands up to 2 meters tall. There are some locations on knotweed near the Town Hall and other spots around Town. The Conservation Commission, Deering Lake Association and some private landowners are now working as a group to actively monitor and eradicate the weed.

#### DEERING FISH AND GAME CLUB

Deering Fish and Game Club covers 94.5 acres of conservation land along the Contoocook River. The club provides an array of recreational opportunities for members, such as a rifle, pistol, and archery range, a children's trout pond, car top boat access for canoes and kayaks and trails for walking and hiking.

The ***Agriculture and Forestry Soils Map*** depicts the location of the best soils for forestry in Deering. Similar to the prime farmland soils, forestry soils are classified into one of six categories based on productivity of the soil. Deering contains three types of forestry soils, 1A, 1B, and 1C. For additional information on forestry soil, please refer to: <http://extension.unh.edu/goodforestry/html/app-soils.htm>.

#### COMMUNITY-OWNED FORESTS

What sets community owned or town forests apart from other private or government-owned forests is the role that local residents can play in stewardship. Local forest ownership can impact how residents relate to the land, enhancing the ethic of stewardship. Some of the many economic, social and environmental benefits for the community include protection of water resources and wildlife habitat, more outdoor recreation opportunities, income from forestry activities and heat and/or energy for local schools and other public facilities.

A recent study (March 2014) conducted by researchers at the Meadows Institute for the Community Forestry Collaborative in NH, indicates that when multiple uses are allowed, the benefits to the economy and habitat can be an effective economic and community development tool. For more information on the study and for specific New Hampshire examples, see: [http://www.northernforest.org/research\\_and\\_reports.html](http://www.northernforest.org/research_and_reports.html).

Deering currently does not have a Town Forest despite the large number of conservation easements or privately owned conservation land in Town. The Town could seek to identify one or more continuous parcels to purchase which could serve as a Town Forest.

## FOREST MANAGEMENT

Forestry-based manufacturing and forest-based recreation and tourism in the State not only supplements New Hampshire's economy but also provides a significant number of jobs for residents. In New Hampshire, the economic value of forest-based components of the economy was estimated at \$2.259 billion annually, which is nearly 4% of the gross state product.<sup>4</sup>

Owners of forested areas in New Hampshire are taxed under the real estate tax, since privately owned forested land is considered real estate. However, timber is only taxed at the time it is cut and at a rate, so to encourage the growth of forested area. The timber tax collected in Deering between 2000 and 2013 is shown below. Forestry is also a renewable resource used by many and a source of income for many families in New Hampshire and Deering.

In New Hampshire, a notice of intent to cut must be submitted so to notify assessing officials and the related state departments. The intent to cut must include a volume estimated, and must be signed and assigned a number by the town within thirty days of submission.

**Table 6.12: Timber Tax Collections, 2000-2013**

	Timber Tax Collected
2000	\$18,670
2001	\$16,436
2002	\$30,748
2003	\$20,730
2004	\$23,750
2005	\$14,320
2006	\$2,383
2007	\$4,803
2006	\$2,383
2007	\$4,803
2008	\$9,290
2009	\$8,035
2010	\$5,239
2011	\$9,134
2012	\$2,237
2013	\$6,640

*Sources: Deering Annual Reports*

## TREE FARMS

The American Tree Farm System (ATFS) is a national program that encourages private forest owners to actively manage their forests in a sustainable manner for many values such as wildlife habitat, recreation, and water quality. Launched in 1942, its mission is to promote the growing and harvesting of renewable forest resources while protecting the environment and increasing public understanding of all benefits of productive forestry. Currently, there are over 14,300 tree farms in New Hampshire covering over 484,000 acres of land. In the Central New Hampshire Region there are 144 tree farms covering

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<sup>4</sup> The economic Importance of New Hampshire's Forest-Based Economy. Published by New Hampshire Division of Forests and Lands, 2011.

38,600 acres of land. According to the Forest Society, 10 certified Tree Farms are located in Deering that encompass 3,123 acres of land.

Several private, non-profit organizations also manage their lands actively such as the Forest Society, the New England Forestry Foundation, the Audubon Society of NH, the Nature Conservancy, and other local or regional land trusts.

## **GEOLOGIC RESOURCES**

### **MOUNTAINS AND HILLS**

There is no distinct height that categorizes the difference between a mountain and a hill. A mountain is presumed to be higher, historically defined by the British Ordnance Survey as over 304.8 meters (1,000 feet). There are nine hills in Deering, which are summarized below. They can also be seen on the plan's *Conservation, Public Lands and Scenic Vistas Map*.

**Table 6.13: Hills and Mountains**

Name	Elevation
Clark Summit (Wolf Hill)	1,520'
Wilson Hill	1,400'
Hedgehog Moutain	1,340'
Gregg Hill	1,320'
Goodale Hill	1,160'
Sodom Hill	1,150'
Bartlett Hill	1,120'
Locke Hill	1,000'
Gove Hill	883'

Sources: CNHRPC 1999 Natural, Cultural and Historical Resources Inventory

### **OTHER GEOLOGIC RESOURCES**

In addition to hills, other naturally occurring geologic resources are present in Deering. An old lead mine is located off of Lead Mine Road and a second mica mine is located on the Hedgehog Mountain ridge line off of Falls Road. Additionally, two prehistoric archaeology sites (anecdotal evidence indicates the sites contained dinosaur fossils) are located at the top of Hedgehog Mountain.

### **SURFICIAL AND BEDROCK GEOLOGY**

Bedrock is the hard, solid rock found underlying vegetation, soil, and loose rock. Deering contains six different types of bedrock, including Littleton formation, Spaulding tonalite, Madrid formation, Perry mountain formation, Small falls formation, and Rangeley formation. All of these are displayed on the *Bedrock Geology Map*.

### **SEISMIC GEOLOGY**

The largest earthquake in New Hampshire occurred in December of 1940, which registered as a 5.5 magnitude and occurred in two shocks. The epicenters of the two shocks occurred west of Mt. Whitter and caused noticeable side effects, such as broken chimneys and muddy well water.

As described by New Hampshire Homeland Security and Emergency Management, New Hampshire is considered to be an area of moderate seismic occurrence, typically experiencing smaller magnitude quakes ranging 2.0-3.5 magnitudes, but has the potential to experience a much larger quake of up to

6.5-7.0 magnitude. The overall risk in New Hampshire of damage caused by an earthquake is high, as the state's buildings, homes, bridges, highways, and other built infrastructure were not built to withstand earthquake forces and could suffer substantial damages if a large magnitude earthquake did occur.

#### EXCAVATION MATERIALS

Deering's Town sand pit is located on Hedgehog Mountain Road. After being acquired in 2004, the pit replaces the Town's previous source of sand and gravel from Daniel's Gravel Pit.

#### STEEP SLOPES

Steep slopes greater than 15% can be found at any elevation but are more commonly associated with jutting hills and mountains, along roadways, or surrounding bodies of water. Slopes are notable for their challenges to development and should also be identified for their erosion and rockslide potential, particularly along highways.

Within Deering, over two miles of steep slopes over 15% are located along the top of Hedgehog Mountain. Additional steep slopes are located along Long Woods Road, Mountain View Lane, and White Gate Road. Slopes are found at the summits of Wilson Hill, Clark Summitt, Locke Hill, Bartlett Hill, and Gove Hill. Lastly, similar slopes are located at the southern end of Deering Reservoir (along White Gate Road) and on the eastern side of the Lake along Baldwin Road; Dudley Pond has steep slopes bounding the eastern side. The Town should ensure that these areas, depicted on the **Bedrock Geology Map**, are protected from development.

#### ECOLOGICAL RESOURCES AND PROGRAMS

Natural landscapes, wildlife, and plant communities are important assets in Deering and this section inventories known ecological assets as well as noting existing programs, and any areas of concern.

#### CORRIDORS

Corridors and greenways are typically used not only for recreation or transportation, but also as wildlife corridors for travel from one habitat to another. Maintaining viable and undeveloped corridors ultimately measures the biological success of the animals, particularly larger mammals, within an area.

Due to the relatively undeveloped nature of Deering, there are three primary riparian corridors that link over 75% of all wetland soils.

The first large riparian corridor follows the Contoocook River south to north on the Town's western boundary. The Gerini and Manselville Brooks are the primary tributaries. The Town's largest continuous wetland is associated with the Manselville Brook in the northwest corner of Town and together with the other wetlands in this area represent about 25% of the Town's total wetlands. The river's undeveloped banks and the close association with the Town's highest concentration of farms and non-forested habitat offer many animals a rich resource habitat.

The second large riparian corridor follows the Piscataquog River south and to the east from Deering Lake (Deering Reservoir). There are several medium and smaller wetlands that dot the entire length of the River and also represent about 25% of Deering's wetlands.

The third riparian corridor originates in north-central Deering along the Smith Brook. This flow runs east and then north and is joined by Patten Brook in the northeast corner of Town. Patten Brook in turn flows southeast into Dudley Brook. Dudley Brook flows south along the Town's eastern boundary where

it eventually joins the Piscataquog in Weare. Associated with Smith Brook is one large wetland and along the entire length of this corridor there are several medium and smaller wetlands that collectively represent about 25% of Deering wetlands.

The principal mountain ridge corridor is in West Deering along Hedgehog Mountain and Wilson Hill. This is a north-south steep ridge that divides the Contoocook River watersheds from the Piscataquog River watersheds. The steepness and undeveloped nature of this feature provides seclusion for the variety of wildlife and provides easy access to all parts of Deering.

A large utility line corridor cuts through Deering from the southeast corner to the northwest corner. This corridor offers a long, undisturbed path for wildlife to use when traveling between habitats. Also the unique nature of the habitat created by the utility lines offers a new place for many plants and animals to thrive.

A railroad corridor along Deering's western border runs parallel to the Contoocook River. Railroad corridors, like utility corridors, offer wildlife a long, uninterrupted corridor to travel along. This rail corridor is no longer in use and has been turned into a public trail owned by the State of New Hampshire.

#### IMPORTANT NATURAL COMMUNITIES

Other special, undisturbed lands are essential for the biological diversity of plants and animals. The more bio-diversity found within an area, the more valuable and self-sustaining the community becomes from both ecological and economic perspectives.

Currently, Deering enjoys a variety of special natural communities that have not been significantly disturbed. An informal inventory of wildflowers in Town has assessed an estimated 300 species, most of which are typical of New England non-alpine species. Invasive species found include lesser Celandine, Purple Loosestrife and Japanese Knotweed, Asian Bittersweet, Buckthorn, Multiflora Rose, and Euonymus.

Two areas of special recognition due to large properties being protected by conservation easements are identified. The first area is near Falls Road in southeast Deering. This includes the King Forest to the south, the Hodgden Pasture to the north and the French easement to the east. This is a large block of land with an impressive mix of natural features including a pond, stream, wetlands, meadows, and forests. One of the Town's two heron rookeries is here and this area is consistently home to the highest concentration of seasonal and migratory waterfowl.

The second area is centered along Clement Hill Road in north-central Deering. This includes the Deering Wildlife Sanctuary to the south, the lead mine and Mud Pond wetlands to the north, and Dudley Pond and Vincent State Forest area to the east. This large block of land also has a rich mix of natural features that are home to significant collections of diverse wildlife and the Town's second heron rookery.

#### NH NATURAL HERITAGE INVENTORY (NHI)

Although rich and diverse plant and animal species are known to exist in Deering, no outstanding plant and animal species have been identified. The Town should consider opportunities to assess its rare and endangered plants and animals through recruitment of volunteers and education.

### WOOD DUCK BOX PROGRAM

The wood duck program, managed by the Deering Conservation Commission (DCC), has been supporting the endangered wood duck since the 1990s. Wood ducks were originally classified as endangered by the early 20<sup>th</sup> century due to loss of suitable nesting grounds and unregulated hunting. The Migratory Bird Treaty Act of 1918 and the development of wood duck nesting boxes allowed the population to recover and remain part of Deering's intricate ecosystem.

Today, the program provides and maintains numerous nesting boxes throughout Deering's conservation lands. All of the boxes have GPS

markers that are visible on the program's webpage through Google maps. Over the past few years, many of the boxes have been replaced or moved, many moving off of the water and onto the shoreline. This has caused a decrease in usage of the boxes, only 21.6% in 2013 compared to the 31.9% average. There is confidence of an increase in usage next season as the ducks become more familiar with the boxes' new locations.

For more information on the Wood Duck Box Program as well as the google map locator and annual report can be found on the program's website:

[http://www.deering.nh.us/public\\_documents/DeeringNH\\_Conservation/WoodDuckFolder/DuckBoxPage](http://www.deering.nh.us/public_documents/DeeringNH_Conservation/WoodDuckFolder/DuckBoxPage)



Photo Credit: Gary Samuels

Checking Wood Duck Boxes on Hunter's Pond

Table 6.14: Wood Duck Program, 2000-2013

Year	Active Boxes Checked	Used	Percent Used
2000	63	24	38.1%
2001	52	19	36.5%
2002	53	23	43.4%
2003	54	14	25.9%
2004	48	16	33.3%
2005	51	17	33.3%
2006	52	14	26.9%
2007	53	16	30.2%
2008	55	15	27.3%
2009	51	15	29.4%
2010	47	18	38.3%

**Table 6.14: Wood Duck Program, 2000-2013 (Cont.)**

2011	23	4	17.4%
2012	40	13	32.5%
2013	37	8	21.6%

*Source: Wood Duck Program Annual Report*

#### LOON PRESERVATION COMMITTEE

The Loon Preservation Committee collects annual data on loons in Deering Reservoir. Field staff, volunteers from the Deering Lake Improvement Association, and collaborators have been collecting data on loons in New Hampshire for the last 27 years.

An independent study is currently being completed which documents the songbirds along the Contoocook River. In addition, the Loon Preservation Committee has an ongoing study of the loons throughout the State which includes Deering Reservoir.

#### CHALLENGES

Deering faces a number of environmental challenges that are identified here. Solutions to these challenges are varied and are identified in the recommendations section of this Chapter. Many of these solutions require a multi-solution approach, such as utilizing ordinances in combination with stricter enforcement and public outreach and education.

#### WATER QUALITY

Contamination of both groundwater and surface water resources in Deering is a concern that has already been noted in previous master plans. The Town needed to replace several shallow overburden wells over the years due to contamination with road deicing chemicals. The migration of deicing chemicals from the Town's public works yard also was responsible for contaminating the drinking water well on a down gradient property. Contamination of the stratified drift aquifer in the West Deering section of Town has been documented as well.

The most challenging type of water contamination arises from the cumulative impact of non-point sources. Over the last several years, an increase in the conductivity of two feeder streams to Deering Lake has been recorded during VLAP sampling. These increases were attributed to activities such as runoff from roads (including deicing chemicals), forestry, and residential development. A prime source of roadside runoff comes from a culvert on Route 149 near the Town Hall. It is the recommendation of this Chapter that the Town work with NHDOT to mitigate the effects of this point source pollution into Deering Lake. More education and monitoring is needed. Adoption of the Watershed Protection Overlay Zone has set more stringent standards to ensure the protection and preservation of Deering Lake.

Over the past years, problems with Aboveground Storage Tanks (ASTs) and Underground Storage Tanks (USTs) have resulted in soil and groundwater contamination. UST releases occurred at the Old Town Garage and the Deering Conference Center both off of Route 149.

Point source pollution of water resources from septic systems, floor drains, dry wells, USTs, ASTs, junk automobiles, burying wastes, and direct deposition to the ground surface are an ongoing problem in rural towns such as Deering where on site potable drinking water wells, sanitary disposal systems, and

## SOLID WASTE MANAGEMENT

Deering is one of 25 communities that belongs to the non-profit Concord Regional Solid Waste/Resource Recovery Cooperative, which provides solid waste disposal and recycling services for its participating communities. Located in the Penacook Village area, the facility processes up to 500 tons per day of municipal solid waste and has a generating capacity of 14,000 kilowatts. Ash waste from the facility is trucked to the Co-op's landfill in Franklin, which typically receives around 85,000 tons of trash annually (2010 data). This landfill is in its last Phase and has remaining capacity through 2014; it is expected that the Co-op will apply to DES for further expansion.

Auto Salvage yards are regulated jointly by DES and municipalities (RSA 236:111-129). Deering contains two licensed salvage yards located on Second New Hampshire Turnpike and Deering Center Road. These are two of approximately 150 licensed salvage yards in the Central New Hampshire Region.

For additional information on Solid Waste Management, please refer to the Community Facilities Chapter or the Central New Hampshire Regional Plan.

fuel storage systems exist on the same property. Businesses that store or use hazardous chemicals or petroleum products present a significant potential for a release to the water resources of the Town.

Water quality, including invasive aquatic species, is an ongoing concern to residents who value Deering Lake for its vast scenic and recreational opportunities. Trailered boats on the lake, lack of proper management of the Town beach, and the rise in conversion of seasonal cottages threatens the Lake's water quality through point source and non-point source pollution. Participation in DES's VLAP program and New Hampshire Lake Association's Lake Host Program has contributed positively to yearly monitoring and protection.

### **MAINTAINING AGRICULTURAL LANDS**

Economic sustainability is the greatest challenge to the sustainability of farms of all types. Farm businesses must be able to adapt and grow. The very small and small farms that predominate in New Hampshire are generally part-time or supplementary-income enterprises. Farms of any size may seek to diversify by adding new enterprises or finding alternative sources of income. The history of agriculture in the Central NH Region and Deering is a story of continual change and evolution, to meet the needs of farmers and the population - the market - of the region. To maintain a rural landscape through working farms, communities will need to review their ordinances to allow farm-friendly practices, such as roadside farm stands, and look for opportunities to address the tax implications of a view tax.

### **PUBLIC ACCESS TO THE CONTOOCCOOK RIVER**

Public access to the Contoocook River has always been with the implied consent of the shoreline landowners. Boat launch locations along the Contoocook River in Deering are at a premium due to its steep banks and limited road frontage. There are locations along the river which could provide adequate parking for a couple of vehicles and could have a stone filled crib type launch constructed with

minimum impact to the shoreline environment. Guaranteed public access to the Contoocook River should be sought to insure the permanent availability of this valuable resource to Deering residents.

#### **LOW IMPACT DEVELOPMENT**

Deering is technically still growing but the population is best described as stable. Deering residents express the desire to maintain a rural atmosphere by supporting the conservation of open space and the development of small village areas. Regulations that support low impact development, concentrate development in appropriate areas, and allow the large lots in the forested areas to remain open for forestry practices or agriculture is an important step to maintaining the rural quality of Deering.

#### **LIGHT POLLUTION**

Concern has been expressed regarding the future development and expansion of the Crotched Mountain Ski Area and its potential impact on Deering. Light pollution can result from the Ski Area's night-time skiing activities and any expansion should be deemed a development of regional impact by Franconia. The Town should work closely with the Ski Area, Franconia, and Bennington to ensure that appropriate lighting is installed and that all steps to minimize the effect of light pollution are undertaken.

#### **CONNECTIVITY**

Over the years, Deering has been fortunate in acquiring many lands through outright purchase and conservation easements. Connected conservation lands not only benefit wildlife but also preserve water quality, ensure a more robust ecosystem, maintain economically viable working lands and create an opportunity for a more enjoyable recreational experience for biking, cross-country skiing and hiking. There are also opportunities for multiple communities to collaborate to connect conservation lands across municipal boundaries. Continuing to work towards the goal of land connectivity provides an opportunity to organize priorities with neighboring municipalities, search out linkages and build stronger support for seeking out funding sources from potential partners.

#### **OUTDOOR RECREATION AND ACCESS**

Access to outdoor recreation is critical to the health and quality of life for residents. With so many lands already protected in Deering, improving public access, as well as providing information on recreation opportunities can be important for connecting people to the outdoors and promoting a healthy lifestyle. People across generations, both young and old, appreciate having access to the many recreation opportunities close to home. Recreation, scenic views, and appreciation of natural resources all play a role in the economy either through tourism or attracting the people who choose to live in this area for the quality of life, based on an appreciation of the connection to natural resources, environment, and recreation in the area.

As demographics continue to shift now and in the future, providing accessible outdoor recreation opportunities to older residents as they age in place becomes more important. This is also the case for residents of all ages who may rely on transportation methods besides the car. For these open spaces to continue to be valued assets, stewardship and often volunteerism play an important role in the maintenance of easements, trails, and facilities of open spaces so that they continue to be enjoyed by Deering residents.

## PROPOSED REGULATORY PRESERVATION MEASURES

There are many techniques available to assist communities with conserving natural resources. Regulatory protection measures are one approach to use that will result in protection of natural resources. They include modifications to the zoning ordinance, subdivision regulations, and site plan review regulations.

### **PRIMARY METHODS**

The techniques listed in this section are examples of regulations that can address conservation of natural resources. Each has a different focus and the Planning Board could explore those techniques that address the challenges identified in this master plan.

#### *Aesthetics-Based Land Use Regulations*

- Areas: Town-wide

Because the appearance of the community, including views from rural roads, mixed farm land, forests, historic buildings and water resources that largely define Deering's traditional landscape, is so important to the fabric of the community, there should be a priority placed on preserving them. Planning regulations addressing lot size, placement of buildings, signage, as well as landscaping are typically used to address aesthetic elements of the community. It is important to document what is being protected and set very clear review standards when adopting these regulations.

#### *Environmental Characteristics -Based Zoning*

- Areas: Deering Reservoir, rivers, wetlands, aquifers, areas of steep slopes

Environmental science-based land use regulations are based directly upon measurable characteristics of the land-base of the community, rather than on possibly arbitrary standards. Regulations are based on the characteristics of the land and reflect the actual ability of the land to sustain development and generally focus on floodplains, ridgeline protection, wetlands and groundwater protection, etc.

#### *Village Growth Districts*

- Areas: East Deering at Cross Road (1/4 mile radius around Church), Town Center

A growth district allows the community to define one or more areas where growth and development will be concentrated. This typically includes a downtown area and, sometimes, existing areas with higher concentrations of development. Desired growth will take place inside of the district, thus preserving open space in other parts of the Town. Development within the growth area can still be regulated by various zoning standards, but density regulations should be adjusted to accommodate a denser development pattern.

#### *Performance Based Zoning*

- Areas: As appropriate for districts

Develop and adopt performance based zoning controls for business and industry, such as specific controls for stormwater management, noise control, and light pollution, to replace limitations to certain categories. For example, instead of regulating uses by category, uses would be regulated as to how they impact the surrounding neighborhood. This can allow flexibility for businesses and investors, recognize

that commercial uses need not necessarily be segregated from residential uses, and still protect the safety, desirability and livability of neighborhoods near these commercial uses.

## **SECONDARY METHODS**

Other ways to help Deering balance new development with its rural character include:

### *Large Lot Forestry and Agricultural Zoning*

- Areas: West Deering, areas of scenic vistas, other existing areas of agricultural use

Planning theory states that dividing developing land, or potentially developing land, into larger lots will slow development and preserve open space and rural character. The goal of these two types of zoning is to provide large enough blocks of land that they can be managed for a specific resource value. If this technique is used, lot sizes that truly reflect the amount of land needed to allow for commercially viable use of the land and are related to the reality of the use of the land in the area must be established.

### *Overlay Districts*

- Areas: As appropriate for districts

Overlay zoning districts such as a resource protection overlay, can be used by communities to define and apply special regulations to a particular resource. Deering already has a Watershed Protection, Aquifer Protection and Shoreland Preservation overlay districts. Once resource areas of concern are identified, the Planning Board must establish what kind of special regulations apply to that particular resource.

Steep Slope/Scenic Vistas District

Agricultural District (West Deering)

### *Open Space/Village Design Planning*

- Areas: Town-wide

Rather than filling all available space with similar-sized houses centered on uniformly sized lots, this development strategy focuses the construction in a smaller portion of the total land being developed, and provides for permanent protection of the open space not used for construction. The land selected for permanent open space protection should be designed to fulfill the open space interests of the entire community.

## **NON-REGULATORY PRESERVATION MEASURES**

Efforts to conserve land through voluntary methods are critical to natural resource protection and are often more accepted than regulatory requirements. Hand in hand, regulatory and non-regulatory methods can work together to serve the community's conservation interests.

### *Conservation Easements*

- Areas: Town-wide

A conservation easement is a permanent, legally binding agreement that ensures that certain uses will be prohibited on that property. Typically, conservation easements prevent development of land uses such as construction, subdivision, and mining but allow more passive uses such as agriculture, forestry, wildlife habitat, scenic views, watershed protection, and education. The easement deed is executed between a willing landowner and a qualified recipient, which can be a town, state government or various conservation organizations. Each conservation easement is tailored to the interests of the

landowner, the receiving entity, and the unique characteristics of the property. The land itself can be sold or deeded by the original owner and subsequent owners, but an easement runs with the land and is binding to all future owners.

#### *Agricultural Conservation Easements*

- Areas: West Deering and in existing agricultural areas

Conservation easements can be written to accommodate the special needs and interests of farms. In Deering, landowners of agricultural parcels should be contacted to discuss the benefits of easements. There is an existing agricultural easement on McAllister's Farm.

#### *Management Agreements*

- Areas: Town-wide

These management agreements focus on a particular open space value and a management agreement can be customized to any specific situation.

1. **Right-of-Way for Trails** - The Town may protect open space along a recreational trail corridor area. The right-of-way could be arranged and exist as a legal agreement between the Town/nonprofit organization and the owner of the land where the trail is located.
2. **Wildlife Corridors** - Open space can be protected for its value in allowing wildlife to travel from one place to another safely. Working with maps indicating where certain species can be found, probable travel corridors could be recognized. Once areas are recognized, the Town could then create plans to acquire, protect, or manage these important corridors.
3. **Buffers Between Uses** - Buffers between incompatible land uses can ensure that development and growth within the Town does not have a negative impact on the rural and scenic qualities that the Town values.

## SUMMARY

The Town of Deering has many scenic and natural amenities with a wide variety of valuable natural resources. The vast majority of residents wish to have the beauty, natural resources, and rural character of the Town preserved. Protection of the Town's natural resources and rural character requires the cooperative efforts of all of the Town Boards, officials, employees, and citizens.

This Master Plan is the foundation for planning for Deering's future. It provides a blueprint of how to attain the goals that Town residents have articulated about preserving and protecting Deering's natural resources.

Our rural character trait of Deering is that Townspeople cherish the opportunity to live in a place that offers, among other things, open space, clean water and privacy. In order to uphold these values, it is imperative to also understand that we are all stewards of the natural features that assure our quality of life.

## CHAPTER OBJECTIVES AND RECOMMENDATIONS

### OBJECTIVE 1

To continue to protect the Town’s defining landscapes that are valued by residents and reflective of the rural character of Deering.

- Continue to contact landowners about the benefits of agricultural, open space and conservation easements.
- Revive and support stream testing data program for water quality.
- Consider establishing a Town Forest for Deering residents.
- Inventory scenic views and prioritize for preservation.
- Continue to participate in water quality preservation programs, such as the Lake Host Program, so to protect water bodies from invasive aquatic species.
- Continue to participate in the Volunteer Lake Assessment Program to preserve water quality of Deering Lake.
- Utilize the skills of college students to perform a wetlands assessment to designate “prime” wetland systems.
- Propose native landscaping regulations for housing development subdivisions and site plans.
- Establish a minimum setback from roads to prohibit the placement of wells along roadways.
- Install and evaluate monitoring wells at appropriate locations (away from roadways, etc) to monitor groundwater quality.
- Enact a water testing requirement for arsenic, radon, nitrate, chloride, sodium, MtBe, and septic waste before a certificate of occupancy is issued for all new residences and businesses.
- Review and adopt as appropriate existing state and federal regulations and best management practice guidelines for proper water quality management practices of enterprises (for example, hairdressers, agriculture, livestock, junkyards).
- Review tax implications related to the view tax so to encourage the preservation of agricultural lands.
- Improve the floodplain protection ordinance to limit damage caused by frequent flooding along the Contoocook River.

### OBJECTIVE 2

To educate Deering residents on the value of our land and water resources.

- Educate landowners on the merits of sustainable, active forests and the current use program.
- Engage in local education about nonpoint source pollution.
- Raise awareness of exotic invasive species and preventative measures.

- Educate landowners about backyard burning laws.
- Continue the semi-annual Roadside Clean-Up Program.
- Continue education about septic system awareness within the Deering Lake Watershed.
- Prepare handouts and schedule workshops on topics including the Town’s natural resources, habitats, forest management, exotic species, etc.

### OBJECTIVE 3

To encourage active stewardship of Town natural resources.

- Continue monitoring for exotic weeds at the boat ramp and through the NHDES Weed Watcher Program along the shoreline.
- Continue to monitor and improve the smelt population of Deering Lake and limit the commercial harvesting of the population.
- Pursue grants to further opportunities in access and trail development and maintenance.
- Collaborate on resource management of Town resources between different boards and committees.
- Strengthen the partnership between the Town and the Deering Lake Improvement Association about stewardship for Deering Lake.
- Expand the community “Roadside Clean-up Date” to more than once a year.
- Collaborate more with the Deering Association about their events.
- Continue to participate in the NH Sponsor—A-Highway Program for Route 149.

### OBJECTIVE 4

To continue to protect valuable wildlife habitat and biodiversity in the Town.

- Inventory the threatened and endangered wildlife and plant species and their habitats in the Town.
- Consider requiring a wildlife management assessment inventory for major subdivisions.
- Continue annual monitoring of the wood duck population.
- Coordinate with the NH Fish and Game to keep current on wildlife inventories and continue to lobby NH Fish and Game to limit commercial smelt harvesting in Deering Lake.
- Continue to look for opportunities to connect protected lands, creating green corridors for wildlife and habitat.

### OBJECTIVE 5

To look for opportunities to enhance access to public lands.

- Expand public access to the Contoocook River.

- Coordinate a meeting of the owners of conservation easements to develop a plan for public use of the lands.
- Promote knowledge of trails and encourage responsible use of the Class VI road hiking trails in Town.
- Pursue a connected system of recreation access throughout Town.
- Encourage community members to adopt a park or trail.
- Improve visibility of recreation for residents (trail maps, signage, etc.)
- Coordinate a meeting with other surrounding communities to develop a plan that would allow public use of conservation easements across borders.

#### OBJECTIVE 6

To engage the Town's younger population in protection of the natural environment.

- Continue sending young adults to summer camp.
- Continue to support Deering Lake Improvement Association's "Kid's Lake Monitoring Day" events.
- Encourage the monitoring of potential exotic species by Boy Scouts or students fulfilling community service requirements.
- Collaborate the groups like the Deering Association and Fish and Game Club to hold more kids events that encourage stewardship of natural resources.
- Recruit elementary, middle, and high school students to work on projects with the Conservation Commission (for example, exotic weed watch, wood duck program, roadside clean up, surface water monitoring).
- Communicate with the School Board to solicit Deering students to perform their community service requirements in Deering.

# Floodplains and Wetlands Town of Deering Master Plan 2017

### Legend

**Wetlands**

- Lacustrine: 385.36 Acres
- Palustrine: 1,500.87 Acres
- Riverine: 11.05 Acres

**Floodplains**

- 1% Annual Flood Risk
- .05% Annual Flood Risk

### Base Legend

- Town Boundary

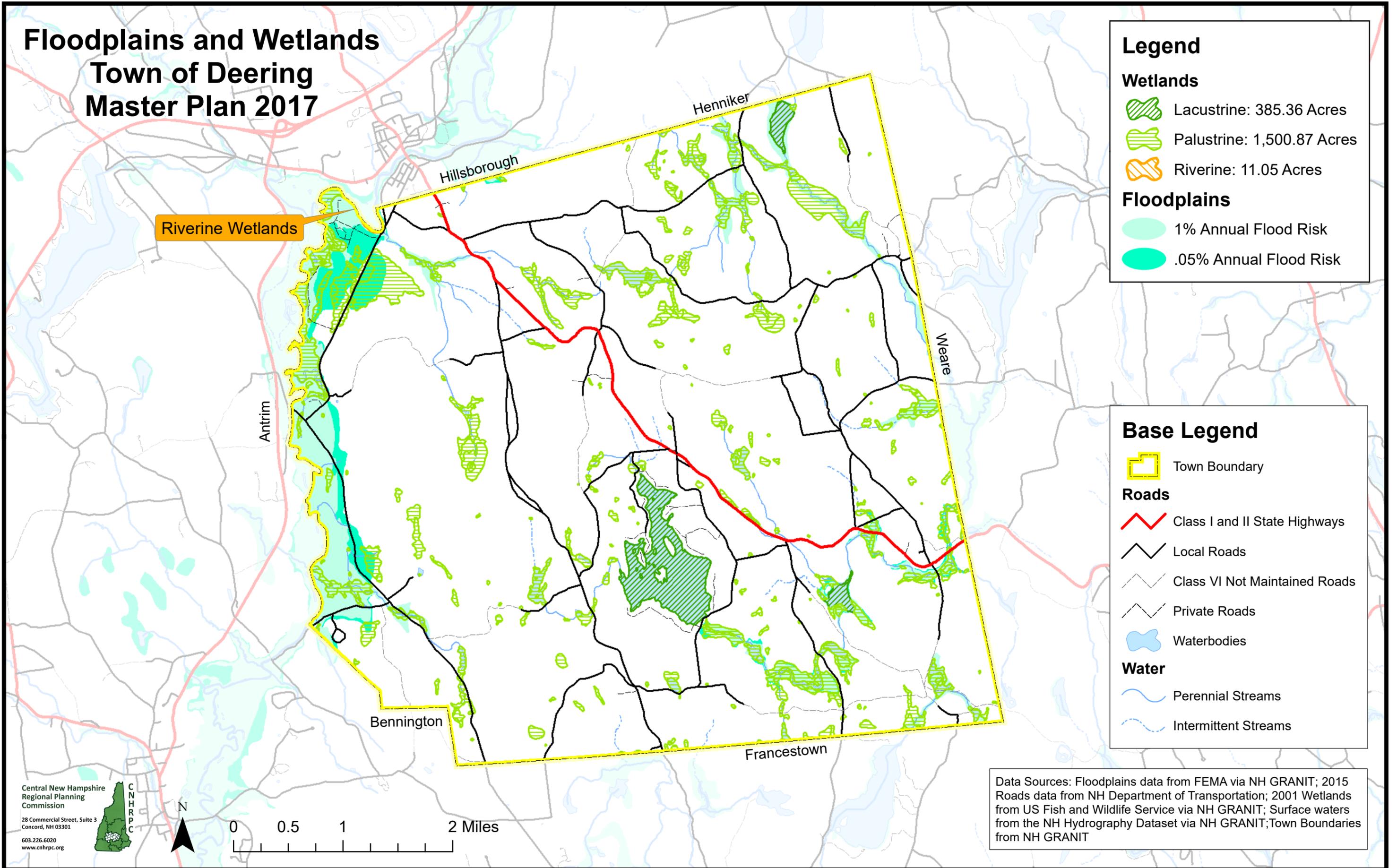
**Roads**

- Class I and II State Highways
- Local Roads
- Class VI Not Maintained Roads
- Private Roads

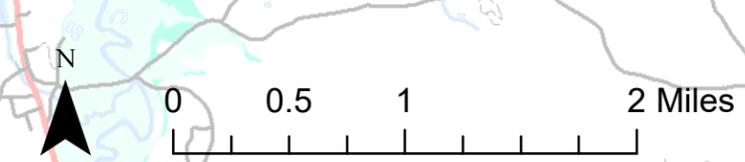
**Water**

- Waterbodies
- Perennial Streams
- Intermittent Streams

Riverine Wetlands



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Data Sources: Floodplains data from FEMA via NH GRANIT; 2015 Roads data from NH Department of Transportation; 2001 Wetlands from US Fish and Wildlife Service via NH GRANIT; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

# Hydric Soils Town of Deering Master Plan 2017

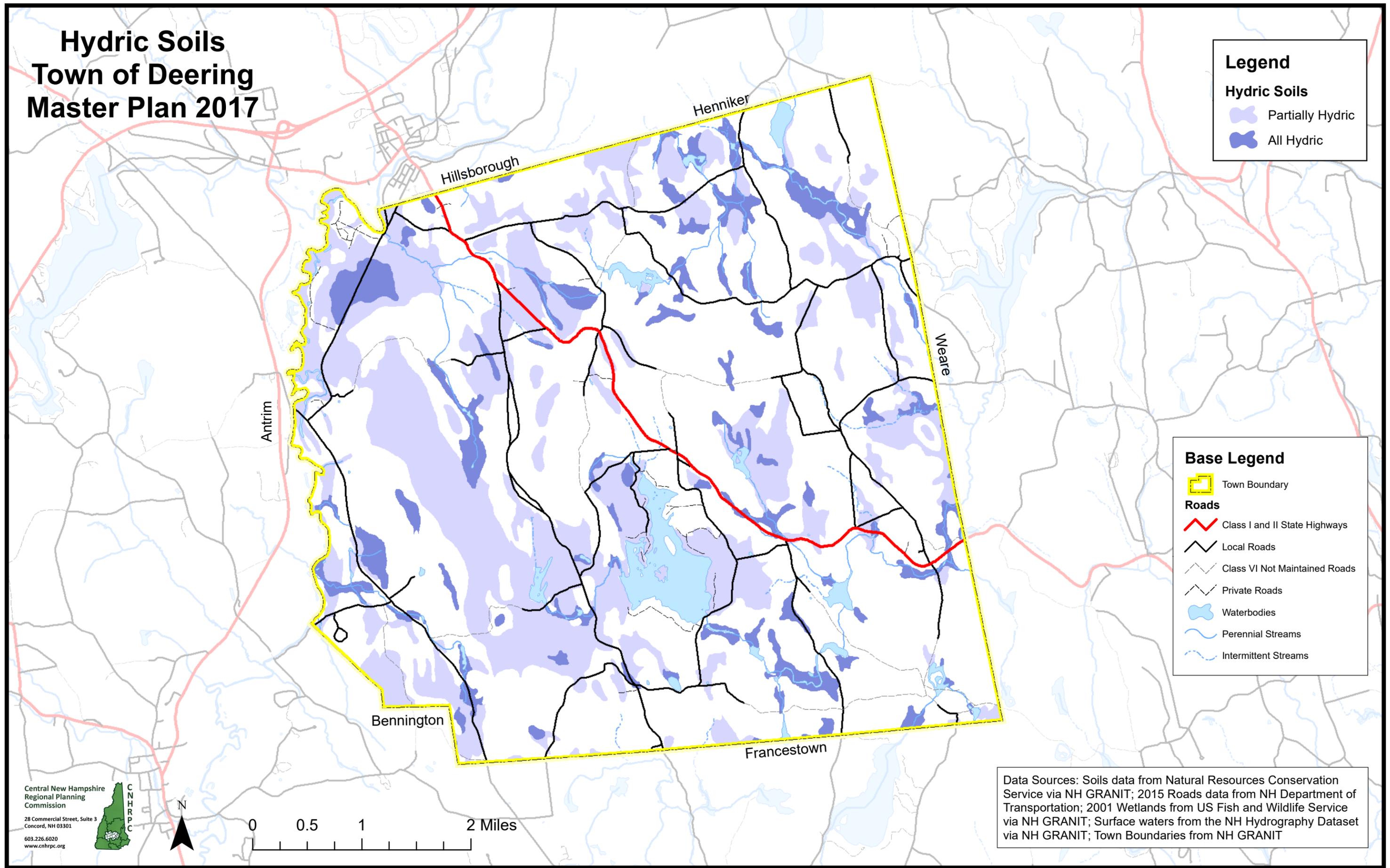
**Legend**

**Hydric Soils**

-  Partially Hydric
-  All Hydric

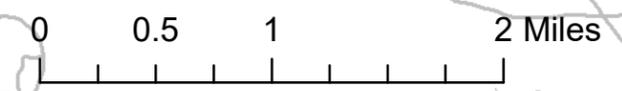
**Base Legend**

-  Town Boundary
- Roads**
-  Class I and II State Highways
-  Local Roads
-  Class VI Not Maintained Roads
-  Private Roads
-  Waterbodies
-  Perennial Streams
-  Intermittent Streams



Data Sources: Soils data from Natural Resources Conservation Service via NH GRANIT; 2015 Roads data from NH Department of Transportation; 2001 Wetlands from US Fish and Wildlife Service via NH GRANIT; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

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# Water Resources Town of Deering Master Plan 2017

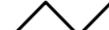
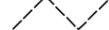
## Legend

-  Above-ground Storage Tank
-  Underground Storage Tank
-  Public Water Supplies (active)
-  Dams

## Groundwater Aquifer Transmissivity

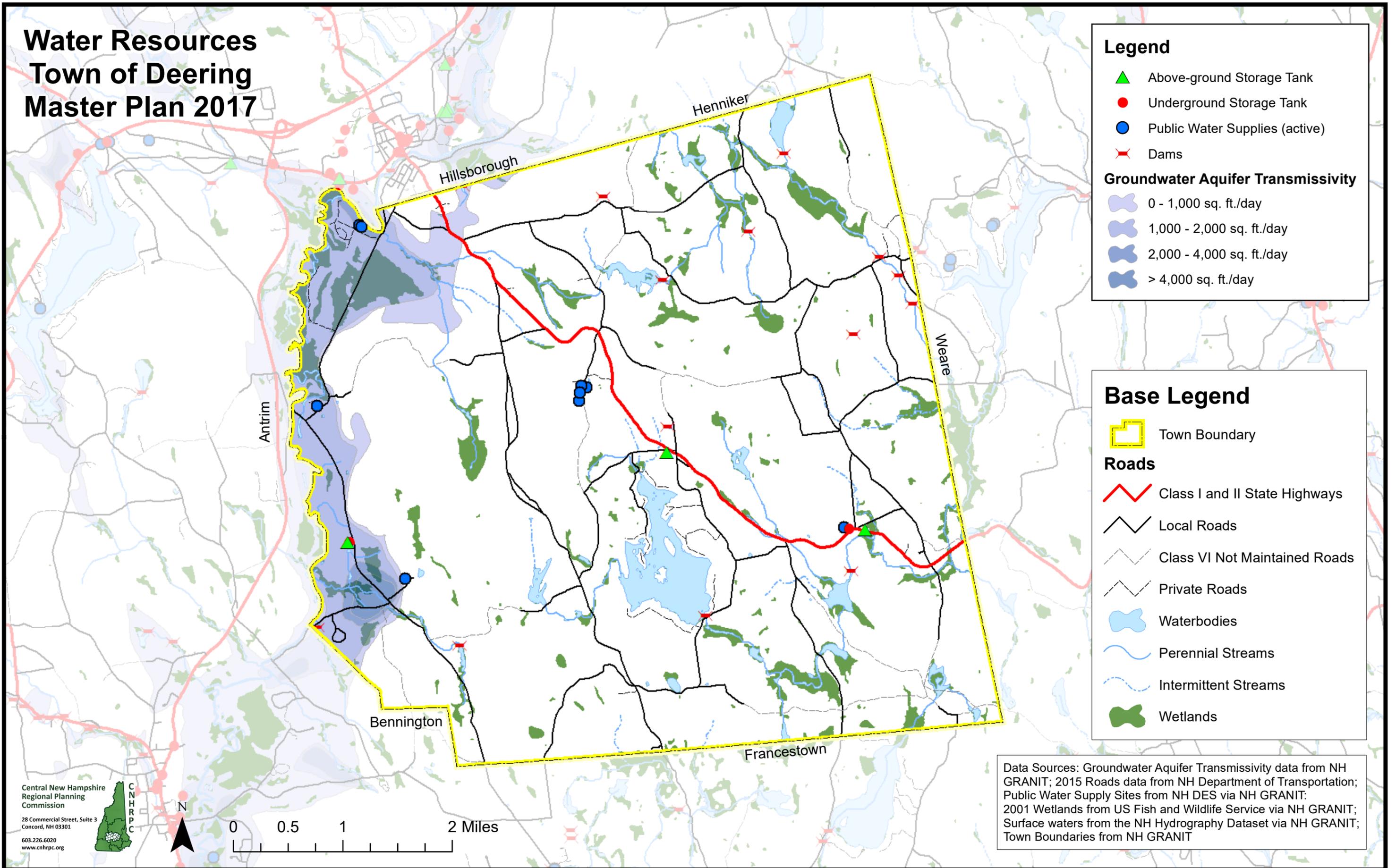
-  0 - 1,000 sq. ft./day
-  1,000 - 2,000 sq. ft./day
-  2,000 - 4,000 sq. ft./day
-  > 4,000 sq. ft./day

## Base Legend

-  Town Boundary
- Roads**
-  Class I and II State Highways
-  Local Roads
-  Class VI Not Maintained Roads
-  Private Roads
-  Waterbodies
-  Perennial Streams
-  Intermittent Streams
-  Wetlands

Data Sources: Groundwater Aquifer Transmissivity data from NH GRANIT; 2015 Roads data from NH Department of Transportation; Public Water Supply Sites from NH DES via NH GRANIT; 2001 Wetlands from US Fish and Wildlife Service via NH GRANIT; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

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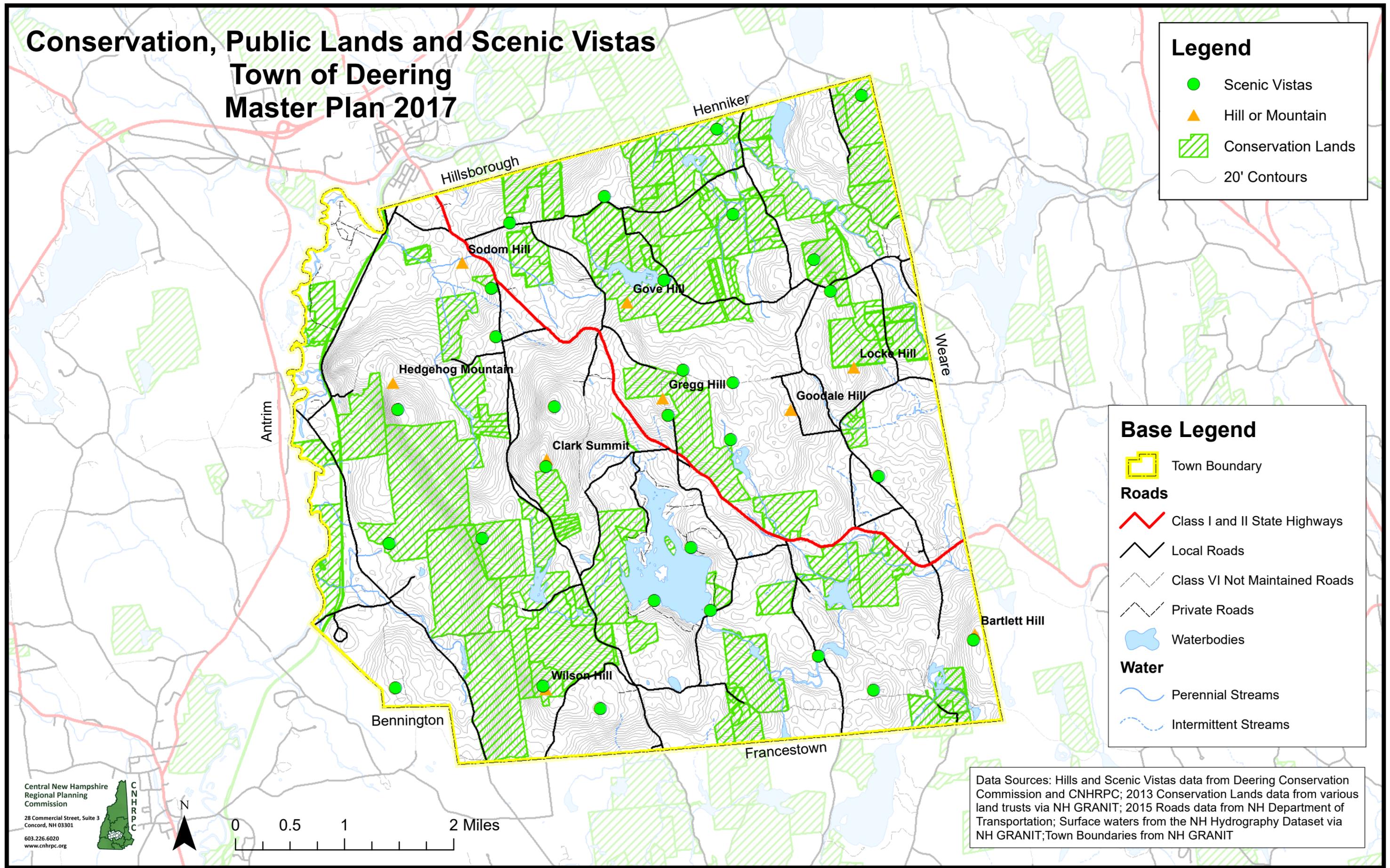
# Conservation, Public Lands and Scenic Vistas Town of Deering Master Plan 2017

### Legend

- Scenic Vistas
- ▲ Hill or Mountain
- Conservation Lands
- 20' Contours

### Base Legend

- Town Boundary
- Roads**
- Class I and II State Highways
- Local Roads
- Class VI Not Maintained Roads
- Private Roads
- Waterbodies
- Water**
- Perennial Streams
- Intermittent Streams



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Data Sources: Hills and Scenic Vistas data from Deering Conservation Commission and CNHRPC; 2013 Conservation Lands data from various land trusts via NH GRANIT; 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

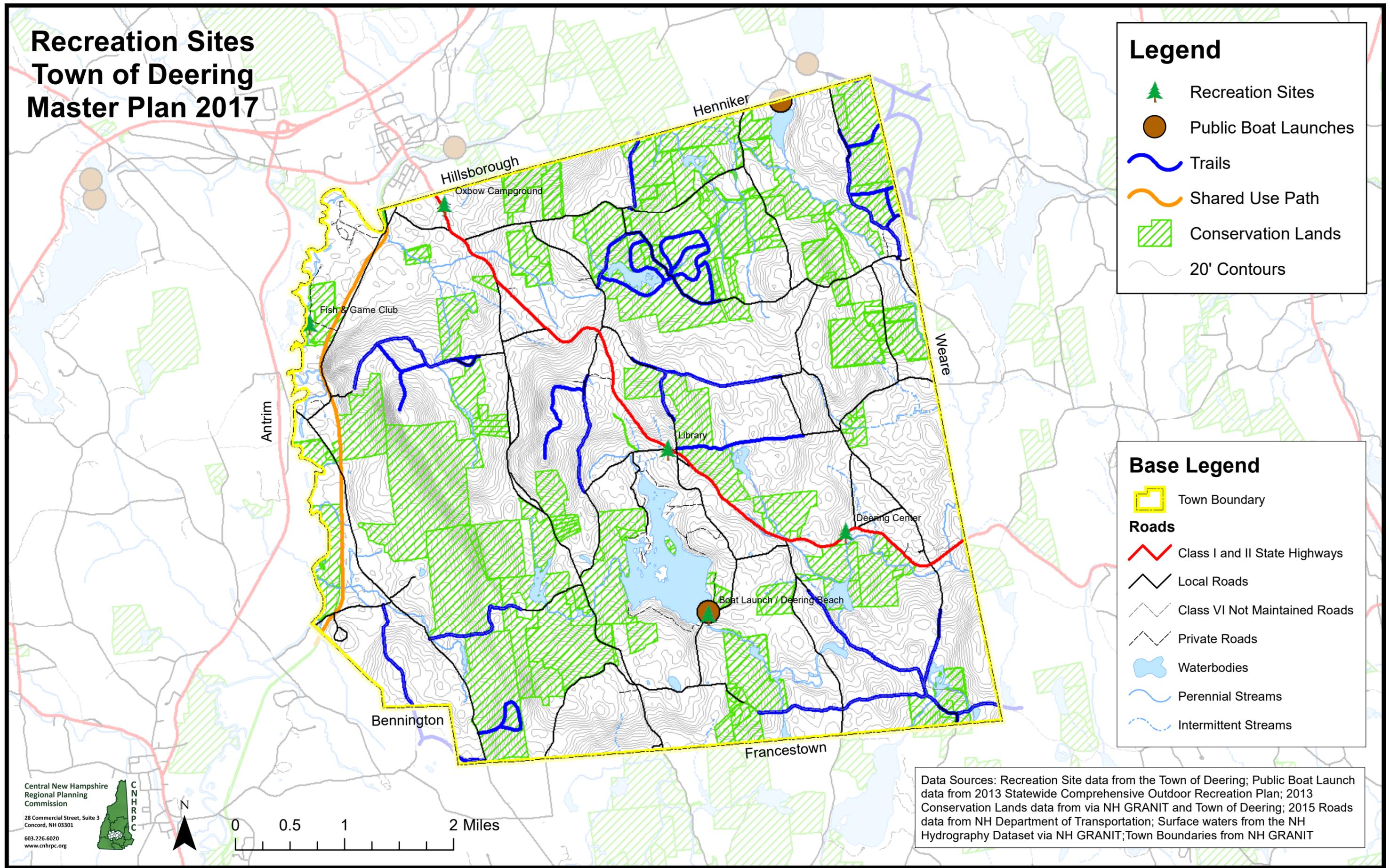
# Recreation Sites Town of Deering Master Plan 2017

### Legend

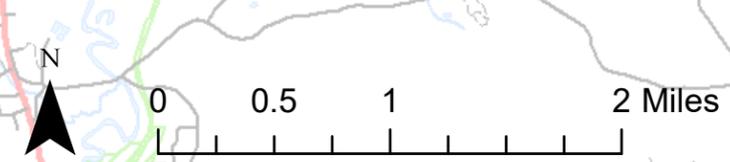
-  Recreation Sites
-  Public Boat Launches
-  Trails
-  Shared Use Path
-  Conservation Lands
-  20' Contours

### Base Legend

-  Town Boundary
- Roads**
-  Class I and II State Highways
-  Local Roads
-  Class VI Not Maintained Roads
-  Private Roads
-  Waterbodies
-  Perennial Streams
-  Intermittent Streams



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Data Sources: Recreation Site data from the Town of Deering; Public Boat Launch data from 2013 Statewide Comprehensive Outdoor Recreation Plan; 2013 Conservation Lands data from via NH GRANIT and Town of Deering; 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

# Agriculture & Forestry Soils

## Town of Deering

### Master Plan 2017

**Legend**

**Prime Farmland Soils**

- Ondawa Fine Sandy Loam
- Podunk Fine Sandy Loam
- Monadnock Fine Sandy Loam, 3 to 8%
- Skerry Fine Sandy Loam 3-8%
- Becket Fine Sandy Loam 3-8%
- Marlow Loam 3-8%
- Peru Loam 3-8%

**Forestry Soils**

- Group IA
- Group IB
- Group IC

**Base Legend**

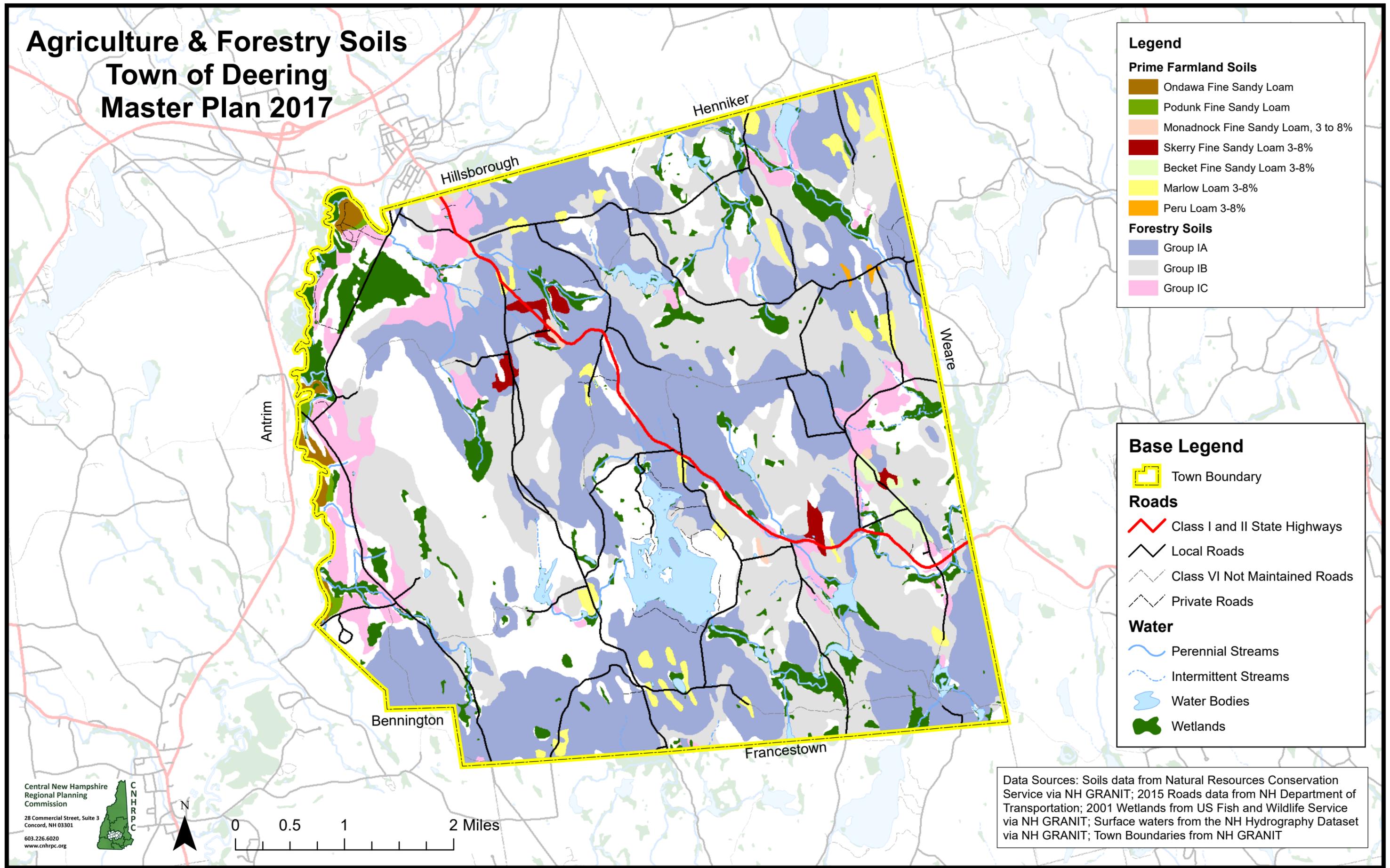
- Town Boundary

**Roads**

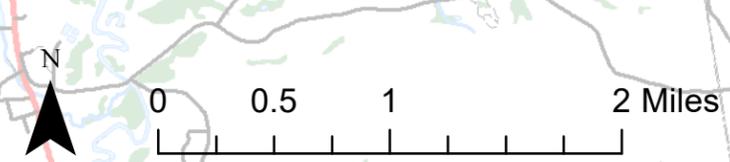
- Class I and II State Highways
- Local Roads
- Class VI Not Maintained Roads
- Private Roads

**Water**

- Perennial Streams
- Intermittent Streams
- Water Bodies
- Wetlands

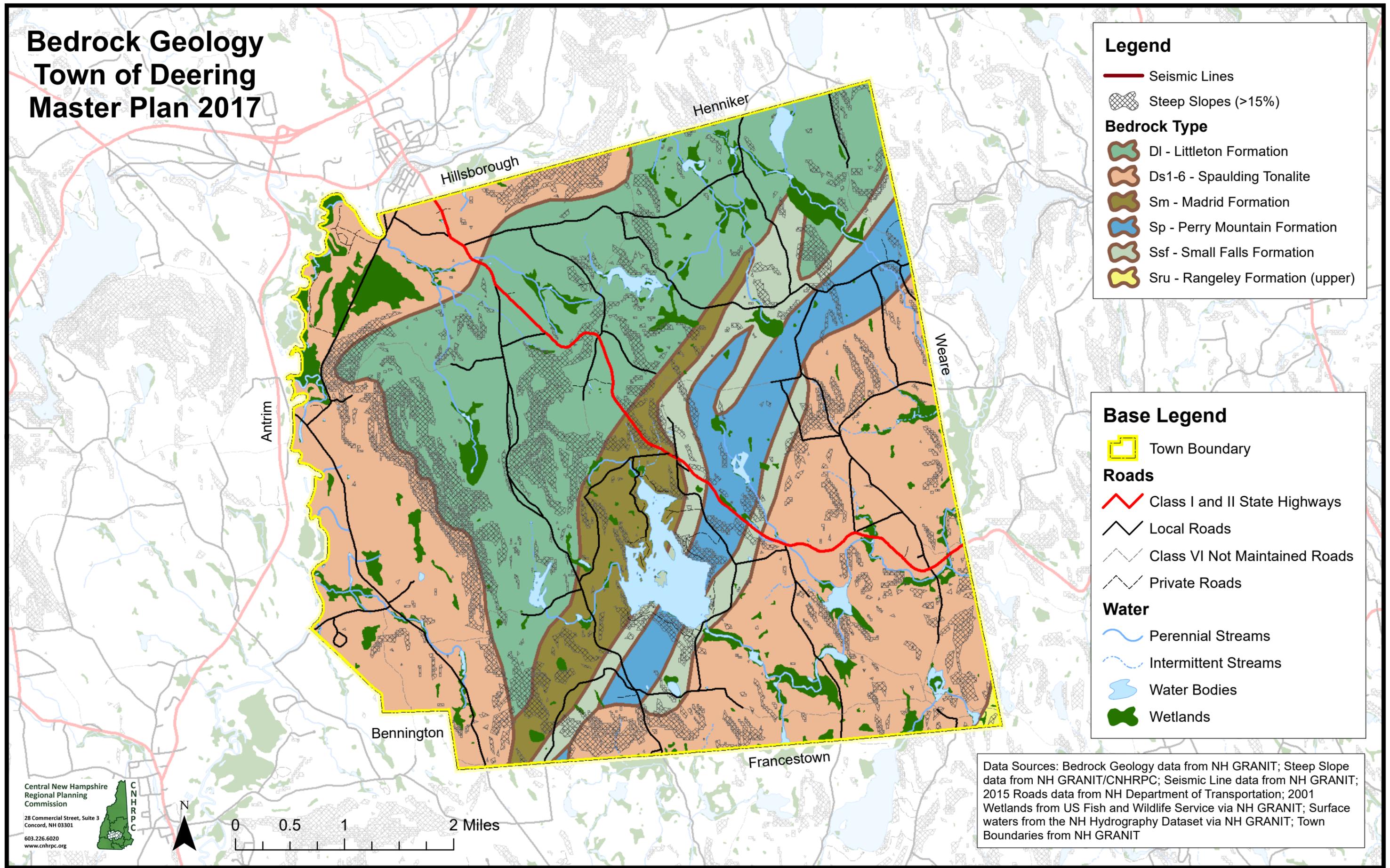


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Data Sources: Soils data from Natural Resources Conservation Service via NH GRANIT; 2015 Roads data from NH Department of Transportation; 2001 Wetlands from US Fish and Wildlife Service via NH GRANIT; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

# Bedrock Geology Town of Deering Master Plan 2017



**Legend**

- Seismic Lines
- Steep Slopes (>15%)

**Bedrock Type**

- DI - Littleton Formation
- Ds1-6 - Spaulding Tonalite
- Sm - Madrid Formation
- Sp - Perry Mountain Formation
- Ssf - Small Falls Formation
- Sru - Rangeley Formation (upper)

**Base Legend**

- Town Boundary

**Roads**

- Class I and II State Highways
- Local Roads
- Class VI Not Maintained Roads
- Private Roads

**Water**

- Perennial Streams
- Intermittent Streams
- Water Bodies
- Wetlands

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Data Sources: Bedrock Geology data from NH GRANIT; Steep Slope data from NH GRANIT/CNHRPC; Seismic Line data from NH GRANIT; 2015 Roads data from NH Department of Transportation; 2001 Wetlands from US Fish and Wildlife Service via NH GRANIT; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

# COMMUNITY AND RECREATIONAL FACILITIES WITH UTILITIES

For the Town of Deering

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The purpose of this Chapter is to evaluate Deering's community and recreation facilities, including utilities. Providing and maintaining the essential services of a community are primary functions of government. As the population and demographics of the community grow and change over time, it is important that the community make adjustments in its delivery of services to meet the needs of residents. It is important that all segments of the population are afforded the opportunity to participate in a variety of recreational programs and experiences.

Historically, rural communities in New Hampshire have provided very limited community facilities and services. In many cases, community facilities were limited to only a Town Hall and later, public school. However, as the population of the state increased, more services have been required to meet the needs of residents. Today, communities are expected to provide full-time police protection, fire protection, Emergency Rescue response, as well as highway crews, recreational facilities, and professional administrators to manage daily operations of local government.

For community facilities, this Chapter will inventory and assess current Town facilities, identify publicly sponsored programs, identify and assess the adequacy of existing equipment, and also identify current and long-term staffing needs. In addition, recommendations on how to meet some of these needs are provided in the beginning and throughout the Chapter. Town Department heads were interviewed for a report on the status of their department's facilities, staffing, and equipment. They were also asked to provide an assessment of their current and anticipated future needs.

An important component to a high quality of life, recreation provides a much-needed means of stress reduction and physical well-being. Recreational facilities also provide residents with a place to interact and create a sense of community that is beneficial to people of all ages. In recent years, numerous studies have identified that recreational facilities and programs also give children and teenagers a place to go, thereby reducing delinquent activity by those sectors of the population.

Utilities inventoried within the town of Deering include electrical distribution, telephone, cable, and water supplies. Utilities are the backbone of everyday life in small and large towns alike, and recommendations are proposed in order to enhance or expand their delivery.

## Town of Deering Community and Recreational Facilities with Utilities Vision

---

*Offer fiscally responsible, creative means of meeting the future facility and service need for all Deering residents.*

### COMMUNITY SURVEY RESULTS

In order to gain input from residents, a community survey was available that covered a variety of topics, including several questions related to facilities and services available in Deering. Like many other communities in the Central NH Region, Deering has a long history of residents with strong ties and commitment to their community. Completed in 2015, responses showed resident’s high appreciation of recreational opportunities, including the Deering Reservoir, recreational trails, and both the Contoocook and Piscataquog Rivers. The majority of responders rated Town services as average, noting the amount of funding allocated should remain the same for the majority of departments and services.

**Community Survey Question 29:**

Do you favor building an Elementary School in Deering while continuing to be a member of the Hillsborough-Deering School district?

Q. 29	Total	Percent
Yes	20	26.7%
No	55	73.3%
Total	75	100.0%

**Community Survey Question 30:**

What is your position on the disposal of solid waste (trash, recycling, old appliances, etc)?

Q. 30	Total	Percent
Continue using Hillsborough facilities	67	88.2%
Develop a Deering Transfer Station	9	11.8%
Total	76	100.0%

**Community Survey Question 31:**

Would you consider combining police forces with another nearby town?

Q. 31	Total	Percent
Yes	39	50.7%
No	38	49.4%
Total	77	100.0%

**Community Survey Question 32:**

Would you consider combining Fire Department forces with another nearby town?

Q. 32	Total	Percent
Yes	44	57.1%
No	33	42.9%
Total	77	100.0%

**Community Survey Question 41:**

Is there a need for a centrally located municipal facility in Deering?

Q. 41	Total	Percent
Yes	21	30.9%
No	47	69.1%
Total	68	100.0%

**Community Survey Question 34:**

Do you have access to broadband internet that is adequate for your needs?

*A follow up free response question was available to mention any specific locations*

*where available broadband does not meet the residents need or is not available. Responses include along Old County Road, Zoski Road, Baldwin Road, Ellsworth Road, and Sky Farm Road. Responses also mentioned various locations around Deering Reservoir.*

Q. 34	Total	Percent
Cable	17	23.6%
DSL	44	61.1%
No	11	15.3%
Total	72	100.0%

**Community Survey Question 33:**

In what ways do you enjoy Deering's recreational opportunities? Please check all that apply:

Q. 33	Total	Percent
Wildlife observation	57	76.0%
Hiking	57	76.0%
Canoe/kayak	54	72.0%
Bird-watching	43	57.3%
Fishing	37	49.3%
Snowshoeing	37	49.3%
Bicycling	32	42.7%
Hunting	26	34.7%
ATV or four wheel driving	22	29.3%
Cross-country skiing	21	28.0%
Personal watercraft	20	26.7%
Snowmobiling	16	21.3%
Skiing	14	18.7%
Horseback riding	12	16.0%
Trapping	6	8.0%

**Community Survey Question 36:**

Do you use the Deering Reservoir for any of the following activities?

Q. 36	Yes	No	Total	Weekly	Monthly	Yearly	Total
Fishing	68.6% (35)	31.4% (16)	51	35.3% (12)	35.3% (12)	29.4% (10)	34
Swimming	77.4% (48)	22.6% (14)	62	51.1% (23)	15.6% (7)	33.3% (15)	45
Canoeing/boating	82.8% (48)	17.2% (10)	58	44.4% (20)	37.8% (17)	17.8% (8)	45
Sailing	26.1% (12)	73.9% (34)	46	50.0% (7)	21.4% (3)	28.6% (4)	14
Nature Observation	76.8% (43)	23.2% (13)	56	48.8% (21)	27.9% (12)	23.3% (10)	43
Hunting	19.5% (8)	80.5% (33)	41	45.5% (5)	0.0% (0)	54.6% (6)	11
Personal Watercraft	35.4% (17)	64.6% (31)	48	53.3% (8)	6.7% (1)	40.0% (6)	15

**Community Survey Question 37:**

How important is it for the Town to expand, provide, or improve each of the following:

Q. 37	Very Important	Important	Not Important	No Opinion	Total
Access to Contoocook River	15.5% (11)	39.4% (28)	28.2% (20)	16.9% (12)	71
Access to Deering Reservoir	34.7% (25)	31.9% (23)	23.6% (17)	9.7% (7)	72
Improved parking facilities at Deering Reservoir	28.2% (20)	32.4% (23)	33.8% (24)	5.6% (4)	71
Access to Piscataquog River	13.2% (9)	29.4% (20)	36.8% (25)	20.6% (14)	68
Senior Center	13.0% (9)	29.0% (20)	39.1% (27)	18.8% (13)	69
Elderly Activities	14.3% (10)	38.6% (27)	31.4% (22)	15.7% (11)	70
Youth/Teen Center	12.1% (8)	39.4% (26)	34.9% (23)	13.6% (9)	66
Public swimming area at Deering Reservoir	28.6% (20)	40.0% (28)	22.9% (16)	8.6% (6)	70
Picnic areas	21.7% (15)	39.1% (27)	26.1% (18)	13.0% (9)	69
Playgrounds	14.5% (10)	34.8% (24)	33.3% (23)	17.4% (12)	69
Basketball Courts	8.8% (6)	20.6% (14)	52.9% (36)	17.7% (12)	68
Athletic/multi-use Fields	11.9% (8)	31.3% (21)	38.8% (26)	17.9% (12)	67
Community Center	9.2% (6)	35.4% (23)	33.6% (22)	21.5% (14)	65
Recreational Trails (all types)	34.3% (24)	45.7% (32)	11.4% (8)	8.6% (6)	70
Cultural activities	17.7% (12)	30.9% (21)	99.8% (23)	17.7% (12)	68
Ice/skateboard rink	9.0% (6)	19.4% (13)	52.2% (35)	19.4% (13)	67
Emergency housing or shelter	15.6% (10)	25.0% (16)	39.1% (25)	20.3% (13)	64
None	5.6%	5.6%	22.2%	66.7%	18

**Community Survey Question 38:**

Do you think the Town should develop recreational programs or activities for its residents?

Q. 38	Do you want Deering to develop these programs?				Should the Town charge user fees?			
	Yes	No	No Opinion	Total	Yes	No	No Opinion	Total
For Teens	62.3% (41)	22.1% (15)	17.7% (12)	68	50.0% (24)	33.3% (16)	16.7% (8)	48
For Seniors	54.6% (36)	21.2% (14)	24.2% (16)	66	37.8% (17)	40.0% (18)	22.2% (10)	45
For Adults	41.9% (26)	24.2% (15)	33.9% (21)	62	42.5% (17)	22.5% (9)	35.0% (14)	40

**Community Survey Question 39:**

Please provide your opinion on how well you think the Town is performing the following services and activities and if the Town should reevaluate its level of spending on these services:

Q. 39	Please "rate" these Town services				How much money should the Town spend on each service?			
	Above Average	Average	Below Average	Total	More	Same	Less	Total
Animal control	11.3% (6)	73.6% (39)	15.1% (8)	53	2.2% (1)	89.1% (41)	8.7% (4)	46
Cemetery care	20.4% (11)	74.1% (40)	5.6% (3)	54	2.1% (1)	89.4% (42)	8.5% (4)	47
Fire protection	25.9% (15)	56.9% (33)	17.2% (10)	58	22.5% (11)	53.1% (26)	24.5% (12)	49
Library	7.3% (4)	41.8% (23)	50.9% (28)	55	23.5% (12)	52.9% (27)	23.5% (12)	51
Natural resources conservation	45.6% (26)	50.9% (29)	3.5% (2)	57	20.0% (10)	60.0% (30)	20.0% (10)	50
Parks & recreation	16.4% (9)	52.7% (29)	30.9% (17)	55	33.3% (16)	52.1% (25)	14.6% (7)	48
Police protection	35.0% (21)	56.7% (34)	8.3% (5)	60	13.5% (7)	75.0% (39)	11.5% (6)	52
Rescue/ambulance service	26.3% (15)	49.1% (28)	24.6% (14)	57	16.0% (8)	66.0% (33)	18.0% (9)	50
Road maintenance	28.8% (17)	45.8% (27)	25.4% (15)	59	32.7% (17)	57.7% (30)	9.6% (5)	52
School System	3.7% (2)	53.7% (29)	42.6% (23)	54	17.0% (8)	53.2% (25)	29.8% (14)	47
Snow Removal	48.2% (27)	46.4% (26)	5.4% (3)	56	6.1% (3)	85.7% (42)	8.2% (4)	49
Garbage disposal & recycling	5.9% (3)	68.6% (35)	25.5% (13)	51	2.1% (1)	74.5% (35)	23.4% (11)	47
Welfare	6.4% (3)	85.1% (40)	8.5% (4)	47	2.3% (1)	83.7% (36)	14.0% (6)	43
Planning regulation and administration	26.9% (14)	59.6% (31)	13.5% (7)	52	4.3% (2)	76.6% (36)	19.2% (9)	47
Zoning enforcement	21.8% (12)	63.4% (35)	14.6% (8)	55	4.3% (2)	83.0% (34)	12.8% (6)	47
Health regulations & enforcement	6.3% (3)	81.3% (39)	12.5% (6)	48	9.5% (4)	81.0% (34)	9.5% (4)	42

**Community Survey Question 40:**

Are you in favor of improving or expanding the following Town Facilities? Please check one for each facility.

Q. 40	No, Keep As Is	Yes, Rehabilitate	Yes, Expand	Total
Police Department	80.6%	7.5%	11.9%	67
Fire Department – Route 149	72.3%	20.0%	7.7%	65
Fire Department – Old County Road	70.8%	23.1%	6.2%	65
Fire Department – West Deering	71.9%	23.4%	4.7%	64
Highway Department	74.6%	16.4%	9.0%	67

## DISCUSSION OF POPULATION TRENDS

Examining past and projected population growth and characteristics can be highly valuable to a community when determining if the community is adequately served. Evaluating community facilities, recreational facilities, and municipal utilities in comparison with past trends and projected populations can allow communities to be adequately served now and in future years.

### HISTORIC TRENDS

Deering’s population has grown steadily since 1980. As seen in Table 7.1, the Town grew by 64.0%, adding almost 670 residents from 1980 to 1990. Between 2000 and 2010, per the US Census, the population grew only 2.0%, adding only 37 residents. The number of housing units doubled from 1980 to 2010, with the largest increase from 1980 to 1990.

**Table 7.1: Overall Population and Housing Growth Trends, 1970-2010**

Growth	Population	Net Change		Housing Units	Net Change	
		#	%		#	%
1980 (US Census)*	1,041	NA	NA	461	NA	NA
1990 (US Census)*	1,707	+666	64.0%	757	+296	64.2%
2000 (US Census)*	1,875	+168	9.8%	933	+176	23.2%
2010 (US Census)*	1,912	+37	2.0%	932	-1	-0.1%
Total Change from 1980 – 2010	–	+871	83.7%	-	+471	102.2%

*Sources: 1980-2010 US Census Population and Housing Unit Counts;  
\*Includes seasonal housing units.*

### CURRENT TRENDS

Table 7.2 shows growth experienced by Deering (2.0%) and the communities that border it during the past decade. All areas have experienced growth within the last decade, ranging from 2.0% in Deering to 22.0% in Hillsborough.

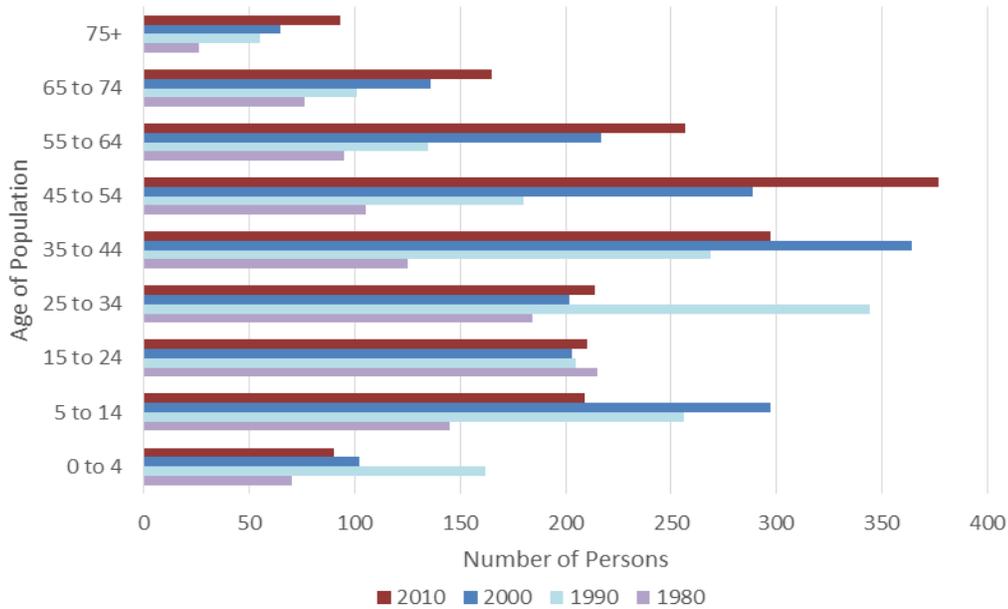
**Table 7.2: Population Increase, 2000-2010  
Deering and Abutting Communities**

	% Increase, 2000-2010
Antrim	7.7%
Bennington	5.4%
<b>Deering</b>	<b>2.0%</b>
Francestown	5.5%
Henniker	9.1%
Hillsborough	22.0%
Weare	13.0%

*Source: US Census*

Figure 7.1 illustrates the Census population figures, by age groups, as shown in the Deering Today Chapter. This reference is useful for determining the immediate needs of certain age groups, such as children and the elderly.

**Figure 7.1: Deering Population Trends by Age Group, 1980-2010**



Source: US Census

**FUTURE PROJECTIONS**

Excerpted from the Deering Today Chapter, Table 7.3, projects future population growth for Deering and abutting communities based upon the community’s historical share of the County’s population. These projections are of resident population and do not include seasonal or transient persons.

**Table 7.3: Population Projections, 2015-2030**

Deering and Abutting Communities				
Towns	2015	2020	2025	2030
Antrim	2,633	2,668	2,715	2,767
Bennington	1,461	1,466	1,477	1,505
<b>Deering</b>	<b>1,918</b>	<b>1,921</b>	<b>1,932</b>	<b>1,970</b>
Francestown	1,562	1,576	1,597	1,628
Henniker	4,875	4,976	5,124	5,305
Hillsborough	5,955	6,186	6,449	6,652
Weare	8,811	9,051	9,334	9,514

Source: NH Office of State Planning Municipal Population Projections, September 2016

In 2015, the population of Deering reached 1,918 people, an increase of 6 from the year 2010 population of 1,912 people. Deering is also expected to increase by an additional 52 people by 2030 to a population of 1,970.

All projections should be considered subject to modification as no methodology is perfect enough to predict what an actual future count would be. Projections are based on existing trends that can modify or change suddenly. The Deering Today Chapter of the Master Plan also notes that these projections have assumptions built in that may change or modify over time, particularly as the numbers reach out to 2030.

## COMMUNITY FACILITIES

An examination of each of Deering's departments that serve the population is highlighted in this section. Each department was inventoried for its statistics, equipment, and staffing and facilities needs. A series of long- and short-term recommendations are determined based upon the information compiled. Locations of these community facilities can be seen on the *Community Facilities Map*.

### **TOWN OFFICES/TOWN HALL**

The Town Offices are located on the second floor of the Town Hall and provide administrative office space necessary for the provision of services. Current office space is provided for the positions of Town Administrator, Administrative Assistant, Town Clerk, Tax Collector, and Assessing Clerk. The conference room is used for various Board meetings and also serves as the Library. Municipal records are stored in the basement where space is limited.

The Town Hall provides activity space on the first floor for senior and community groups. It is utilized for elections, town meeting and serves as an emergency shelter during extreme weather events. Given the limited potential for significant population growth over both the near and long term, current staffing levels appear to be sufficient to meet demand.

The current office area is sufficient to support the municipality's daily business activity. The first floor provides sufficient space for activities and emergency shelter. The Town Hall building remains uninsulated, causing high operating costs. These deficiencies cause the HVAC and utility costs to be averaged at \$12,000 per year.

### **EQUIPMENT INVENTORY AND FUTURE NEEDS**

The primary equipment in the Town Office includes computers and servers, of which all are up to date. Replacement costs for the computers are approximately less than \$500 and less than \$1,600 for the servers.

### **HIGHWAY DEPARTMENT**

The Highway Department duties include, but are not limited to, road maintenance, plowing, and snow removal. The Town's highway garage is located along Fisher Road. Currently, the Department employs the Road Agent, four full time employees and two part time employees. The highway garage is currently satisfactory; however, it is becoming crowded and outdated. It would be in the Department's interest to look into the possibility of a new building in the long term.

### **EQUIPMENT**

Much of the equipment of the Highway Department was acquired in the 2000s and still has time before its anticipated replacement year. However, replacement of the 1996 IH 6-wheel sander and the tow behind York broom are among the highest priorities. The purchase of a new ten wheel highway truck was passed at the 2017 Town meeting.

**Table 7.4: Existing Highway Department Equipment**

Name of Equipment	Type of Equipment	Condition	Number of Miles or Hours	Year Acquired	Anticipated Replacement Year	Estimated Replacement Cost	Priority (When needed)
2014 430F CAT Backhoe	Loader-Backhoe	Excellent	415 Hours	2014	2025	\$130,000	High
2010 Kenworth All Season Dump	Plow, Sand, Dump	Excellent	52,766 Miles	2010	2025	\$225,000	High
2008 F-350 Pickup	Sm. plow	Good	83,000 Miles	2008	2018	\$50,000	High
2007 WA 320 Komatsu Loader	Front End Loader	Good	5298 Hours	2007	2022	\$150,000	High
2006 Chevrolet 5500	Plow-Dump	Fair	49,921 Miles	2006	2021	\$75,000	High
2005 IH 7600 10 Wheel Dump	Plow-Dump Slide in Sander	Poor	125,959 Miles	2005	2017	\$215,000	High
2003 John Deere 772 CH Series// Grader	Road Grader With Plows	Good	9829 Hours	2003	2018	\$350,000	High
2001 IH 4900 6 Wheel Dump	Plow-Dump Slide in Sander	Fair	2539 Hours (Not Accurate)	2001	Keep as Spare Sand Truck	\$160,000	High
1998 IH Paystar 5000 AWD All Season Dump	Plow, Sand, Dump	Fair	14,866 Miles (Not Accurate)	1998	2016, Intended to Replace 1996 IH	\$215,000	High
1996 IH 6 Wheel Sander	Plow-Sand	Poor	173,909 Miles	1996	ASAP	NA	High
1987 IH Fire Truck	Tanker	Good	NA	2013	NA	NA	Medium
1985 IH Fire Truck	Pumper (Intend to be a Sander)	Fair	NA	2013	NA	NA	Medium
3-Tow Behind Rakes	Road Rakes	Fair	NA	NA	NA	NA	Medium
Tow Behind York Broom	Street Broom	Poor	NA	NA	ASAP		Medium

Source: Road Agent

## SOLID WASTE DISPOSAL

The transfer station and recycling facility that Deering utilizes is owned and operated by the Town of Hillsborough. Deering participates as a client to take advantage of using the facility. Hillsborough has contracts with Deering and Windsor, whereby Deering currently pays approximately 27% of the costs of operation (determined by a population-based formula) while Windsor pays approximately 5% (based on an assessed valuation formula).

Two representatives from Deering, one each from the Board of Selectmen and the Conservation Commission, serve on the Solid Waste Advisory Committee. They also serve on the Concord Regional Solid Waste/Resource Recovery Cooperative Committee.

The Town of Deering hosts a “free day” once a year for residents whereby they can bring any heavy appliance or equipment to the Town Hall for free disposal.

## CEMETERIES

The only Town cemeteries having lots available for sale are in East Deering (Yeaple Annex) and Wilkins Cemetery. The sale of lots has been restricted to Deering property owners or residents. The exception to this was a case where the family had a long history in Town and many family members were buried in either East Deering or in Wilkins Cemeteries. It is important for the Town of Deering to acquire additional property for future cemetery needs.

The Town’s cemeteries are managed by a Cemetery Trustees. The trustees work with the undertaker to plot out the lots that have been purchased. According to the Community Survey, it is generally felt that this Committee is doing a fine job of managing these important historic resources. However, as with the maintenance of any historic resource, adequate funding will need to be assured. Historic cemeteries can be especially expensive to maintain due to the delicacy of old grave markers.

**Table 7.5: Public and Private Cemeteries**

Cemetery	Ownership	Location
Appleton Cemetery	Town	Deering Center Road
Bartlett Cemetery	Private	East Deering Road
Butler Cemetery	Private	Deering Center Road
East Deering Cemetery	Town	East Deering Road
Ellsworth Cemetery	Town	Reservoir Road
Family Cemetery	Private	County Road Extension
Goodale Cemetery	Town	Driscoll Road
Gove Cemetery	Town	Wolf Hill Road
Patten/Potter Cemetery	Town	Clement Hill Road
Poling Family Cemetery	Private	Wolf Hill Road
West Deering Cemetery	Town	2nd NH Turnpike
Wilkins Cemetery	Town	Old County Road
Civil War soldier and child*	Private	Old County Road

*Source: Deering Cemetery Trustees and Deering Hazard Mitigation Plan Update 2015*

*\* The soldier and child are in individual graves, not a formal cemetery.*

## FIRE DEPARTMENT AND RESCUE SQUAD

The Deering Fire Department is comprised of three stations, the primary station located at 890 Deering Center Road, and two auxiliary stations located at 120 Old County Road and 2173 2<sup>nd</sup> NH Turnpike. As of 2014, 22 staff and volunteers work with both Fire and Rescue, 13 of which have earned Firefighting certifications and 13 that have earned various levels of emergency medicine certifications. Many of the department members are cross trained.

Most of the Department's facility space is garage space for equipment (86%). A comprehensive study of the Deering Fire and Rescue Department was performed in 2015. The report cited several existing deficiencies and immediate needs of the Department. At the 2017 Town meeting, residents voted to create a per diem emergency responder program, which will staff an ambulance Monday through Friday from 7:00 AM to 5:00 PM. This crew would also be responsible for responding to fire calls during their work shifts. A part-time Fire Chief was also hired.

The Town continues to use a system that bills insurance companies to pay for ambulance transportation. The cost is \$500 per intercept. This system only works, however, when the Deering Rescue vehicle transports the patient all the way to a medical facility. Like many other Fire and Rescue Departments in the small rural towns of New Hampshire, Deering has struggled to maintain consistent paramedic coverage for its ambulance service. The results is that most life-threatening emergency responses end with intercepts between Deering rescue and the Hillsborough Rescue Squad ambulance enroute to the hospital. In these intercepts cases, Hillsborough receives all reimbursements from the insurance company.

Yearly in October, the stations hold open houses for the public to educate residents about fire safety. The Fire Department currently hands out materials at the Hillsborough-Deering Elementary School and the Deering Town Clerk's Office. Deering is not currently part of the Hazardous Response Team network. If the Town joins (based in Concord), it would have access to this resource. A written agreement with neighboring towns would provide further assistance and equipment for emergencies that occur within Deering.

**Table 7.6: Fire Department Calls, 2012-2014**

	2012	2013	2014
Medical Aid	111 (53%)	122 (51%)	112 (60%)
Fire Related	99 (47%)	117 (49%)	76 (40%)
Total	210	239	188

*Source: Deering Annual Town Reports*

The 2015 Hazard Mitigation Plan contains more information about various aspects of the Rescue Squad.

## EQUIPMENT

The existing equipment is considered in good or excellent condition. The Department did not identify any equipment that would require purchasing within the next four years. At the 2017 annual Town meeting, residents voted to fund the conversion of an old Police Cruiser into a Fire Department Command Vehicle for the Town's part-time Fire Chief.

**Table 7.7: Existing Fire Department Equipment**

Name of Equipment	Type of Equipment	Condition (6/1/2015)	Number of Miles or Hours	Year Acquired	Anticipated Replacement Year	Estimated Replacement Cost	Priority (in replacement year)
1986 International	Engine 750 GPM	Fair	23,345	1987	2020	\$250,000	High
1999 Freightliner	Engine 1250 GPM	Good	13,960	1999	2023	\$600,000	High
2006 International	Engine 1250 GPM	Very Good	10,835	2006	2026	\$250,000	High
1987 International	Tanker 1500	OOS	169,512	1994	2011	\$30,000 refurbish cost	High
1996 International	Tanker 1750 GPM	Good	11,601	1995	2020	\$300,000	High
2013 Ford	Ambulance	Very Good	12,805	2008	2018	\$175,000	High

*Source: Deering Fire and Rescue Study, November 2015*

**POLICE DEPARTMENT**

The Police Department is located within the Town Hall along Deering Center Road. During the 2005 Town Hall renovation, the Department gained a processing room where they can process arrests in Deering without using Hillsborough’s facilities. However, the remodel provided no dedicated evidence room, causing the processing room to be used for both purposes. As a shared use room, it is not sufficient for either purpose as it is unsafe, lacks video/audio surveillance and decontamination/cleaning facilities, and is the only space to store certain training and firearms maintenance equipment and solvents.

Office work space is currently sufficient for the current two full time and six part time employees but more storage space is needed for training equipment, evidence and property, files, and quartermaster storage. As it is projected, an additional full time employee will be needed in the future, along with an administrative assistant, a locker/officer’s room, interview room, dedicated processing room, sally port entrance, and a cleaning/showering/decontamination facilities for both officers and detainees will become more of a priority.

Existing and future equipment is outlined in Table 7.8. The majority of the equipment is in good condition and has some time before replacement is needed. The base station radio and laptop computers for the cruisers are in lesser condition and are expected to need replacing sooner. At the 2017 annual Town meeting, residents voted to raise funds for the replacement of a police cruiser and to purchase one new cruiser radio. The Chief of Police has continually sought out grant programs to assist with additional patrols and equipment, including thermal imaging cameras, ballistic vests, portable radios, and cruiser emergency equipment. However, some of these programs have been or are being phased out and adjusted and the Town of Deering will no longer be eligible to apply.

**Table 7.8: Current and Future Equipment Needs**

Equipment	Current and Future Needs
2013 Ford Interceptor SUV, AWD	Currently has approximately 67,000 miles and is in good condition. Expected replacement year is 2017-2018 at \$35K-\$40K.
2014 Ford Interceptor SUV, AWD	Currently has approximately 27,000 miles and is in good condition, though recently involved in a crash. Expected replacement year is 2020 at \$35K-\$40K.
Motorola APX Portable Radio	Two received through a grant in 2012 and 2013. New batteries are needed soon. Replacement date 2018 at \$3K-\$4K.
Motorola Spectra Portable Radio	Mobile radios are in fair/poor condition. Estimated replacement year is 2018 at \$3K-\$4K per radio.
Base Station Radio	One MA/COM desktop radio received through a grant in 2006 and is currently in fair to poor condition with repairs needed. Expected replacement year is unknown but estimated at \$3K. Adding a remote mic and speaker should be considered.
Office Computers	Town put in a Police Department server in 2015 and upgraded three workstations. A workstation is still needed in the processing/evidence room. Recommended purchase year is 2017.
Laptop Computers for Cruisers	Laptops in both cruisers are 8+/- years old and are expected to need replacement in 2016.
Radar/Lidar/Other Emergency and Enforcement Equipment	The department currently has one stationary (LIDAR) unit and one hand held unit in each patrol car. Equipment is expected to need replacement in the near future at time of new vehicle purchase. Some grants will be sought to offset the \$3K-\$5K estimated replacement cost.
B-Level HazMat Suits	Currently contain five B-Level HazMat suits which are kept in storage until needed.
C-Level HazMat Suits	Currently contain five full bags of C-Level HazMat suits acquired through a grant program at no costs to the town. Whenever any materials are used, they will also be replaced by the company at no costs to the town. Two of the five bags are carried in the cruisers and have been supplemented with additional emergency medical supplies.

*Source: Police Department, 2016*

Police activity is described in Table 7.9. Over the past three years, activity has remained relatively stable, with a decrease in arrests and booking, field interviews, and incident reports. Little discussion has occurred regarding consolidating police services into regional configurations with Deering’s surrounding communities. The police department has regionalized Police Prosecution of criminal cases, working with Antrim, Bennington, New Ipswich, and Dublin Police Departments to share the costs of a full time Attorney. The Department also considered moving to a County Dispatch provider in 2005-2006, but costs and services held the department from switching.

**Table 7.9: Police Department Activity, 2012-2014**

Activity	2012	2013	2014
Accidents	32	32	36

**Table 7.9: Police Department Activity, 2012-2014 (Cont.)**

Activity	2012	2013	2014
Arrest & Booking	100	45	63
Calls for Service	3,609	3,509	3,466
Citations	1,095	1,088	1,196
Field Interviews	217	123	92
Incident reports	207	181	177
Property Entries	189	92	141

*Source: Deering Annual Town Reports*

**HILLSBOROUGH-DEERING SCHOOL DISTRICT**

**HILLSBOROUGH-DEERING ELEMENTARY SCHOOL, MIDDLE SCHOOL, AND HIGH SCHOOL**

Located in Hillsborough, the Hillsborough-Deering Elementary School is a brick complex that has housed many students across the grades since it was built in 1923. Additions to the building were constructed in 1953, 1964, 1968 and 1978. The building is located in a residential area that it shares with the Middle and High School. Current staffing include administration, clerical support, health office, food service, guidance office, library media center, regular education, special education, student support, related services, and Kid Adventures Before and after School Program. Most recent enrollment was 555 during the 2015-2016 school year, with an average class size of 17, 22, and 22.5 for grades 1-2, grades 3-4, and grade 5, respectively.

The Hillsborough-Deering Middle School is a multi-level building of 58,000 square feet. The building was built in 2003 and is designed to meet the needs of a modern middle school program. The building consists of wings, which provide appropriate areas for an academic team serving each grade level. Current staffing includes administration, clerical support, food service, health office, guidance office, library media center, regular education, special education, student support, related services, and after school program. The most recent enrollment was 288 students during the 2015-2016 school year with an average class size of 22.5 students.

Hillsborough-Deering High School was constructed in 1987 with an addition in 2002 which enlarged the cafeteria and music areas. It is comprised of 65,000 square feet. Current staffing include administration, clerical support, food service, health office, guidance office, library media center, regular education, special education, student support, related services, and athletics. The most recent enrollment of Hillsboro-Deering High School was 380 students during the 2015-2016 school year.

**Table 7.10: Current School Staffing Levels**

	Hillsboro-Deering Elementary School	Hillsboro-Deering Middle School	Hillsboro-Deering High School
<b>Professional &amp; Teaching Staff</b>			
Preschool	2	0	0
Grade K-5 Teachers	27	0	0
Grade 6-8 Teachers	0	19	0
Assorted Topic 9-10 Teachers	0	0	25
Art, Music, Health & Phys Ed Teachers	3	4	5

**Table 7.10: Current School Staffing Levels (Cont.)**

	Hillsboro-Deering Elementary School	Hillsboro-Deering Middle School	Hillsboro-Deering High School
Guidance, Behavior, & Psychology	7	2	12
Speech, Reading, & Therapy	11	3	0
Library & Technology	3	5	2
Health Office	2	1	1
Special Education & Instructional Assistant	6	6	12
Before/After School Program	1	1	0
<b>Administration &amp; Support Staff</b>			
Administration	3	4	4
Secretarial	3	2	2
Maintenance	NA	4	3
Food Service	NA	4	4
<b>Total</b>	<b>68</b>	<b>55</b>	<b>70</b>

*Source: Hillsboro-Deering School 2014-2015 Student/Parents Handbook*

Similar to trends experienced statewide, the Hillsboro-Deering Elementary, Middle, and High School have experienced decreases in enrollment, reflective of the decrease in school aged children. Hillsboro-Deering Elementary School enrollment has decrease approximately 10% between the fall of 2006 and 2015, as well as even higher percent decreases experienced by Hillsboro-Deering Middle and High School. This trend is expected to continue, especially as the percent change in population in growth slows and the percent of population above sixty-five rises. Please refer to the Deering Today Chapter for additional information.

**PUBLIC LIBRARY**

The Library is located in the small historic schoolhouse next to the Town Hall. During the summer, residents check books out in the schoolhouse. During the winter, abbreviated hours are held at the Town Hall for checkout. Currently, the small library is in need of proper maintenance including new electrical wiring, windows that shut, handicapped access, and lights. The Library staff would like to have more space located in a renovated Town Hall; the additional space would enable the Library to have a computer, telephone, bathroom and more book space.

Currently, the Library has only bookcases and a desk. The library is in need of space to have proper equipment, including more bookcases. Equipment needs also include a computer, phone, copier, toilet, fan, vacuum cleaner and globe. The Library is currently staffed by volunteers. A paid, part-time librarian would be beneficial. It is estimated that about six to nine people use the library per week.

Residents check out approximately three books per week from the mobile library, which visits the homebound and Longwoods Manufactured Home Park. An average of twelve books per week are checked out in the summer while an average of four books per week are checked out in the winter.

**Table 7.11: Library Budget, 2008-2014**

Year	Budget	Per Capita Spending (based on 2010 population of 1,912)
2008	\$2,350	\$1.2
2009	\$1,631	\$0.9
2010	\$1,514	\$0.8
2011	\$1,290	\$0.7
2012	\$1,815	\$1.0
2013	\$2,265	\$1.2
2014	\$1,740	\$0.9

*Source: Deering Town Annual Reports*

### **TOWN COMMON**

Deering’s Town Center is split in half. The historic Town Hall and tiny library museum sit on the south side of Deering Center Road while the centuries old Deering Community Church resides on the opposite side of the road. These structures frame a humble quilt of green space called the “Town Common”.

The town-owned 1.5-acre Belleview Hotel Lot sits adjacent to the Town Common and church property on the north side of Gregg Hill Road.

The diminutive Town Common accommodates a flagpole and several monuments to local residents who have served in the armed forces as well as various other commemoratives in honor of worthy townspeople.

Since the area is referred to as the “Town Common,” it is sensible for Deering residents to expect that any changes or improvements to the Town Common and/or Hotel Lot be made through a time-honored process of public participation that ultimately elicits a community consensus about all proposed changes there. It would also seem practical to document in the master plan the need for an overall design/plan for all aspects of the Town Common, including all the monuments and trees there, the date of each installation, and a summary of past or ongoing public discussions about changes or improvements to that community land area.

### RECREATIONAL FACILITIES

Recreation facilities provide residents with a place to interact and create a sense of community that is beneficial to residents of all ages. In recent years, numerous studies have identified that recreational facilities and programs give children and teenagers a place to go, thereby reducing delinquent activity by those sectors of the population.

#### **EXISTING RECREATIONAL RESOURCES**

Recreation opportunities are delivered to residents through a variety of organizations and private enterprises in the community and within Hillsborough. Recreation sites can be seen on the ***Recreation Sites Map***.

#### TOWN OWNED / MAINTAINED FACILITIES

The Town of Deering does not currently own any recreational facilities but utilizes Hillsborough’s services. Deering pays an annual fee for students to use facilities. The Town of Deering leases shorefront property

from the State of NH Dam Bureau that includes a public swimming area.

#### OTHER RECREATIONAL RESOURCES

In addition to the community-sponsored parks, facilities and programs, non-profit and private for-profit groups strive to provide recreational sites and services to residents of Deering and its visitors.

**Table 7.12: Private Recreational Resources in Deering**

Name	Activities
His Mansion	Basketball Courts
Airport Facility	Airport
HYAA Athletic Fields	Soccer, Baseball, Softball, etc
Deering Community Church	Pavilion for outside activities
Deering Fish and Game Club	Picnic Tables, Firing Range
Oxbow Campground	Camping
Deering Lake	Public swimming area
The Wilds of New England	Swimming, indoor athletics

*Source: Deering Planning Board*

#### TRAILS

A variety of public and private trails are found within Deering. Many follow along Class VI roadways and others fall onto private land not under conservation easement. Recreational trails open to the public are found in Vincent State Forest and along the Hillsborough Branch of the Boston and Maine railroad bed.

The Deering Association works to enhance the community. One of their endeavors is to protect and enhance scenic and natural resources. The Deering Association developed a hiking trails map which is available to the public. Trails follow old railroad beds, Class VI Roads, or are located on conservation land; in addition, some private landowners allow hiking through their land.

Along with several existing off-road and on-road trails in Deering, a substantial rail-trail travels through the length of Deering from just below the Hillsborough Town Line southerly into Bennington. Gradual grade changes and wide curves characterize this rail-trail as it travels adjacent to the Contoocook River. The trail is open to motorized and non-motorized uses.

The new Hedgehog Summit trail, located on private land, has been kept open to the public in partnership with the Society for NH Forests and private landowners. The trail provides access to an open rocky ridge at an elevation of about 1300 feet and is clearly marked. This trail is located on the Deering Association's trail map.

The Audubon Society of New Hampshire owns and manages six trails through the Deering Wildlife Sanctuary. Private trails intersect with Sanctuary trails and a private residence is located within the Sanctuary. All Sanctuary trails are marked with yellow metal blazes and maps can be located at the two preserve entrances and parking areas, which are located on Old Clement Hill Road.

An important snowmobile trail that connects Hillsborough to Weare runs via existing power lines, across Deering Lake, and over private land in South Deering. The trail is closed to motorized wheeled vehicles but remains open to pedestrian traffic year round.

## CONSERVATION LANDS

A total of approximately 6,480 acres in Deering is conservation land consisting of both fee-owned and conservation easement parcels. The Town of Deering, State of New Hampshire, and nonprofits such as His Mansion Ministries, The Wilds, The Society for the Protection of NH Forests and The Audubon Society comprise the majority of the lands identified as public lands/tax-exempt lands in Deering. Some of these public lands have the capacity to become conservation lands, parks, or places where municipal activities can take place. The Town should consider these areas when looking to expand its recreational, natural, or facility lands. More information on the numerous conservation lands in Deering can be found in the **NATURAL FEATURES CHAPTER**.

These conservation lands offer numerous opportunities for recreation. The following are parcels that are publicly owned and which residents and visitors can readily recreate without landowner permission:

**Table 7.13: Public Conservation Lands in Deering**

Name	Location	Acres	Owner
Railroad Bed (Hillsborough B&M)	Parallel to Longwoods Road / 2 <sup>nd</sup> NH Tpke	5 miles	NH DRED
Gregg/Sleeper	Landlocked south of Manselville Rd	18	Deering
Vincent State Forest	Quaker Street	239	NH DRED

*Source: Natural Features Chapter*

The Town should work to advertise appropriate public access to additional parcels which are owned by SPNHF or the Audubon Society to provide more outdoor recreational opportunities for residents.

## DEERING RESERVOIR

Created in 1884 by impounding the headwaters of the Piscataquog River, the Deering Reservoir is the largest water body in Deering. This lake is located in central Deering and is 315 acres in area with 8,800 meters of shoreline. It has a maximum sounded depth of 12 meters and a mean depth of approximately 4 meters. The Reservoir is used exclusively for recreational use such as boating, swimming, and fishing. Seasonal homes and cottages around the reservoir serve as homes to many Deering residents.

The Town beach is located at Deering Reservoir and is open to all residents. The swimming area is small, parking is limited and a parking permit fee is imposed on all non-residents. In recent years, the Town has made important steps toward the maintenance of and public safety at the public beach, such as locating two portable toilets outside the watershed, sporadic trash removal, and a water testing protocol for e-coli at the swimming area. Yet, the management of the public swimming area a bone of contention to many residents who would prefer it to be for Deering Townspeople only. The fifty year lease for the public swimming area expires in 2027.

A public boat launch is monitored on weekends and some weekdays by members of the NH Lake Host Program. This important boat inspection effort seeks to eliminate the introduction of exotic species into Deering Lake. Two portable outhouses provide facilities during the summer months. Parking is extremely limited and is subject to a user fee for non-residents.

The Community Survey results, as indicated in the beginning of the chapter, state that people use the Reservoir most often for canoeing/boating (82.76%), swimming (77.42%), and nature observation (76.79%).

When asked the amount of the usage, personal watercraft, swimming, and sailing ranked the highest with 53.33%, 51.11%, and 50.00%.

The Deering Reservoir is heavily used during the summer months by residents and visitors from other towns and states. Numerous write-in comments from the Survey indicate the desire for fewer visitors to use the lake. Milfoil and other invasive plants and species are a constant concern of the Town since the Lake has not yet been contaminated.

Deering Lake has been a participant in the NH Volunteer Lake Assessment Program since 1985 and the NH Beach Program since 2012. This partnership between NHDES and Deering Lake volunteers collects long-term in-lake water quality data. The Town beach participates in the NH Beach Program for water sampling. Volunteers monitor the public swimming area at the lake and follow an established protocol that triggers e-coli sampling.

In 2016, a Town Meeting warrant article that prohibited dogs and pets at the public swimming area was narrowly defeated.

#### HILLSBOROUGH YOUTH ATHLETIC ASSOCIATION FIELDS

The Town of Deering pays a fee to use the Hillsborough Youth Athletic Association’s athletic fields in Hillsborough. The Town currently has nine fields available for a variety of seasonal sports, four fields are located at Collin’s Field including two tee ball fields and two rookie fields (pitching machine fields).

#### DEERING COMMUNITY CHURCH

The Deering Community Church hosts many programs that are open to all Town residents. Programs include Tumble Tots, yoga classes, the Deering Women’s Guild and Deering Association meetings, poetry readings, cultural and music programs. The Church encourages the Town and residents to utilize their building for community programs.

#### INDOOR RECREATIONAL FACILITIES

Indoor recreational facilities are important to communities as they afford sheltered recreational opportunities to residents all year. Such facilities provide important places for year-round social interaction that helps to foster a sense of community. While Deering does not have any indoor recreational facilities, such amenities are provided within Hillsborough.

**Table 7.14: Indoor Recreational Facilities**

Indoor Facilities	Current Facilities, Population 1,912 (2010)	Location of Facility
School Facilities Available For Public Use	Hillsborough Elementary, Middle, and High School if necessary	Hillsborough
Gym or Large Multi-Use Room	All three Hillsborough Schools have full-sized gyms	Hillsborough
Teen Centers	Project Genesis and Backspace	Hillsborough
Public Library	Small unheated historic schoolhouse	Deering Center

*Source: Subcommittee Input*

## REVIEW OF RECREATIONAL FISCAL RESOURCES

Over the past eleven years, the recreation budget has fluctuated from a low of \$938 in 2012 to a high of close to \$36,000 in 2008. The recreation budget expended ranges from 1.0% to 1.8% of the entire Town budget during the last eleven years.

**Table 7.15: Culture and Recreation Budget Allocations, 2002 – 2013**

Year	Recreation Budget Expended	Total Town Budget	Recreation as % of Total Budget
2003	\$17,455.46	\$1,208,143.09	1.4%
2004	\$20,578.42	\$1,312,611.33	1.6%
2005	\$22,984.79	\$1,432,260.00	1.6%
2006	\$26,150.08	\$1,718,684.00	1.5%
2007	\$27,346.00	\$1,752,278.00	1.6%
2008	\$35,953.16	\$2,028,529.00	1.8%
2009	\$22,162.00	\$3,090,414.00	0.7%
2010	\$0.00	\$1,975,833.00	0.0%
2011	\$26,437.00	\$2,005,597.00	1.3%
2012	\$938.00	\$1,964,383.00	0.0%
2013	\$26,681.00	\$2,772,822.00	1.0%

*Source: Deering Annual Reports, 2002-2013*

Deering spent in 2003 a total of \$8.79 per capita (per person) on recreation. In 2013, \$26,681.00 was budgeted for the year and, if this number is applied to the 2013 population estimate of 1,929, Deering would have increased its per capita recreation spending to \$13.83.

**Table 7.16: Recreation Expenditures per Capita, 2003 vs 2013**

Year	Recreation Budget	Population (Census)	Expenditure per Capita
2003	\$17,455.46	1,987	\$8.79
2013	\$26,681.00	1,929	\$13.83

*Sources: US Census; Town Reports*

## UTILITIES

Utilities are also essential services that are delivered to residents through private companies. Population, density, and usage are driving forces which determine the level of services a municipality requires. This section will examine the current conditions of the utilities in Deering and propose measures to enhance or expand services if necessary. Selected Town utilities are depicted on the **Utilities Map**.

### TELEPHONE SERVICE

Basic landline telephone service is an important part of everyday life. It has evolved over the past 60 years from mechanical switching centers and a fragmented network with party lines to digital switching systems and fiber optic networks. Universal service, once a distant vision, is now a reality. Telephone companies now offer wireless services, internet access, satellite television, and digital subscriber services (DSL) to many of their customers.

The 1996 Telecommunications Act has and will continue to have a profound impact on telecommunications

services. The long distance service market was the first to be affected by the Telecommunications Act. Competition has reduced the price of long distance calls from twenty cents a minute to less than seven cents a minute. The Federal Communications Commission has been reducing access charges on long distance calls by regional phone companies. Long distance charges have been used in the past to subsidize local telephone line charges. This means that local telephone rates could increase to reflect actual costs as competition drives long distance charges out of the rate base. Regional telephone companies will be allowed to enter both the long distance telephone and cable television markets in the near future.

#### **TDS TELECOM**

TDS Telecom is a subsidiary of Telephone and Data Systems, Inc. For over 31 years, TDS has been a provider of high quality communication services to more than 3 million local and cellular telephone customers across the country. Within Deering, TDS Telecom provides service within the 464 exchange. The nearest local offices are located in Chichester, Contoocook, and New London. The 464 exchange covers area of Deering just south of Hillsborough.

Local services that TDS telecom provides to its 464 customers are: National Directory Assistance, local phone service, additional lines, calling features, caller id, ISDN line, ringing features, 3-way calling , voice mail, dial-up internet access, DSL, web hosting, long distance “TDS True Talk”, and DISH Network satellite TV.

#### **GRANITE STATE TELEPHONE**

Granite State Telephone, established in 1877, is an [independent telephone company](#), providing local service, long distance calling, paging, Internet access, web hosting, web design, and broadband services to customers in the communities of Chester, East Deering, Hillsboro Upper Village, Sandown, Washington, Weare, and Windsor.

Digital Switching equipment allows customers to benefit from advanced call management services such as Caller ID, Call Trace, Selective Call Acceptance, and many other features. Over 100 miles of state-of-the-art fiber optic cable is installed throughout the telephone service areas, and SONET electronics, an ultra high-speed fiber optic transmission standard has been adopted by Granite State Telephone.

In Deering, Granite State Telephone provides service within a 529 exchange. This area covers the majority of Deering.

#### **INTERNET**

Local internet capabilities are provided by Comcast, TDS Telecom (TDSNET) and Granite State Telephone. High speed cable and internet access via fiber, dial-up and DSL access are available to customers. Other choices for Deering residents include local internet connections through national dial-up companies.

Town Departments such as Fire, and Highway should have access to broadband internet for emergency communications and information. The Town Hall does have email and internet access.

#### **TELECOMMUNICATIONS**

The Town adopted a telecommunication facilities ordinance in 2000, which states the Authority, Purpose, and Definitions. Telecommunication facilities may be maintained and operated by Special Exception conditional upon Site Plan Review and approval. Residential television and radio antennae are exempted, and either the Zoning Board or Planning Board can impose conditions to minimize any adverse impacts.

The viewsheds of Clark Summit and Gregg Hill are preserved by the non-permission of towers at those locations. The maximum height of any new tower is 150 feet, although co-location can reach a maximum of 199 feet. Provisions for setbacks, lighting, aesthetics, fencing, and landscaping are also set within the ordinance.

Currently, the two cell towers in Town are located on Tubbs Hill and Wolf Hill.

#### **CABLE, FIBER, AND SATELLITE**

Programming services are provided by Comcast cable, TDS via fiber optic, and in the near future we suspect that Granite State will also move to provide programming services to remain relevant in this highly competitive market. There still exist satellite services via DISH Network and DSL is provided by TDS. Internet is available over fiber by TDS and cable via Comcast. The Town Office utilizes a VoIP phone system with a VPN connecting the Town Clerk office to the NHDMV. While the Town Office phone system and internet access operate over fiber via a managed POE switch, TDS pricing for high speed internet access remains too expensive. Fire and Highway Department Buildings, where possible, will look to Comcast to provide internet services. Local users of the internet are handcuffed by where they live and its relation to the grid of fiber optic. Up to now, TDS has only run fiber optic cable along the main roads and has limited the users on the back roads to slow internet speed.

#### **FRANCHISE LICENSE**

Deering successfully negotiated a new franchise agreement with TDS that allows them to utilize the public rights of way. The Town also re-negotiated with Comcast to change their 25 year franchise agreement to a new 10 year agreement. Both Comcast and TDS now pay franchise fees to the Town.

#### **ELECTRICITY**

Electrical service in Deering is provided by Eversource, formerly Public Service of New Hampshire (PSNH), which covers the entire geographic area of the Town, providing service to 1,118 customers. In 2015, PSNH became Eversource when PSNH's parent company, Northeast Utilities, and its subsidiaries, began operation under Eversource. Eversource is the State's largest electric utility, serving more than 500,000 homes and businesses throughout the state with a service area that covers 5,628 square miles in 210 New Hampshire communities.

#### **PUBLIC AND RESIDENT WATER SUPPLIES**

Deering residents are served by private wells drawing water from the bedrock and stratified drift aquifer. The NH Department of Environmental Services has tracked the locations and number of well permits issued since 1984. Since that time, the greatest number of wells have been situated on homes along East Deering Road (36 wells), Route 149 (33 wells), and Old County Road (41 wells). A total of 367 new or replacement wells have been installed in Town between 1984 and 2014.

A small section of Deering just south of Hillsborough along Route 149 is served by municipal water lines from Hillsborough.

There are eight public water supplies located in Deering, of which two are inactive. These public water supplies are located in Longwoods Mobile Home Park, Hedgehog Mountain Coop, the Wilds of New England, Robin Hill Farm/Blue House, His Mansion Dinning Hall and His Mansion New Beginnings. The total population served by active public water supplies is over 750 residents.

## **WASTEWATER DISPOSAL**

The method of sanitary waste disposal for Deering residents is through private on-site sewage systems. Residents should be encouraged to pump out their septic systems every three years.

## **SUMMARY**

The Town of Deering has few public places for its residents to gather as a community. Our many well maintained hiking trails offer year round opportunity for Townspeople to get outside but the trails are limited to small group participation.

Residents have continually voiced strong support for preserving the Town's historic features and natural resources and have also expressed a need for more places to congregate.

If Deering is to maintain its rural character it needs to develop more community gathering places. One such place might be the old Hotel Lot, in Deering Center, which possesses unique natural and historic features. Renovations to the East Deering Church might still be resurrected to achieve an exceptional gathering place. The Town Center, with the seating capacity of the Town Hall, the acoustics of the elegant Deering Community Church, and an improved Town Common, shall remain the center of the attraction for community events.

As long as Deering shares a school with Hillsborough, Deering kids will want to play with friends from Hillsborough. A continued partnership with the Hillsborough Youth Athletic Association and the Town of Hillsborough Parks and Recreation is essential towards making this happen. In time, Deering will find suitable land for athletic fields that we can share with Hillsborough.

## CHAPTER RECOMMENDATIONS BY DEPARTMENT

### TOWN OFFICES/TOWN HALL

- Maintain the Town Offices/Town Hall to preserve the historic facade, to meet ADA codes, and to appropriately utilize the space.
- Continue to pursue a fire-proof archival room to preserve the Town's history and records.
- Require that continued renovations provide adequate office space and improved security to accommodate increased demands on the services the Town provides.
- Ensure that the Town Hall continues to be the central gathering place for Town residents.
- Renovate the kitchen space that encourages more use of the Town Hall for community events.
- Develop a Town Facilities capital expenses plan.
- Purchase support/display materials for Town Boards.

### HIGHWAY DEPARTMENT

- Strive to update all main line trucks with all season body and power angle plows.
- Ensure that vehicles are replaced on a regular basis to ensure the safety of Town residents.
- Continue to maintain the existing Highway Garage and continue to pursue future plans for a larger Highway Garage.
- Look into the purchase of an excavator when replacing the backhoe, as they are more versatile.

### SOLID WASTE DISPOSAL

- Evaluate the contract with Hillsborough on a regular basis to ensure that the Town's needs are adequately met and that costs are kept as low as possible.
- Pursue the collection of glass containers at the Hillsborough Transfer Station.
- Ensure that representation is continued on the Solid Waste Advisory Committee with Hillsborough, Windsor, and Deering and on the Concord Regional Solid Waste/Resource Recovery Cooperative Committee.
- Continue with and advertise all free disposal days per year sponsored by the Town of Deering and household hazardous waste disposal days sponsored by the Conservation Commission which permit the disposal of difficult waste by residents.
- Increase the number of roadside clean-up days in Deering to one for every season of the year.
- Continue to plan for the possibility of a transfer station in Deering.

### CEMETERIES

- Acquire additional cemetery space as needed.
- Ensure that the cemeteries are adequately maintained using resources from grants, volunteers, endowments, etc.

## FIRE DEPARTMENT

- Attain and maintain a personnel level of 33 active members of the Fire Department.
- Continue to implement feasible recommendations of the 2015 Fire and Rescue Department Study.
- Ensure that training of Fire Department personnel is continued to be supported by the Town.
- Advertise widely to invite the public to Fire Prevention Program events.
- Upgrade fire fighting capabilities to Aircraft Rescue Fire Fighting (ARFF) to provide emergency service to the Deering Airport.
- Provide additional needed personnel to cover emergency calls.
- Secure full time daytime coverage by the Rescue Squad.
- Continue adding personnel to staff the advanced life support ambulance to provide better care to patients.
- Continue to apply for grants to offset the costs of equipment and training.
- Secure emergency power supplies for all Fire and Rescue Department buildings.
- Promote the Fire Department as an important part of Deering's rural character.
- Pursue the installation of vehicle exhaust extraction systems in all Department buildings.
- Consider the construction of a centrally located, standalone municipal Fire Department building.

## POLICE DEPARTMENT

- Construct a processing room and secure storage space to be used by the Police Department, including the installation of audio/video surveillance.
- Continue to seek grants to support Police Department activities and equipment.
- Continue to add personnel to the staff, including an administrative assistant.
- Consider building a dedicated and designed Police Department facility, which would include secure storage, secure sally port, secure processing room, secure evidence/property room, video/audio surveillance, and keyless entry systems.

## HILLSBOROUGH-DEERING SCHOOL DISTRICT

- Attend to the plumbing and electrical needs of the Elementary School. (Elementary School)
- Undertake a study to assess the need for and desire for an elementary school in Deering. (Elementary School)
- Complete the final construction and building projects of the Middle School. (Middle School)
- Expand the High School as necessary to accommodate existing and future needs. (High School)
- Investigate emergency access and egress to all three schools. (Elementary, Middle and High School)

- Ensure that adequate facilities exist for administrative, business, art, technology, special education, ESL, and remedial programs. (High School)
- Improve traffic flow around parking lot and grounds.
- Ensure that improvements continue to provide adequate classroom and lab areas, athletic facilities, and technology resources to accommodate increased demands.
- Consider community needs (i.e. performing arts center) when performing renovations.

#### LIBRARY

- Provide on-going maintenance for the historic Library building.
- Consider moving the Library to the Carew Lot and eventually building a cultural center adjacent to the Library on that lot.
- Provide better Library space in the Town Hall so the Library can provide year round service and have access to the NH state library system.
- Purchase more equipment in order to expand the library's role in the community.
- Reevaluate staffing needs as the Library and its programs grow.
- Explore diverse ways to bring the Library collection to the public.
- Bring the Library up to state certification requirements so that Deering can apply for state grants.
- Reevaluate what library's function is for Deering residents through technology, community events, and children's programs.

#### TOWN COMMON

- The Planning Board and Selectmen work together to form and then adopt a policy about how and when any changes would be made to the Town Common and/or Hotel Lot. The policy would recognize the partnership between the Deering Community Church and the Town of Deering with regard to any improvements to the Town Common.
- The Planning Board formulates a design plan for the existing Town Center and Hotel Lot as described in this Chapter.
- The Selectmen and Planning Board identify and document future goals and objectives about preservation of the historic Town Center.
- Selectmen would seek innovative ways of honoring Deering residents that wouldn't use the limited green space on the Town Common such as plaques located inside the Town Hall or dedicated public benches to be parsed out in other areas of town.
- Selectmen consider appointing a new Heritage Commission, with three-year member terms. Among other things, the committee would identify other important historical areas in town, take part in Town Common discussions and continue to promote community awareness about Deering's history.
- The Town holds and maintains an open file with regard to the Town Common and Hotel Lot. The file would include any designs or public discussion for potential future improvements and/or proposed

changes to the town common and Hotel Lot (i.e. structures, tree planting/removal, monuments, landscaping, hardscapes, parking areas, lighting, and other proposed changes).

#### OUTDOOR RECREATIONAL RESOURCES

- Advertise appropriate public access to additional conservation parcels which are owned by various organizations, including the Town of Deering, to provide more outdoor recreational opportunities for residents.
- Explore the interest in a community park with picnic tables, a gazebo, and a tot lot.
- Continue to pursue more permanent toilet facilities at the public swimming area.
- Continue efforts to manage the Town Beach so that all members of the public can use it safely.
- Pursue “Deering Residents Only” for the public swimming area.
- Begin negotiations with the State of NH for renewal of the lease at the public swimming area.
- Acquire fiscal resources to develop and maintain recreational resources and parks.
- Promote the benefits of placing land under protection for perpetual conservation.
- Continue to undertake measures to protect Deering Reservoir from invasive plant species and overuse.

#### INDOOR RECREATIONAL RESOURCES

- Develop more gathering places for residents of all ages.
- Provide recreational facilities such as basketball courts, baseball and soccer fields, and playgrounds for young children (tot lots) in various locations around Deering.
- Continue to develop the Hotel lot into a community gathering place.
- Form a Town committee that oversees all proposed development of the Town Common and Hotel Lot.
- Continue to work with local private groups and businesses to share facilities.

#### UTILITIES

- Review the telecommunications facility ordinance to ensure that it complies with the Town’s needs and expectations.
- Work towards expanding high speed internet access to all parts of Deering.
- Encourage landowners to test their wells on a regular basis.
- Encourage landowners to pump out their septic systems every 3 years.

# Community Facilities Town of Deering Master Plan 2017

## Legend

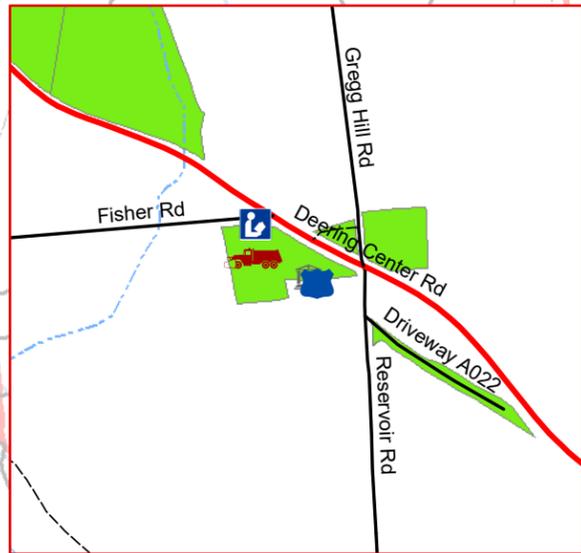
### Municipal Facilities

-  Town Hall
-  Police Station
-  Fire
-  Library
-  Public Works Garage
-  Water Supply
-  Cemetery
-  Town Owned Land
-  State Owned Land

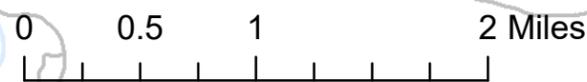
### Base Legend

-  Town Boundary
- Roads**
-  Class I and II State Highways
-  Local Roads
-  Class VI Not Maintained Roads
-  Private Roads
-  Waterbodies
-  Perennial Streams
-  Intermittent Streams

### Center of Town



Central New Hampshire  
Regional Planning  
Commission  
28 Commercial Street, Suite 3  
Concord, NH 03301  
603.226.6020  
www.cnhrpc.org



Data Sources: Community Facilities data from the Town of Deering and CNHRPC; 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT; Town and State Owned Land from Town of Deering Assessing and CNHRPC

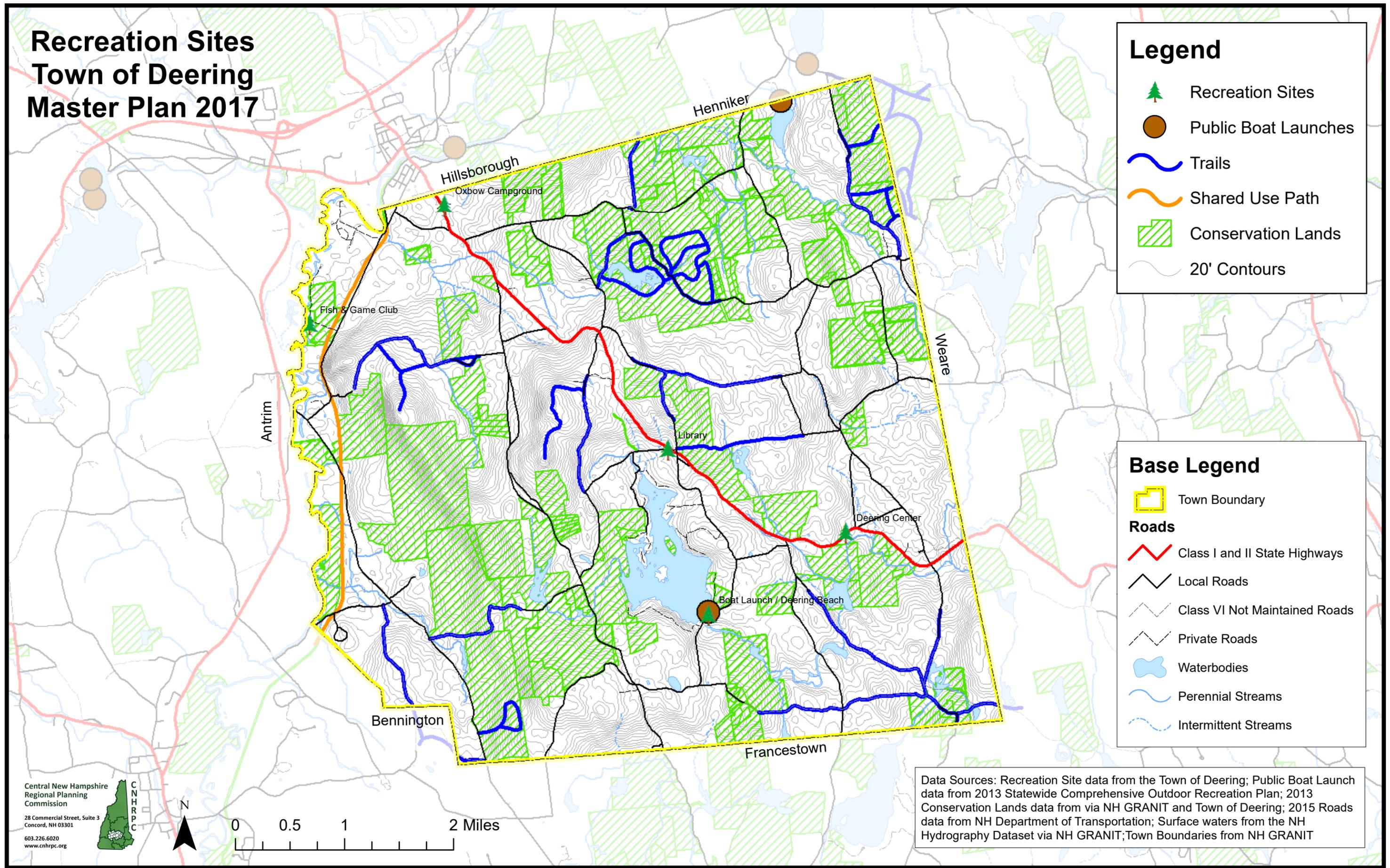
# Recreation Sites Town of Deering Master Plan 2017

### Legend

-  Recreation Sites
-  Public Boat Launches
-  Trails
-  Shared Use Path
-  Conservation Lands
-  20' Contours

### Base Legend

-  Town Boundary
- Roads**
-  Class I and II State Highways
-  Local Roads
-  Class VI Not Maintained Roads
-  Private Roads
-  Waterbodies
-  Perennial Streams
-  Intermittent Streams



Central New Hampshire  
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Data Sources: Recreation Site data from the Town of Deering; Public Boat Launch data from 2013 Statewide Comprehensive Outdoor Recreation Plan; 2013 Conservation Lands data from via NH GRANIT and Town of Deering; 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

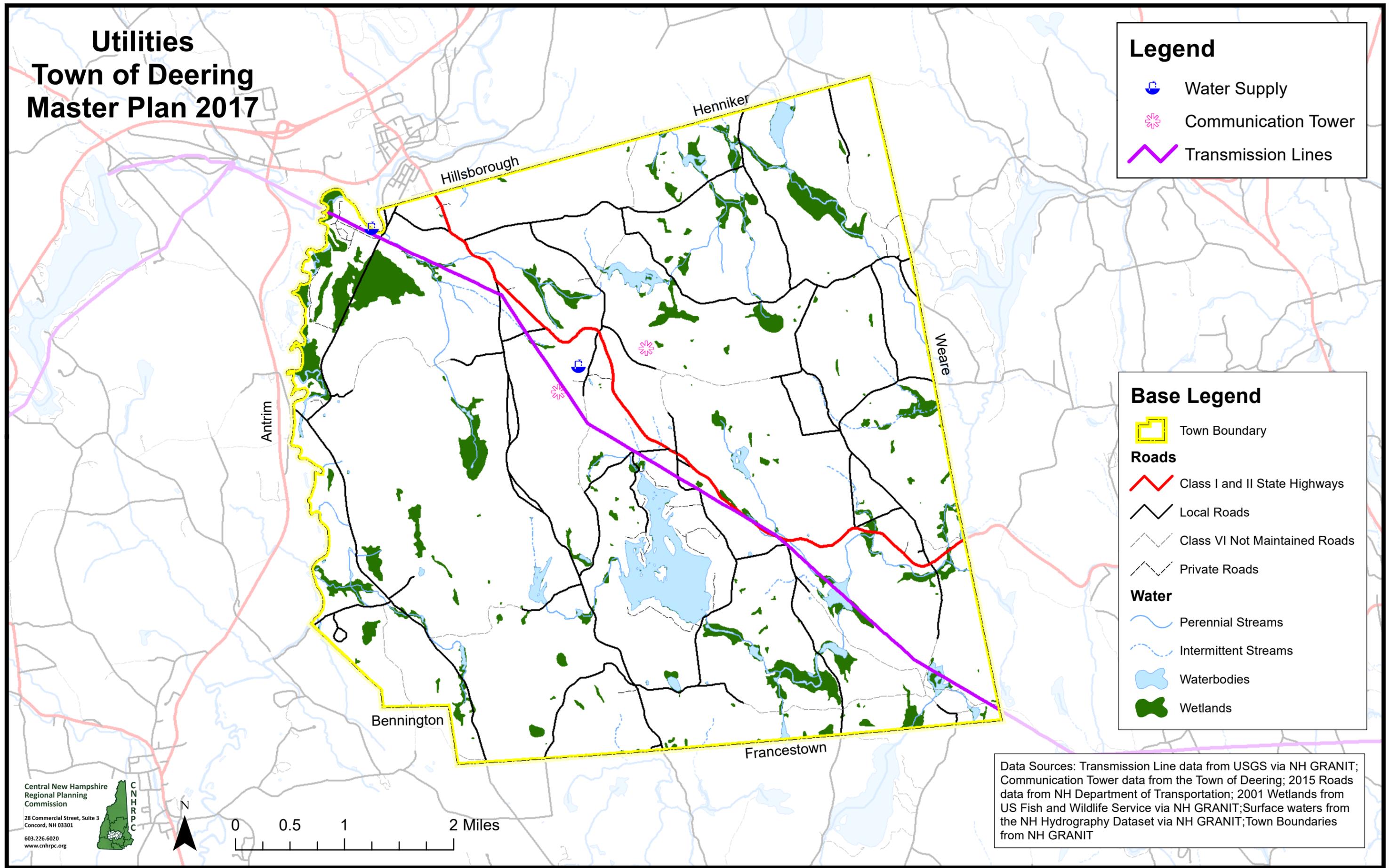
# Utilities Town of Deering Master Plan 2017

### Legend

-  Water Supply
-  Communication Tower
-  Transmission Lines

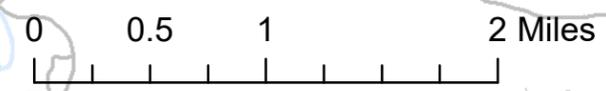
### Base Legend

-  Town Boundary
- Roads**
  -  Class I and II State Highways
  -  Local Roads
  -  Class VI Not Maintained Roads
  -  Private Roads
- Water**
  -  Perennial Streams
  -  Intermittent Streams
  -  Waterbodies
  -  Wetlands



Data Sources: Transmission Line data from USGS via NH GRANIT; Communication Tower data from the Town of Deering; 2015 Roads data from NH Department of Transportation; 2001 Wetlands from US Fish and Wildlife Service via NH GRANIT; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

Central New Hampshire  
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# TRANSPORTATION

## For the Town of Deering

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A safe and efficient transportation network is an essential component for the development of a well-functioning and accessible community. Deering's transportation system and its connections to the regional and state network provide access to the goods and services that residents and commerce require. It played a large role in the development of the Town, and in defining the Town's character. With all future development, balancing the desires of residents to maintain Deering's rural character will be vital to the Town's future.

The existing transportation network has a profound influence on the location and development of land use throughout the Town. Development trends in Deering have traditionally been influenced by NH 149 and the 2<sup>nd</sup> NH Turnpike where population density is evident. The Town's low density residential and undeveloped areas which give the Town its distinct character, have been, and will continue to be, important elements in what it means to live in Deering.

Due to the financial commitment required for the improvement and maintenance of an adequate transportation system, especially paved roads, and the direct relationship between land use patterns and traffic circulation, the identification and analysis of current transportation needs is crucial to the orderly accommodation of growth and development. This chapter of the master plan is intended to provide such an analysis, while also enabling the Town of Deering to fully participate in all levels of transportation planning – local, regional, state and federal.

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### Town of Deering Transportation Vision

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*Provide a safe, effective, and scenic transportation network for Deering.*

## COMMUNITY SURVEY RESULTS

In preparation for the master plan update, a community survey was available for residents to provide input. Completed in 2015, the survey demonstrated resident’s appreciation of Deering’s rural setting. Over eighty percent of responders were in favor of keeping Deering’s local roads unpaved, however, sixty-one percent supported the addition of bike lanes when appropriate. While some responders stated that Deering’s roads were well maintained, other stated lack of road maintenance and drainage was inadequate. Others also state that speeding was a concern and keeping roads unpaved reduced the likelihood of having speeding cars.

**Community Survey Question 12:**

Please identify any issues or concerns you have related to roads or specific road segments in Deering.

Responders identified three main issues and concerns: road maintenance, drainage, and speeding. Specific areas mentioned that residents would like to receive additional road maintenance include Route 149, East Deering Road, and 2<sup>nd</sup> NH Turnpike. Drainage was mentioned, specifically on Old County Road and speeding was mentioned as an issue on Dickey Hill Road. Of the forty responses to this question, a few residents did respond that they had no issues or concerns with any roads or specific road segments in Deering.

**Community Survey Question 13:**

Do you think the number of paved and unpaved roads in Deering is acceptable?

Q. 13	Total	Percentage
More Paved Roads	16	19.3%
Keep Roads Unpaved	67	80.7%
Total	83	100.0%

**Community Survey Question 14:**

Do you support the addition of bike lanes on local roads when appropriate?

Q. 14	Total	Percentage
Yes	49	61.3%
No	31	38.7%
Total	80	100.0%

**Community Survey Question 15:**

Are you a senior or a person with a disability in need of a ride for basic and/or essential services such as shopping or medical appointments?

Q. 15	Total	Percentage
Yes	4	4.9%
No	78	95.1%
Total	82	100.0%

## EXISTING TRANSPORTATION NETWORK

A key component in planning for future transportation improvements in a community is to carry out a complete inventory of the existing transportation infrastructure serving the Town. Deering's transportation network is dominated by NH 149.

### HIGHWAY CLASSIFICATION

The State Aid classification system, which is identified by NH RSA 229:5 and 229:231, establishes responsibility for construction, reconstruction, and maintenance as well as eligibility for use of State Aid funds. This classification system also provides a basic hierarchy of roadways.

Of the seven possible state classifications, Deering's roads fall into three of these: Class II, Class V, Class VI and private roads. As displayed in the *Roads by Legislative Classification Map*, Deering's road system is typical of most New Hampshire towns, in that the most mileage is accounted for by Class V roads. Roadway mileage by classification is shown below.

### CLASS II STATE AID HIGHWAYS

Class II highways include all highways on the secondary state highway system, excepting portions of the highways within the compact sections of cities and towns, which are classified as Class IV highways. All sections improved to the state standards are maintained and reconstructed by the state. All other sections must be maintained by the city or town in which they are located until brought up to state standards. The same applies to bridges on Class II highways. In Deering NH Route 149 is the only Class II road.

### CLASS VI RURAL HIGHWAYS AND BLOCK GRANT AID

This classification consists of all traveled highways that the town has the duty to maintain regularly. The state provides funding to towns for road maintenance on Class IV and V roads in the form of Highway Block Grant Aid. Table 8.1 shows the Block Grant Aid Deering has received over the last five fiscal years. These funds are distributed by the State of New Hampshire on a yearly basis with partial disbursements made four times a year. The payments are made as follows: 30% in July, 30% in October, 20% in January and 20% in April with unused balances carrying over to the new year. The funds come from a portion of the total road toll and motor vehicle registration fees collected by the State. The funds can only be used to fund or match funding for constructing, reconstructing or maintaining Class IV and V (town maintained) highways as well as equipment for maintaining local roads.

The funds are allocated from an annual apportionment (State Fiscal Year) of not less than twelve percent (12%) of the total highway revenues collected from the preceding year. As seen in Table 8.1, Deering received more funds in State Fiscal Year (SFY) 2012 because of the state's increased revenue in the previous year due to the American Recovery and Reinvestment Act. Half of that total apportionment is distributed based on population and the other half is distributed based on Class IV and V road mileage. This comes out to approximately \$1,200 for each mile of Class IV and V highway and about \$11 for each person.

A second apportionment of funds is allocated from a sum of \$400,000. The formula for disbursement is based on the value of property and roadway miles. The formula is designed to give the greatest benefit to municipalities with low property values (on an equalized basis) and high road mileage.

To ensure Deering receives the proper allotment it is crucial to provide accurate information regarding Class V road mileage to NHDOT which is requested annually. Highway Block Grant Aid distribution formulas do not take into consideration the condition of roads or the traffic on municipal roads.

**Table 8.1: Highway Block Grant Aid payments for Deering**

SFY 2012	SFY 2013	SFY 2014	SFY 2015	SFY 2016
\$ 96,117.87	\$ 81,467.77	\$ 82,117.54	\$ 82,617.75	\$ 81,036.67

*Source: New Hampshire Department of Transportation*

#### CLASS VI UNMAINTAINED HIGHWAYS

Class VI roads are not maintained by the Town, may be subject to gates and bars, and normally consist of a gravel or dirt surface. A Class V road can become a Class VI road if the Town has not maintained it for five years or more. Under RSA 674:41, I(c), for any lot whose street access (frontage) is on a Class VI road, the issue of whether any building can be erected on that lot is left up to the "local governing body" (Town Selectmen) who may, after "review and comment" by the Planning Board, vote to authorize building along that particular Class VI road, or portion thereof. Without such a vote, all building is prohibited.

Even if the Board of Selectmen does vote to authorize building, the law states that the municipality does not become responsible for road maintenance or for any damages resulting from the road's use. The purpose of RSA 674:41, I(c) is to prevent scattered and premature development. It seems that the residents of Town are in agreement with this law, as a strong view was represented during the community survey and visioning sessions that future development should be limited in remote areas of town and on Class VI roads.

Bartlett Hill Road, Cake Road, Codman Hill Road, Falls Road, Gregg Hill Road, Hedgehog Mountain Road, Homestead Road, Lead Mine Road, Old Bennington Road, Old Clement Road, Old Francestown Road, Quaker Road, Switzer Road, Tubbs Hill Road and Wolf Road are Class VI roads in their entirety or partially.

Class VI roads are an important component of a Town's transportation infrastructure and for potential recreational opportunities.

#### PRIVATE ROADS

Private Roads are not part of the town network but may be open to travel if the landowner agrees to it.

**Table 8.2: State Legislative Classification**

Class	Mileage	Percent of total
Class II: State Aid Highways	6.9	9.0%
Class V: Rural Highways	48.3	63.1%
Class VI: Unmaintained Highways	14.0	18.3%
Private Roads	7.3	9.5%

*Source: New Hampshire Department of Transportation*

## FEDERAL FUNCTIONAL CLASSIFICATION SYSTEM

The functional classification system identifies roads by the type of service provided and by the role of each highway within the state system based on standards developed by the US Department of Transportation. While the state aid classification system outlined above is the primary basis for determining jurisdiction, the following system is important for determining eligibility for federal funds.

Recognition of the principal function that a highway, road, or street is intended to serve as a guide for location of development and reduce potential conflicts between land use activities and traffic movements. As shown in the *Roads by Functional Classification Map*, NH 149 is the only functionally classified highway in Deering and is classified as a minor collector.

### MINOR COLLECTORS

These roads provide access to smaller communities within a geographic area or economic region. They typically link locally important trip generators, such as shopping centers, to surrounding rural areas. They also can serve as links between two or more major collectors.

### LOCAL ROADS

These roads and streets are used primarily to provide access to adjacent properties.

**Table 8.3: Federal Functional Classification**

Federal Functional Classification	Mileage	Percent of total
Minor Collectors	6.9	9.0%
Local Roads	48.3	63.1%
Class VI or Private Roads	21.3	27.8%

*Source: New Hampshire Department of Transportation*

## BRIDGE NETWORK

Bridges are a key component of the highway system. Bridges are the most expensive sections of roads, and a lack of adequate bridges can create transportation bottlenecks, which are often difficult to remedy.

The New Hampshire Department of Transportation (NHDOT) maintains an inventory of all bridges in New Hampshire using Federal Sufficiency Ratings (FSR), a nationally accepted method for evaluating bridges. An FSR represents the relative overall effectiveness of a bridge as a transportation facility. With an FSR greater than 80 a bridge is generally accepted to be in good condition. A bridge having an FSR between 50 and 80 is eligible for federal bridge rehabilitation funding. As seen in Table 8.4 two bridges in Deering are eligible for federal funding and should be considered for improvements. A bridge with an FSR less than 50 is eligible for either Federal bridge replacement or rehabilitation funding. These ratings are based on current federal standards, and often historic bridges cannot meet these standards. Table 8.4 shows the bridges in Deering as listed on the NHDOT Bridge Summary. The bridges can also be located on the *Bridges by Ownership Map*.

**Table 8.4: Bridges in Deering**

Bridge	Location	FSR	Owner	ID #
Reservoir Rd.	Over Piscataquog River	73.8	Municipality	103/053
Pleasant Pond Rd.	Over Piscataquog River	99.0	Municipality	124/044
East Deering Rd.	Over Dudley Brook	65.4	Municipality	142/117
Bartlett Hill Rd.	Over Piscataquog River	95.0	Municipality	147/057
NH Rt. 149	Over Piscataquog River	89.4	NHDOT	150/162
2 <sup>nd</sup> NH Turnpike	Over Contoocook River	83.4	Municipality	032/101

*Source: NHDOT – 2016 Bridge Summary*

None of the bridges in Table 8.4 are classified as “Red Listed” bridges by the NHDOT. Red Listed bridges are deemed to be either structurally deficient and/or functionally obsolete and require additional monitoring through yearly inspections.

NHDOT manages three bridge aid programs including State Aid Bridge which is state funded, SB 367 (gas tax, signed into law in 2014) which is also state funded and the Municipal Off-System Bridge Rehabilitation and Replacement which is federally funded. Projects begin by the Town applying for a preliminary estimate or hiring an approved consultant to do the estimate. NHDOT determines a potential program and year of funds for construction, this process takes several months. As per RSA 234:20 bridges that are constructed or reconstructed using bridge aid funds must be maintained “to the satisfaction of the Commissioner of Transportation.

#### **TRAFFIC VOLUMES**

Collection of traffic volume data is an important tool of transportation planning. The Central New Hampshire Regional Planning Commission (CNHRPC) maintains an ongoing traffic count program for monitoring the region’s transportation network. Each year CNHRPC offers to collect traffic data at up to ten (10) locations for each municipality. In addition, CNHRPC collects traffic count data for the New Hampshire Department of Transportation (NHDOT) in accordance with federal guidelines under the Federal Highway Performance Monitoring System (HPMS).

Table 8.5 displays the Average Annual Daily Traffic (AADT) volumes for 2006 – 2015, which are published on the NHDOT website at [www.nh.gov/dot/org/operations/traffic/documents.htm](http://www.nh.gov/dot/org/operations/traffic/documents.htm) . AADT is a basic measure of traffic demand for a roadway and represents the volume of traffic travelling in both directions. As stated above, CNHRPC provides traffic count data to the NHDOT, who then calculates the AADT by applying correction factors to raw data to account for weekday and seasonal variations in traffic volumes.

Traffic volumes are available on NH 149 at the Deering Town Line with Weare and Hillsborough. On Route 149, volumes declined by 17 to 24 percent between 2006 and 2012 but have since stabilized. Some of the difference may be caused by normal fluctuation in day to day traffic, especially on low volume roads; however, the traffic volumes along Route 149 through Deering appear to have declined but are stabilizing. The data is displayed in Table 8.5.

**Table 8.5: AADT 2006-2015**

Location	2006	2007	2009-2010	2012-2013	2015
NH 149 at Hillsborough Town Line	3,000	---	2,600	2,500	2,500
NH 149 at Weare Town Line	---	1,700	1,400	1,300	
<i>Percent Change</i>			-13.3%	-3.8%	0.0%
Second NH Turnpike over Contoocook River	1,100	920	920	900	960
Manselville Rd West of NH 149	210	---	210	490	290
Reservoir Rd over Piscataquog River	120	---	160	210	160
East Deering Rd over Dudley Brook	250	---	270	330	240
<i>Percent Change</i>			-7.1%	23.7%	-14.5%

*Source: NHDOT Bureau of Traffic, Traffic Volume Reports*

**ROADWAY CONDITIONS**

Pavement condition data for 2015 and 2016 along NH 149 was obtained from the NHDOT’s Pavement Management System. The condition of NH 149 is generally rated as poor with short segments shown as fair based on the NHDOT Pavement Condition Data. A section of good condition is present from approximately Bowen School Road southeast to Fisher Road. The pavement condition is rated based on its Ride Comfort Index (RCI), which is calculated directly from the average pavement roughness measured in the left and right wheel paths of roadways. Pavement conditions of NH 149 can be seen on the ***Pavement Condition Map***.

The road surface conditions on Town maintained roads vary by location. The Town’s Capital Improvement Program (CIP) includes improvements to the local road network and the Highway Department has a repaving and maintenance schedule that the Town’s residents have supported. Nonetheless, the road maintenance schedule is also directly related to unforeseen natural events and are fiscally driven. The July 2014 Community Visioning session noted that residents are generally in happy with gravel roads. However, Deering residents who live on paved roads have also been on record, at Town Meeting, that paved roads directly affect their property values and that such roads should be maintained as paved.

The CNHRPC has offered to assist the Deering Highway Department in establishing a Road Surface Management Systems (RSMS) to help prioritize road improvements and develop a transparent system for short, medium and long term improvements. It is anticipated that the project will begin in the spring of 2017. RSMS is basically a methodology intended to provide an overview and estimate of a road system's condition and the approximate costs for future improvements. RSMS provides a systematic approach for local officials to answer basic questions about their road system, to gauge current network conditions and to guide future improvement and investment in line with the Town’s Capital Improvement Program.

**STORMWATER MANAGEMENT**

Management of stormwater throughout the Town of Deering will continue to be a prime focus of planning and zoning in Deering. Notably, stormwater management on private roads and driveways around Deering Lake should be monitored. The Town installed catch basins on either side of Zoski Road in 2008, a positive step toward reducing the amount of siltation into Deering Lake. There are also many non-compliant private driveways around the lake that have inadequate or non-existent culverts where

they meet with Town Roads and these should to be corrected. A partnership between the Town of Deering Highway Department and the owners of these private roads that are located within the Deering Lake Watershed should be nurtured to help educate landowners about stormwater management. Another problem is that of drainage easements throughout the Town of Deering where periodic cuts are made along the ditch to drain the stormwater results in it flowing into private property. The Planning Board pays attention to new development with this in mind to make sure that drainage easements are recorded in the deed of all newly created lots by subdivision. The Town of Deering Driveway Permit regulations were strengthened in 2016 to make sure that all new driveways meet critical stormwater flow capacities and prior/post inspection protocols.

**MOTOR VEHICLE CRASHES**

Motor vehicle crash data from 2010 – 2014 was obtained from NHDOT, who receives the data from the Department of Safety for crashes with over \$1,000 in damage. The Department of Safety crash data includes crash data collected by the Deering Police Department and the New Hampshire Highway Patrol. The data represents roughly 80% of all crashes with over \$1,000 in damage that took place during this time period; the remaining 20% of crashes are not locatable based on the information contained in the crash reports. Locatable crashes that occurred in Deering were reviewed and are summarized in tabular form for the most frequent locations in Table 8.6. The *Crashes 2010-2014 Map* indicates that many crashes in the Town of Deering are located along NH 149. The next highest roadway with more than nominal number of crashes is Long Woods Road-Holton Crossing Road.

**Table 8.6: Crashes Hot Spots 2010-2014**

State Maintained Highways	Number of Crashes 2010-2014	5 Year Average
NH 149	36	7.2
Town Maintained Roads	Number of Crashes 2010-2014	
Long Woods Rd-Holton Crossing Rd	16	3.2
East Deering Road	8	1.6
North Rd.	5	1
2 <sup>nd</sup> New Hampshire Turnpike	4	0.8
Clement Hill Road	3	0.6
Intersection Locations	Number of Crashes 2010-2014	
NH 149/Fisher Road/Reservoir Rd	2	0.4
NH 149/Old County Road	1	0.2

*Source: NH Department Of Transportation/NH Department of Safety*

It is reasonable to assume that a number of smaller crashes may also have occurred during this time period which did not require the intervention of the police department because the estimated value of damage was below \$1,000 and no person was injured.

Where any discrete segment of highway or intersections have three or more crashes per year, or a fatality has occurred, these locations should be studied to determine if any safety improvements can be made to reduce the number and/or severity of Crashes.

The following intersections or road segments should be considered for the potential to further examination or studied with assistance from Central NH Regional Planning Commission:

- Crashes on Long Woods Road – Holton Crossing Road should be reviewed to determine if additional signage is warranted or realistic improvements can be made to the grade and alignment of this road to reduce the number of crashes.
- Traffic speed on East Deering Road and Old County Road and have been raised as a concern in community visioning sessions. These roads should be studied to determine if any reasonable measures are available to reduce travel speeds along the roadway.

The Town has identified the addition of shoulders and fog line striping to be important to safety, as well as supporting bicycling and pedestrian activity on NH 149. Fog line striping has been identified as a possible safety improvement to be considered on roads with speed and safety concerns. With the popularity of cycling increasing in Deering, topics such as improving signs and more community education related to safe bicycling should be emphasized.

**PUBLIC TRANSPORTATION**

The Town of Deering is not directly served by a fixed route public transportation service. The Mid-State Regional Coordinating Council (RCC) for Community Transportation runs a volunteer driver program that serves the region’s elderly and disabled populations. The primary purpose of these trips are for essential social services and medical appointments (including long distance medical). Currently, there is no charge for these services although donations are accepted. More information on the Volunteer Driver Program and other Mid-State RCC initiatives can be found at [www.midstatercc.org](http://www.midstatercc.org).

**NON-MOTORIZED TRANSPORTATION**

Residents of Deering value the rural and historic character of the Town. Traffic speed on Old Country Road and East Deering Road were identified in the July 2014 Visioning Session as concerns. Pedestrian safety on NH 149 and East Deering Road was also identified as an area of concern. The Town has identified the addition of shoulders and fog line striping to be important to for bicycling and pedestrian activity on NH 149.

The Hillsborough Recreational Rail-Trail currently extends from

Figure 8.1: Travel Time to Work

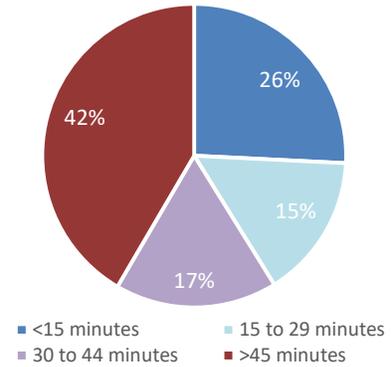


Figure 8.2: Means of Transportation to Work

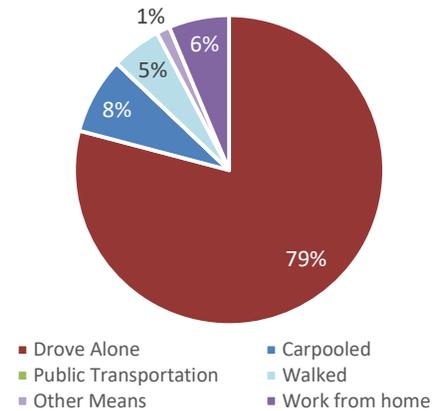
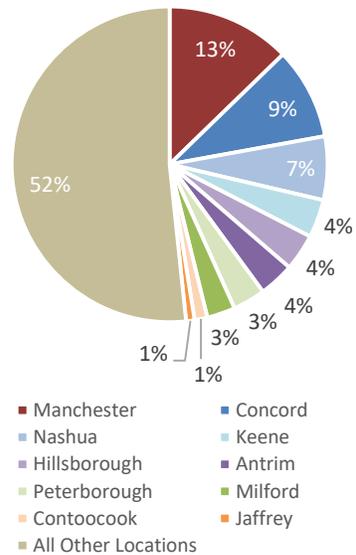


Figure 8.3: Place of Work



Source: American Community Survey 2010-2014

the Hillsborough town line through Deering to the Town of Bennington running roughly parallel and east of the Contoocook River. The Town of Hillsborough hopes to extend the rail trail from along the abandoned rail corridor in Hillsborough to the vicinity of the former Woods Woolen Mill site. This trail is currently available for off-road vehicle use.



Hillsborough Rail Trail

### COMMUTING PATTERNS

The US Census Bureau's American Community Survey (ACS) provides data every year in the form of 1-, 3- and 5-year period estimates representing the population and housing characteristics over a specific data collection period. The ACS shows how people live by surveying a sample of the population every year. ACS collects and releases data by the calendar year for geographic areas that meet specific population thresholds; for areas with populations under 20,000, such as Deering, 5-year estimates are generated. The most recent release represents data collected between January 1, 2010 and December 31, 2014.

Journey to Work Commuting data from the 2010-2014 5-year estimates for Deering were reviewed and is displayed graphically in the charts to the right. In general, the majority of the working population residing in Deering works outside of the community but within New Hampshire and drives to work alone.

## RECOMMENDATIONS FOR MANAGING THE TRANSPORTATION SYSTEM

### NEW DEVELOPMENT

New development is often phased over extended periods of time and the ultimate, as well as the immediate, impacts of development on traffic volumes and transportation systems should always be considered. The magnitude of new development obviously determines the traffic impacts that the development will have. Depending on existing roadway traffic volume, distribution patterns, and the physical condition of local roadways, small scale as well as large-scale development can often have significant impacts on the surrounding roadway network. By requiring transportation/traffic impact studies for new developments of a certain size or for developments located in areas where significant transportation problems are known to exist, the Planning Board can effectively evaluate the scope of impacts associated with any new development. Through this kind of scrutiny, recommendations for project phasing, and developer participation in necessary improvements can be ascertained and problems of safety, congestion, and the expensive upgrading of existing roads can be mitigated.

As federal and state assistance for local road construction has decreased in recent years, the construction, improvement, and maintenance of local roads has increasingly become the responsibility of municipalities and developers. The developer providing all necessary "on-site" infrastructure improvements is now considered standard practice. However, where developments will have significant

impact on the transportation infrastructure in Deering, developers should also be responsible for addressing these issues.

The two basic methods for securing developer participation in roadway and other infrastructure improvements necessitated by new development are through negotiated development agreements and through the assessment of formula based development impact fees.

The development of an impact fee system in Deering is not recommended because of the relatively small amount of development observed in Deering since 2008, the difficulties associated with administrating and the relatively low volumes on the main highway through Town (NH 149), which is also the responsibility of the NHDOT.

Negotiated development agreements are used often used by the Town of Deering Planning Board and are structured to address impacts, which are largely caused by the development or would result in the premature expenditure of public funds

#### **ACCESS MANAGEMENT**

Access management is one of the principal tools a local government can utilize to preserve or enhance the capacity of a collector or arterial street while simultaneously enhancing the safety of motorists, pedestrians and bicyclists. Access management is the practice of coordinating the location, number, spacing, and design of access points to minimize site access conflicts and maximize the traffic capacity of a roadway. In general, there are many techniques that the Town of Deering can use to take a proactive approach to access management.

#### **CONNECTIVITY**

The functional roadway classification system provides an organized hierarchy to the Town's roadway system. However, for the roadway system to be effective, efficient, and to serve to maintain a sense of community, the roadway system needs to exhibit a sense of connectivity. Roadway connectivity refers to a street system that provides multiple routes and connections to the same origins and destinations.

One of the difficulties that the Town of Deering, like other municipalities, faces is development projects that come before the Planning Board exhibiting poor connectivity. This can often be seen with residential subdivisions, where the subdivision is designed with a cul-de-sac at the end. Although the residents who live on these types of streets generally prefer this type of disconnected street system for the privacy it offers, the impact to the community can sometimes be negative. Fire and emergency vehicle and plow trucks might have a harder time moving snow around cul-de-sacs and hammerheads.

While still a long way off in Deering's roadway development future, it's important for the Town to keep in mind that a well-connected street system provides motorists, pedestrians and bicyclists better, more direct and shorter travel routes to schools, shopping and other neighborhoods. A well-connected street system also improves emergency response times for firefighters, police, and ambulance services. Where feasible, new development should connect existing roads rather than isolate communities; cul-de-sacs are an important part of communities throughout the state and where appropriate should be encouraged, however they should be of short distance and connected to more arterial roadways as part of a well-planned and connected street system. Transportation planning and policy should be accurately represented in the decisions of the Planning Board.

## **TRAFFIC CALMING**

Traffic calming measures foster safer and quieter streets that are more accommodating to pedestrians and cyclists and enhance neighborhoods and downtown environments. This is particularly true for small, rural communities in New Hampshire where the main roadway through the town serves a dual role. Outside the town, the roadway provides high-speed travel over long distances; within the built-up area, however, the same roadway accommodates local access, pedestrians of all ages, on-street parking, bicycles, and the many other features unique to the character of a community. This convergence of roadway purposes presents both an enforcement challenge for the community and a potential safety problem for the public.

Addressing the issue through enforcement alone often leads to temporary compliance at a significant cost. A more permanent way to reinforce the need to reduce speed is to change the look and feel of the road by installing traffic calming treatments that communicate to drivers that the function of the roadway is changing.

Lowering speed limits is a well-established method of improving pedestrian safety and other non-motorized modes of travel. NH RSA 265 establishes speed limits of 30 miles per hour in a business or residence districts, like Old County Road for example, and 35 miles per hour in a rural residence district on any class 5 highway outside an urban compact. Based on an engineering or traffic investigation local authorities may adjust maximum speed limits. Limits can be made lower at intersections (RSA 265:63) and in school zones (RSA 265:60). However, traffic calming also suggests road design techniques using active or physical controls (bumps, barriers, curves, rumble strips, etc.) and passive controls, such as signs, landscaping and traffic regulations, to reduce vehicle speeds.

The most effective traffic calming programs combine regulatory and signage actions along with physical modifications to the public right-of-way such as narrowing lane widths.

## **SCENIC ROADS**

A major component of a town's rural character can be its unpaved and scenic roads. These roads help to retain a sense of history and rural quality that Deering's residents have indicated a strong desire to maintain. RSA 231:157 allows towns by a vote at town meeting to designate any road other than a Class I or II highway as a Scenic Road. A municipality may rescind its designation of a scenic road using the same procedure.

The effect of designation as a scenic road is that, except in emergency situations, there shall be no cutting of trees with a circumference of 15 inches at 4 feet from the ground or alteration of stone walls by the town or a public utility within the right-of-way without a hearing, review, and the written approval of the Planning Board. This law does not affect the rights of individual property owners; nor does it affect land uses as permitted by local zoning.

In recognition of the fact that the state law is not very stringent, the statute was amended in 1991 to allow towns to adopt provisions other than what is spelled out in the law. These additional regulations could include giving protection to smaller trees or by inserting criteria for the Planning Board to use in deciding whether to grant permission. RSA 231:157 is an important piece of legislation for the preservation of culturally important and scenic roads in Deering. Currently Deering's Planning Board oversees the following scenic roads; Bartlett Hill Road from NH 149 to Poor Farm Road, Glen Road, Wolf

Hill Road from NH 149 to His Mansion, Fisher Road, Mountain View Lane and Pleasant Pond Road. Scenic Roads can also be seen on the *Scenic Roads Map*.

### **CLASS A TRAILS**

Across the State, many communities are beginning to look at Class VI roads as candidates for designation as Class A Trails. These roads have little or no development associated with them, are scenic, have no inherent liability concerns, public access is already allowed, and also serve to connect large areas of open space, conservation, and/or agricultural lands. By reclassifying certain roadways that meet these criteria to Class A Trails, the community could be taking a step in creating a community-wide system of greenway trails. Unlike Class VI roads that the Town does not maintain, Towns, at their option, may conduct maintenance on Class A Trails. The Town of Deering also has an extensive system of snow mobile trails on both public and private properties. Class A trail designation can act to preserve and protect portions of these trails.

It is important to stress that reclassification of Class VI roads to Class A Trails will not inhibit the access rights of landowners along the roadways. In the case of a Class A trail, landowners can continue to use the trail for vehicular access for forestry, agriculture, and access to existing buildings. However, under such classification, new building development as well as expansion, enlargement, or increased intensity of the use of any existing building or structure is prohibited by New Hampshire Statute. The Town and owners of properties abutting Class VI roads are not liable for damages or injuries sustained to the users of the road or trail.

## REGIONAL AND STATE PLANNING

### **CENTRAL NH REGIONAL PLANNING COMMISSION TRANSPORTATION ADVISORY COMMITTEE**

The regional transportation planning process in the Central NH Region is driven by bottom-up community participation through the Planning Commission's Transportation Advisory Committee (TAC). The TAC is an advisory committee to CNHRPC and is comprised of representatives from all twenty (20) Central NH communities. TAC representatives vary from municipal staff, such as town planners and road agents, to municipal officials, such as Planning Board members and Selectmen. CNHRPC and NHDOT work collectively to inform all members of the TAC regarding transportation at the local, regional and state level. The members act as liaisons between CNHRPC, municipal and state officials as well as the general public.

TAC Members provide input on transportation related issues and the needs of the local and regional communities in Central New Hampshire. This is done partially by assisting CNHRPC staff with the development of transportation related plans and programs. CNHRPC staff also work with the TAC to solicit and provide guidance on local projects such as Road Surface Management Systems and Road Safety Audits. A well informed, well represented Transportation Advisory Committee is essential in regional coordination and the success of CNHRPC transportation planning activities.

### **STATE TEN YEAR PLAN**

The New Hampshire Ten Year Plan identifies and prioritizes the critical transportation projects in New Hampshire in an ongoing effort to address transportation needs at the local, regional and statewide levels. The TYP is updated every two years – allowing transportation priorities to be revisited, existing

projects to be removed as appropriate and allowing new projects including, roads, bridges, transit, rail and aviation projects to be added.

With the previous TYP as a starting point, the Plan process includes input from individual communities, development of regional Transportation Improvement Plans (TIPs) by the Regional Planning Commissions (RPCs), numerous public hearings by the Governor's Advisory Commission on Intermodal Transportation (GACIT) and review and approval by the Governor and Legislature before it is adopted.

Performance measures and conditions such as pavement condition, bridge ratings, congestion levels, safety issues, economic impacts, user surveys and available funding levels are considered in determining project need and prioritizing project implementation.

The process to prepare the Central NH Regional Transportation Improvement Plan (TIP) begins with the CNHRPC soliciting project requests from local communities, followed by an evaluation process by the Planning Commission's Transportation Advisory Committee (TAC) where new and existing projects are prioritized.

The Regional TIP update process gives a clear indication of the different transportation needs in the Central NH Region. Just as the TYP is established as the transportation project guide for the state, CNHRPC will utilize this regional TIP to full effect to plan for current and future transportation needs in the Central NH Region.

## SUMMARY

The Town of Deering road network is a system of mostly manageable gravel roads with some paved roads. Like many other rural towns, the heavily travelled roads get the pavement and the attention. Paving new roads and resurfacing older paved roads usually represent the highest expense item on the Highway Department's budget at Town Meeting. Town residents have consistently supported gravel roads as a means of saving money and retaining Deering's rural character. A person who lives on a dirt road knows that condition of their road changes with the weather. Gravel roads are natural traffic calmers. The Deering Highway Department is to be commended for their diligence about maintaining Deering's gravel road network, an important component of our rural character.

## CHAPTER OBJECTIVES AND RECOMMENDATIONS

### OBJECTIVE 1

To ensure a safe, reliable, and efficient transportation system that will meet the transportation needs and goals of the Town of Deering.

- Implement a Road Surface Management System to help guide the selection and prioritization of paving and maintenance.
- The Planning Board and Selectmen should annually review the NHDOT bridge inspection reports for State and Town owned bridges.
- The Town should contribute to a road and bridge maintenance/capital reserve fund with a specific amount, decided by the Board of Selectmen to be appropriated annually.
- Conduct an annual review of crash locations by the Police Chief, Fire Chief, Town Road Agent and associated staff/committees to determine enhancements that could be made to improve safety.
- Identify stormwater management measures to incorporate into transportation planning and local regulations.

### OBJECTIVE 2

To work with the New Hampshire Department of Transportation and Central NH Regional Planning Commission to ensure that state maintained roadways and bridges within the Town of Deering are adequately maintained, are safe and reliable, and will achieve a reasonable service life.

- Actively engage with the Central New Hampshire Regional Planning Commission and the New Hampshire Department of Transportation to ensure that Deering's Transportation needs, are adequately represented in both the Regional and Statewide Transportation Improvement Program.
- Designate Town representatives and encourage participation in the Central New Hampshire Regional Planning Commission's Transportation Advisory Committee and ensure that transportation projects that are eligible for Federal-Aid funding in Deering are adequately represented in the State Ten-Year Plan.
- Actively pursue grant opportunities such as State Highway Aid and State Bridge Aid programs.

### OBJECTIVE 3

To establish a set of guidelines and policies to be used by the Planning Board when considering new development that may impact state and local roads.

- The Town of Deering should build upon the requirements of its current Land Development Regulations, and establish a set of access management guidelines to better plan for future development in Deering. These guidelines should be utilized by the Planning Board in considering proposals for new development.
- As part of its Subdivision and Site Plan Review Regulations, the Planning Board should consider the functional classification of any road on which development is proposed to ensure that the proposed development is appropriate for the existing roadway function.

#### OBJECTIVE 4

To leverage the Town's scenic roads and trail networks to encourage all season tourism, preserve history, and maintain its rural character.

- Support the establishment of a Deering Trails Committee to assist in the maintenance of established trails and evaluate and promote new trail proposals.
- Publish Town trail maps for public walking trails.
- The Town should identify Class VI roads, as well as existing paths, and areas along the various water bodies in Town, that connect open space, forest, conservation, and/or agricultural land, that would help create a greenway trail network.
- Identify for designation, as Class A Trails, some of the Class VI roads within Town by working with abutting landowners.
- The Town of Deering should participate in regional efforts to enhance the regional and statewide bicycle networks.
- The Town of Deering should continue to preserve existing scenic roads and consider identifying and designating additional roads to be preserved for historic and rural qualities.

#### OBJECTIVE 5

To promote transportation solutions for those individuals without access to an automobile.

- Support and promote Volunteer Driver Programs in the area and participate in regional initiatives.
- Consider providing matching funds for the Mid-State Regional Coordinating Council Volunteer Driver Program.

# Roads by Legislative Classification

## Town of Deering

### Master Plan 2017

#### Legend

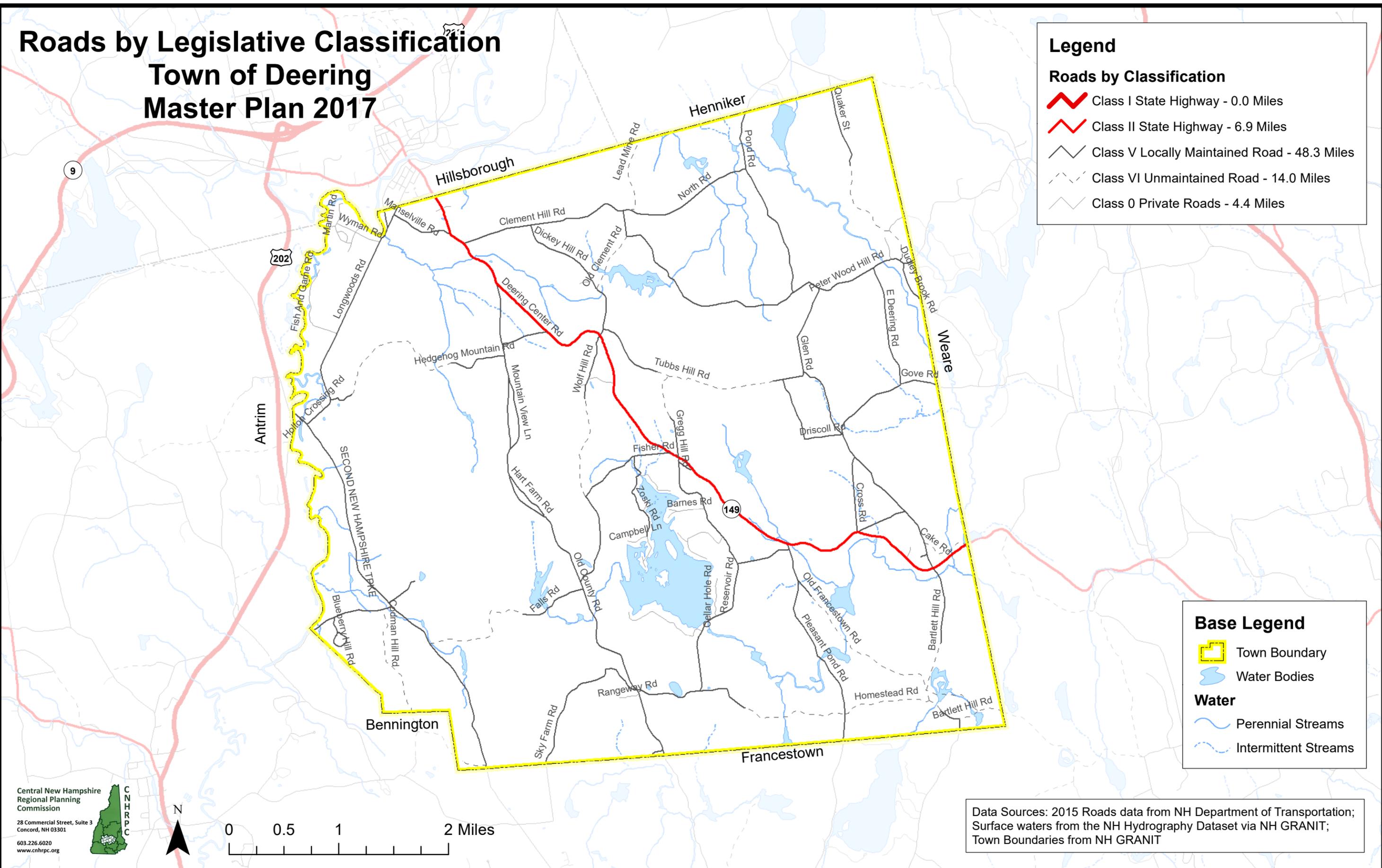
##### Roads by Classification

-  Class I State Highway - 0.0 Miles
-  Class II State Highway - 6.9 Miles
-  Class V Locally Maintained Road - 48.3 Miles
-  Class VI Unmaintained Road - 14.0 Miles
-  Class 0 Private Roads - 4.4 Miles

#### Base Legend

-  Town Boundary
-  Water Bodies
- Water**
-  Perennial Streams
-  Intermittent Streams

Data Sources: 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT



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# Roads by Functional Classification

## Town of Deering

### Master Plan 2017

**Legend**

**Functional Classification**

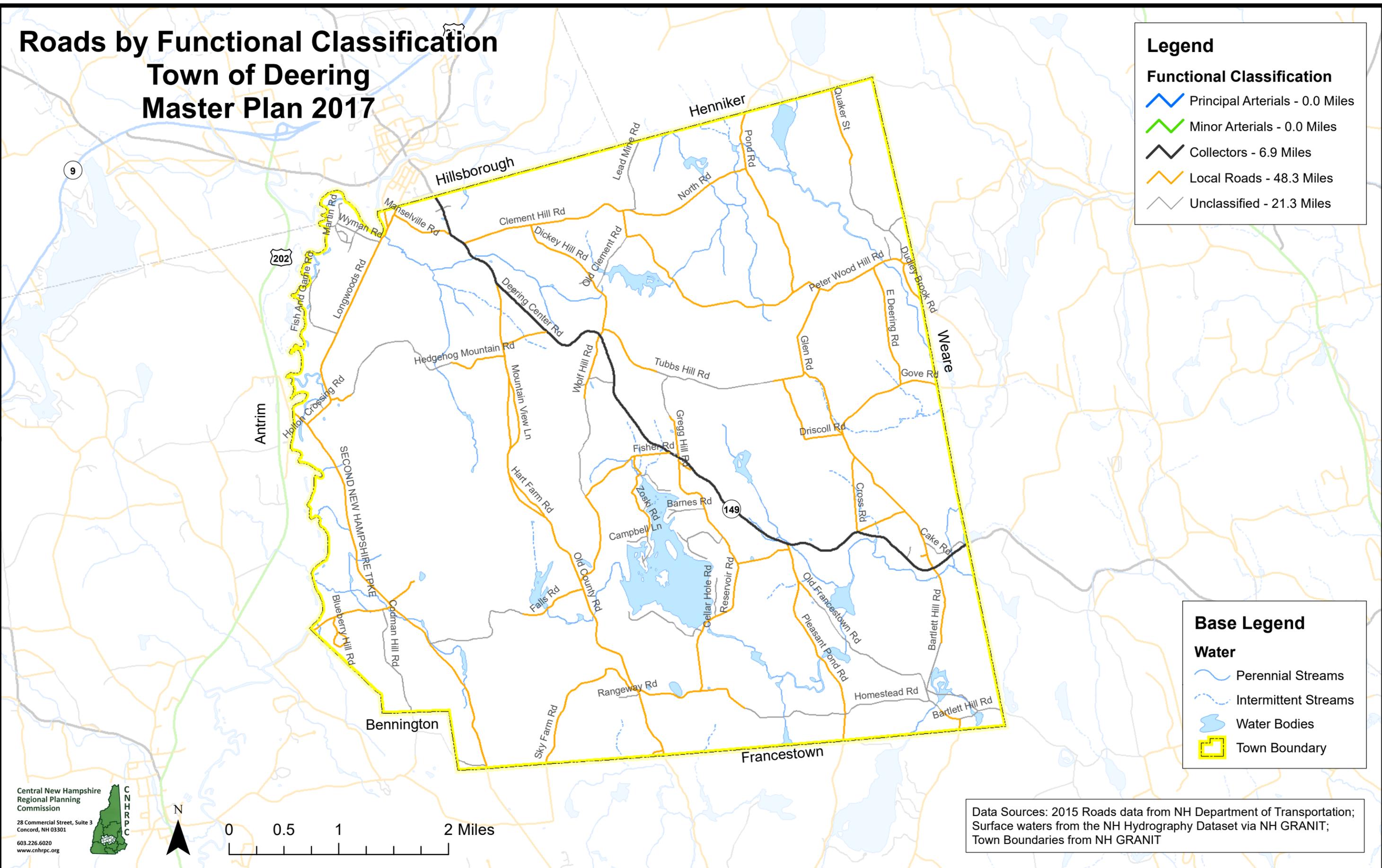
-  Principal Arterials - 0.0 Miles
-  Minor Arterials - 0.0 Miles
-  Collectors - 6.9 Miles
-  Local Roads - 48.3 Miles
-  Unclassified - 21.3 Miles

**Base Legend**

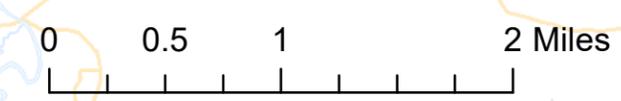
**Water**

-  Perennial Streams
-  Intermittent Streams
-  Water Bodies
-  Town Boundary

Data Sources: 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT



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# Bridges by Ownership Town of Deering Master Plan 2017

### Legend

**Owner**

- Town of Deering
- NHDOT

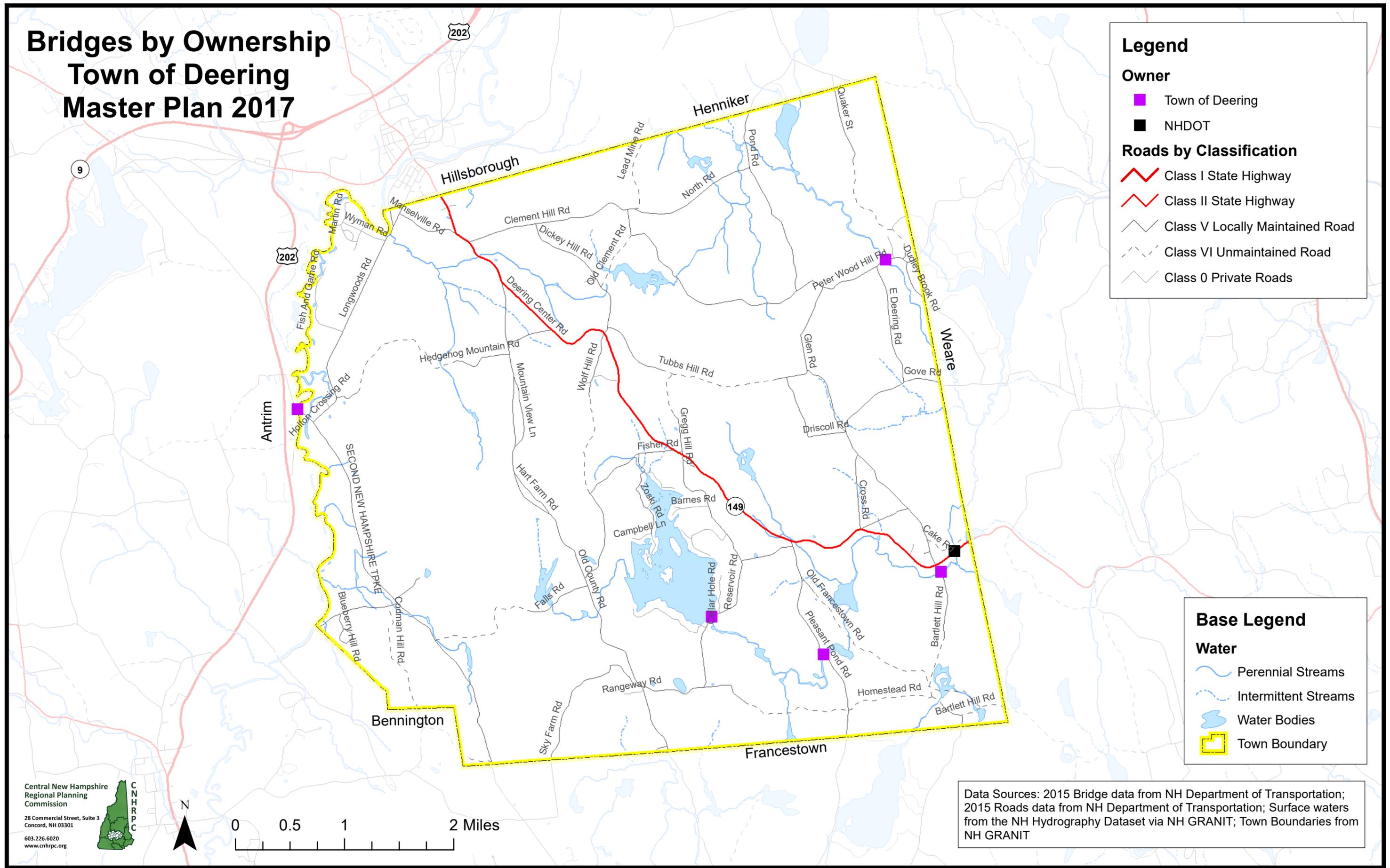
**Roads by Classification**

- Class I State Highway
- Class II State Highway
- Class V Locally Maintained Road
- - - Class VI Unmaintained Road
- Class 0 Private Roads

### Base Legend

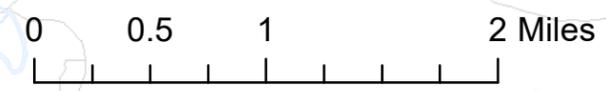
**Water**

- Perennial Streams
- - - Intermittent Streams
- Water Bodies
- Town Boundary



Data Sources: 2015 Bridge data from NH Department of Transportation; 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

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# Pavement Condition Town of Deering Master Plan 2017

### Legend

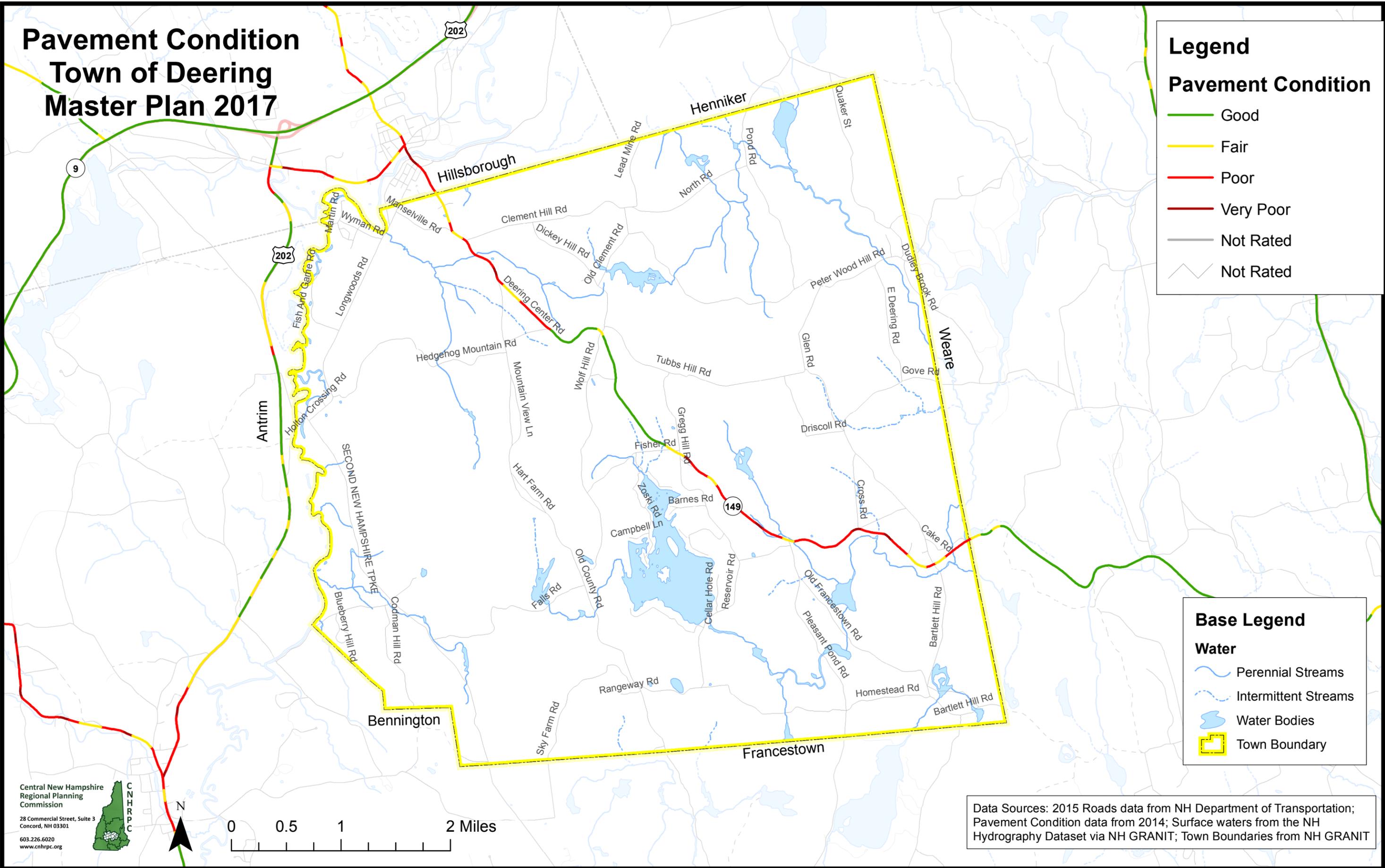
#### Pavement Condition

- Good
- Fair
- Poor
- Very Poor
- Not Rated
- Not Rated

### Base Legend

#### Water

- Perennial Streams
- - - Intermittent Streams
- Water Bodies
- Town Boundary



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Data Sources: 2015 Roads data from NH Department of Transportation; Pavement Condition data from 2014; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

# Crashes 2010-2014 Town of Deering Master Plan 2017

## Legend

### Severity

- \* Killed
- Incapacitating
- Non-Incapacitating
- ▲ Possible
- No Apparent Injury
- Unknown

## Base Legend

- ### Roads by Classification
- Class I State Highway
  - Class II State Highway
  - Class V Locally Maintained Roads
  - - - Class VI Unmaintained Roads
  - Class 0 Private Roads

### Water

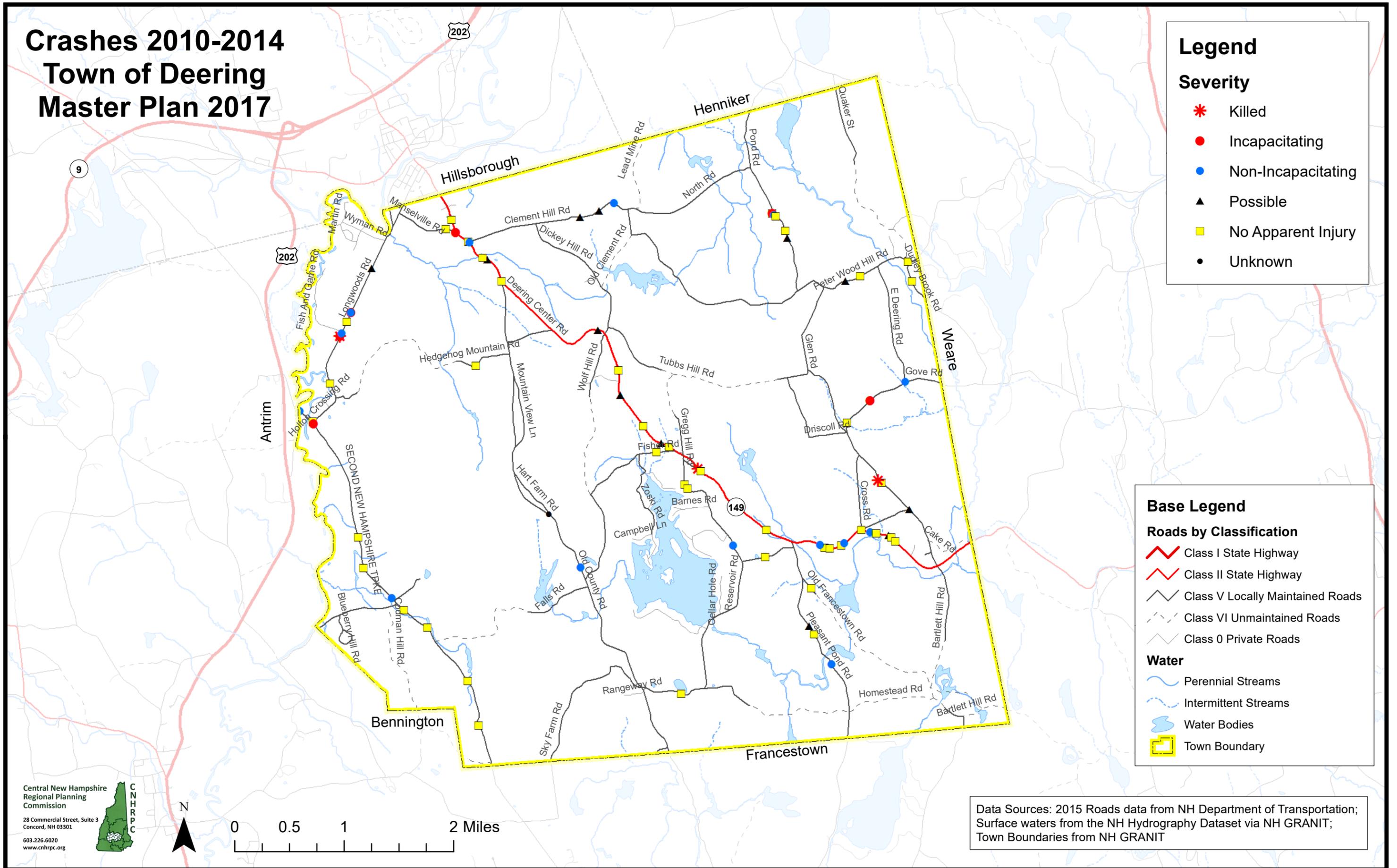
- Perennial Streams
- - - Intermittent Streams
- Water Bodies
- Town Boundary

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0 0.5 1 2 Miles

Data Sources: 2015 Roads data from NH Department of Transportation;  
Surface waters from the NH Hydrography Dataset via NH GRANIT;  
Town Boundaries from NH GRANIT



# Scenic Roads Town of Deering Master Plan 2017

### Legend

 Scenic Roads

#### Roads by Classification

-  Class I State Highway - 0.0 Miles
-  Class II State Highway - 6.9 Miles
-  Class V Locally Maintained Road - 48.3 Miles
-  Class VI Unmaintained Road - 14.0 Miles
-  Class 0 Private Roads - 4.4 Miles

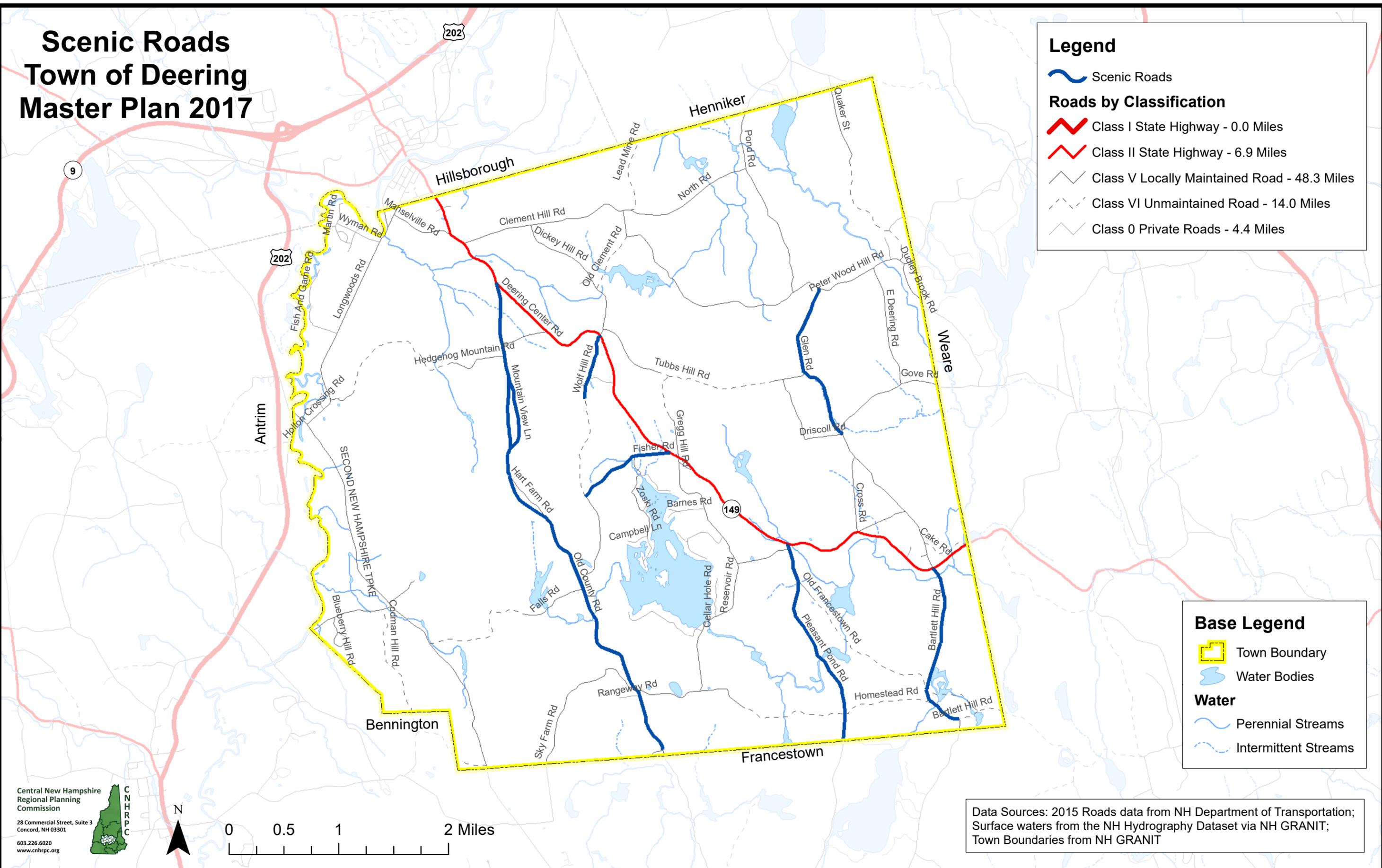
### Base Legend

-  Town Boundary
-  Water Bodies

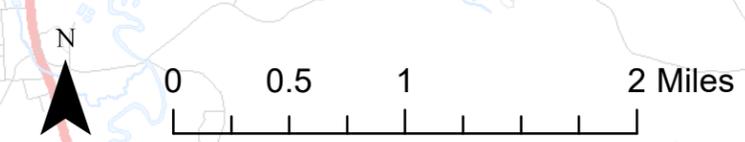
#### Water

-  Perennial Streams
-  Intermittent Streams

Data Sources: 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT



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# EXISTING AND FUTURE LAND USE

For the Town of Deering

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Deering is a very unique community, one that combines the best qualities of rural living with proximity to more urban communities. Land use in Deering has always been strongly influenced by the Town's location, topography, soils, and water resources.

Geographically isolated from the influences of major cities and intensive development, the rural pattern of large tracts of undeveloped parcels has remained relatively unchanged from earlier decades. Exceptions to this pattern over the years are the railroad, the use of hydropower by small, local mills, and the development of Deering Lake for recreational purposes – all taking place without a strong impact on the rural landscape of Deering.

Land use along Deering's northern border with Hillsborough is more developed simply due to its proximity to this commercial center. This more intensively populated area of Deering is nearly indistinguishable from the abutting community of Hillsborough.

In recent years, the expansion of Southern New Hampshire's suburban areas surrounding Manchester and Nashua, the increase in newer, light industries in Southern New Hampshire, and to some extent, the growth of state government in Concord, have "shortened" the commuting distances that initially contributed to Deering's isolation. How much of a change in land use development occurs is dependent on many factors such as population trends, growth in economic development in surrounding communities, housing costs, and changes in commuting patterns and transportation improvements.

Demographic changes such as an aging population, evolving housing needs, as well as changing social and economic trends discussed throughout the Master Plan have and will continue to have a direct impact on the landscape of the community. Because land is a finite resource, careful use of land is a critical issue for all communities. How Deering utilizes its land has a direct impact on aesthetics, community character, transportation infrastructure, housing affordability, as well as the tax base.

The purpose of this Chapter is to identify and explore land use trends in Deering, discuss how regulations can impact such trends, and offer recommendations as to what steps could be taken in the future to meet the housing and economic needs of the community.

Key themes identified from the Community Survey related to Land Use include community support for preserving Deering's rural character, maintaining the current residential zoning, lot sizes, setbacks, and frontages, and encouraging light non-residential growth only in specific areas of Town. The Community

Visioning Session's main outcomes were, for the Land Use groups, to keep Deering rural, develop appropriate area zoning with restricted development, broaden the tax base and identify a community gathering place.

### Town of Deering Existing and Future Land Use Vision

---

Maintain Deering's rural character and protect areas of special value to the Town while providing for population growth in ways compatible with other goals of this Master Plan.

## COMMUNITY SURVEY RESULTS

In preparation for the master plan update, a community survey was available for residents to provide input. Like many communities in the Central NH Region, Deering has a long history of residents with strong ties and commitment to their community. Completed in 2015, the survey demonstrated a desire by residents to increase non-residential growth while preserving Deering's many natural features and rural character. Overall, it was clear residents appreciate Deering's high quality of life and support preserving it in the future.

### Community Survey Question 20:

Do you favor separating the Town into separate residential zoning districts with different lot sizes, setbacks and frontages?

Q. 20	Total	Percent
Yes	30	38.0%
No	49	62.0%
Total	79	100.0%

### Community Survey Question 21:

Should the Town have a separate zone(s) dedicated for industrial or commercial uses?

Q. 21	Total	Percent
Yes	48	64.0%
No	27	36.0%
Total	75	100.0%

### Community Survey Question 22:

Should minimum lot sizes be changed? (Please choose only one).

Q. 22	Total	Percent
No (Stay with 2 acres)	55	67.9%
Yes (Reduce to less than 2 acres)	11	13.6%
Yes (Enlarge to more than 2 acres)	15	18.5%
Total	81	100.0%

### Community Survey Question 23:

Should Deering try to encourage light commercial-industrial (non-residential) growth?

If yes, in what area(s) would you like to encourage light commercial/industrial (non-residential) growth?

Q. 23	Total	Percent
Yes	44	57.1%
West Deering	30	66.7%
North River	18	40.0%
Central Deering	10	22.2%
East Deering	9	20.0%
Historic District	3	6.7%
Deering Reservoir	1	2.2%
No	33	42.9%
Total	77	100.0%

### Community Survey Question 25:

Are there any areas where you feel development should be restricted?

Q. 25	Total	Percent
Yes	53	73.6%
No	19	26.4%
Total	72	100.0%

**Community Survey Question 26:**

Are maintaining agriculture and forestry as economically viable land uses in Deering important?

Q. 26	Total	Percent
Yes	70	87.5%
No	10	12.5%
Total	80	100.0%

**Community Survey Question 33:**

In what ways do you enjoy Deering's recreational opportunities? Please check all that apply.

Q. 33	Total	Percent
Wildlife observation	57	76.0%
Hiking	57	76.0%
Canoe/kayak	54	72.0%
Bird-watching	43	57.3%
Fishing	37	49.3%
Snowshoeing	37	49.3%
Bicycling	32	42.7%
Hunting	26	34.7%
ATV or four-wheel driving	22	29.3%
Cross-country skiing	21	28.0%
Personal watercraft	20	26.7%
Snowmobiling	16	21.3%
Skiing	14	18.7%
Horseback riding	12	16.0%
Trapping	6	8.0%
Total	454	

**Community Survey Question 36:**

Do you use the Deering Reservoir for any of the following activities? If so, how often?

Q. 36	Yes	No	Weekly	Monthly	Yearly
Fishing	68.6% (35)	31.4% (16)	35.3% (12)	35.3% (12)	29.4% (10)
Swimming	77.4% (48)	22.6% (14)	51.1% (23)	15.6% (7)	33.3% (15)
Canoeing/boating	82.8% (48)	17.2% (10)	44.4% (20)	37.8% (17)	17.8% (8)
Sailing	26.1% (12)	73.9% (34)	50.0% (7)	21.4% (3)	28.6% (4)
Nature observation	76.8% (43)	23.2% (13)	48.8% (21)	21.9% (12)	23.3% (10)
Hunting	19.5% (8)	80.5% (33)	45.5% (5)	54.6% (6)	54.6% (6)
Personal watercraft	35.4% (17)	64.6% (31)	53.3% (8)	40.0% (6)	40.0% (6)

**Community Survey Question 38:**

Do you think the Town should develop recreational programs or activities for its residents?

Q. 38	Should the Town develop these programs?			Should the Town charge user fees?		
	Yes	No	No Opinion	Yes	No	No Opinion
For Teens	60.3% (41)	22.0% (15)	17.7% (12)	50.0% (24)	33.3% (16)	16.7% (8)
For Seniors	54.6% (36)	21.2% (14)	24.2% (16)	37.8% (17)	40.0% (18)	22.2% (10)
For Adults	41.9% (26)	24.2% (15)	33.9% (21)	42.5% (17)	22.5% (9)	35.0% (14)

# EXISTING LAND USES

## PAST LAND USES

As described in the 2004 Deering Master Plan, Deering’s location resulted in a community unique in its past and current land uses. Few areas of commercial concentration existed in Deering. Residents used the commercial services of Hillsborough, Weare, and Antrim and it was a challenge to even purchase food staples or a gallon of fuel within Deering. Deering’s Town Center remained essentially unchanged from its appearance in the mid-19<sup>th</sup> century with a few residential structures clustered around the Town Hall and Deering Community Church. Since the 1920’s, Deering Lake has served as a recreational attraction. Summer homes and camps have a long-standing presence in the community. In the 2014 visioning session, many residents voiced satisfaction about Deering’s limited commercial concentrations and several newer residents said that this was one main reason for their choosing Deering as a place to live. A limited commercial capacity could even be considered as a main component of Deering’s “Rural Character.”

## 2015 LAND USE

The **Land Use Map** is categorized into 13 different categories displaying roads, conservation lands, and waterbodies. Unfortunately these categories of estimated land use are not directly comparable to past master plans. The previous land use estimated in the 2004 Master Plan only used the Town’s digital tax maps and assessing data, while the 2015 Master Plan includes delineation derived from aerial photography, which provides more accurate estimates.

**Table 9.1: 2015 Estimated Land Uses (Estimated with aerials, tax maps, and assessing data)**

Land Use	Acres	% of Land Area*
Single Family/Duplex	635.5	3.2%
Multi-Family	12.6	<1%
Mobile Home Park	36.6	<1%
Institutional	52.1	<1%
Commercial Mixed/Other Commercial	32.3	<1%
Commercial Retail	2.6	<1%
Cemeteries	10.5	<1%
Outdoor Recreation/Developed Parks	20.4	<1%
Gravel Pits	15.0	<1%
Road Pavement Surface	119.7	<1%
Uncategorized (undeveloped)	17,950.2	89.8%
Water	1,100.3	5.5%
<b>Total Town Acreage</b>	<b>19,988.0</b>	

Source: NH GRANIT, NHDOT, CNHRPC, Town of Deering Digital Tax Map and Assessing Data, Aerial Photography  
 \*Total % of Land Area was calculated using a GIS System and rounding, so numbers may not add up to 100%

## RESIDENTIAL LAND USE

Since the previous master plan was created in 2004, population growth and development have slowed and the trend is expected to continue into the near future. Over the past decade from 2000 to 2010, the total number of housing units increased just over one percent. Similarly, the population only increased two percent over the same ten year period. Over the past ten years, residential development

that has occurred seems to be centrally located around Deering Reservoir, potentially seasonal homes. Much of the residential pattern of existing development seen on the **Land Use Map** has been shaped by Deering's topography, which has areas of steep slopes and hills.

Depicted in the 2015 Land Use table above, residential land use was broken down into single family, multi-family, and mobile home parks. Single family households, with the exception of uncategorized land and water is the largest land use, covers an estimated 635 acres of land, or 3.2% of the total Town acreage. Multi-family and mobile home parks comprise a much small portion of the Town with less than 1%.

#### INSTITUTIONAL

This designation includes all land owned by the municipality or the state, including schools, municipal buildings, and churches. It also includes lands that are tax exempt. These few sites are located along Deering Center Road (Route 149) and Wolf Hill Road, covering just over 51 acres of land and less than 1% of the Town.

#### COMMERCIAL MIX/OTHER COMMERCIAL

Commercial Mix includes establishments that sell food in a restaurant setting, services, or contain mixed uses in the same building, such as stores on the main level and an apartment located above. Two areas have been categorized as this use, with one area along Long Woods Road near the Hillsborough town boundary and the second located along 2<sup>nd</sup> New Hampshire Turnpike abutting a conserved rail trail owned by DRED. Overall, commercial land use comprises an estimated less than 1% of the total Town acreage with 32.3 acres.

#### COMMERCIAL RETAIL

Retail includes commercial establishments that sells goods rather than services. As seen on the map, one area was classified as commercial retail along Deering Center Road. This establishment covers 2.6 acres, which when rounded is less than 1% of Deering's total acreage.

#### CEMETERIES

Deering contains several small cemeteries, which are a mix of private and Town owned. Compared to other land uses, cemeteries comprises one of the smaller percentages of Deering's total land acreage, with 10.5 acres (less than 1%). Four cemeteries are large enough to be visible on the Land Use Map, with two located on Deering Center Road, one on Old County Road, and one located on East Deering Road.

#### OUTDOOR RECREATION/DEVELOPED PARKS

The area designated in this category includes the Oxbow Campground located on Deering Center Road, which comprises over 20 acres of land. It is also important to note that nearly 33.2% of Deering is comprised of conservation lands, many of which are available for recreational activities. These conservation lands were not included in this land use category calculation.

#### GRAVEL PITS

Gravel pits are one of the smaller land use categories in Deering, comprising less than 1% of the Town. Though Deering currently contains two active gravel pits, only the Town gravel pit was delineated onto the Land Use Map located on Hedgehog Mountain Road. Overall, this land use category comprises less than 1% of the Town with 15 acres.

### ROAD PAVEMENT SURFACE

This category includes all paved roads within Deering. The State Roads layer was used when creating this map in the GIS software. Overall, road pavement surfaces cover less than 1% of the total Town acreage at 119.7 acres.

### INDUSTRIAL

Deering contains no land uses that are considered industrial.

### UNCATEGORIZED (UNDEVELOPED)

Undeveloped land includes forests, agriculture land not related to a commercial greenhouse, and non-commercial agriculture related buildings. Undeveloped lands, which comprise about 90% of Deering's total land acreage, are scattered throughout the Town and is Deering's highest percentage of all land uses designated. Some undeveloped land is related to its natural condition, such as topography and soil conditions, that would create higher development costs in areas such as environmental permitting and needed infrastructure costs.

### Conservation/Protected Land Use

Of Deering's total 19,988 acres of land, 6,481 acres are conserved and protected, which is approximately 33.2%. This value may also include portions of agricultural and undeveloped lands, as the conserved land acreage was not based on specific parcel data.

**Table 9.2: Conserved Land Use**

Conserved Land	Acres	% of Town
Antrim	4,553	19.9%
Bennington	123	1.7%
<b>Deering</b>	<b>6,481</b>	<b>33.2%</b>
Francestown	4,868	25.4%
Henniker	4,610	16.4%
Hillsborough	5,291	18.9%
Weare	7,534	19.9%

Sources: GRANIT Conservation and Protected Lands, 2012



Photo Credit: Gary Samuels

Mcalister Easement as viewed from Hedgehog Mountain

As shown in the table above, Deering has one of the highest percentages of conserved land of its neighboring communities. With such a large percentage of the Town being conserved land, it provides easily accessible recreation opportunities for residents by connecting people to the outdoors and promoting a healthy lifestyle. Residents across all generations appreciate easy and safe access to recreation opportunities that are close to home. This is especially true as many opportunities provide multi-purpose

use year-round, such as trails used for hiking in the summer and cross-country skiing in the winter.

Deering should look for opportunities to increase access points, such as trail heads and parking, as well as the means to get there, so that conservation land can be fully accessed by the public. This is especially true as the population continues to age and retirees are choosing to stay in New Hampshire.

### ZONING DISTRICTS

The Town of Deering is zoned, in its entirety, as Rural Residential / Agricultural. Businesses are permitted by special exception through the Zoning Board of Adjustment.

**Table 9.3: 2015 Zoning District Land Acreages**

Land Use	Acres	% of Town
Rural Residential	19,988	100.0%
Total	19,988	100.0%

*Sources: Digital Tax Maps*

### RURAL RESIDENTIAL / AGRICULTURAL ZONE

The Rural Residential Zone encompasses all of the land area in Deering. Within the Rural Residential / Agricultural Zone, parcels are utilized for residences, agricultural enterprises, businesses, public facilities, open space, conservation lands, and the Hawthorne-Feather Airpark.

### OVERLAY ZONING DISTRICTS

These districts are, in essence, draped over, or “overlay” the base zoning districts which lay beneath them. As such, their purpose is to provide additional protection for the natural or built environment in which they are situated. Deering’s Zoning Ordinance contains a Wetlands Conservation District, an Aquifer Protection District, a Floodplain Development Ordinance (conforming to FEMA’s requirements for the National Flood Insurance Program), a Shoreland Protection District, and a Watershed Protection Ordinance.

### WETLANDS CONSERVATION DISTRICT

In Article 3, Section 5 of the Zoning Ordinance, the extent of the District is defined as all wetlands identified on the Town of Deering Wetlands Maps and the National Wetland Inventory Maps, which also appear on most maps of the Master Plan. The Wetlands Conservation District was designed to aid in protection against damage from floods by preserving natural floodwater storage areas, and to control the development of structures to prevent the pollution of surface and groundwater. The District also protects aquifers, which often is the source of the Town’s water supply, surface waters, and prevents the destruction of natural wetlands through sewer treatment facilities and other sources of pollution.

As long as no building is erected, and no surface is altered by addition of fill or dredging, the permitted uses in the Wetlands Conservation District include forestry, agriculture, wildlife refuges, parks and recreation, open spaces, wells, and fire protection services as well as docks or wharves with granted permits. Exceptions, which include streets, roads, and other access ways, utility rights-of-way, and water impoundments, need to be approved by the Zoning Board of Adjustment. Within the Town’s Wetlands Conservation District, no septic tank or leach field can be located closer than 75 feet from a wetland and no primary structure closer than 50 feet of the delineated edge of a wetland and a natural woodland buffer.

#### AQUIFER PROTECTION DISTRICT

In Article 4, Section 2 of the Zoning Ordinance, the Aquifer Protection District is designed to protect, serve, and maintain potential groundwater supplies and recharge areas within the Town of Deering from contamination or reduction in recharge. The district also assures availability of water supplies for future growth and encourages uses that are safe and appropriate in aquifer recharge areas. Boundaries of the district are those depicted on the Town's Aquifer Protection District Maps and is the outermost edge of the surficial extent of all aquifer deposits presently designated as stratified drift.

Unless an exception is granted by the Zoning Board of Adjustment and approved by the Planning Board, no aquifer-threatening land use such as disposal of solid, hazardous or leachable wastes, petroleum, and de-icing materials, the use of automotive service and repair shops, or dry-cleaning facilities, may be located within the district. Permitted uses include natural conservation activities, outdoor recreation, farming and gardening, and development.

#### FLOODPLAIN DEVELOPMENT ORDINANCE

In Article 4, Section 3, the Floodplain Ordinance is intended to protect people and property from the flood hazard dangers associated with residential, commercial, and industrial development located in designated special flood hazard areas. These special flood hazard areas are designated by the Federal Emergency Management Agency (FEMA).

All proposed development in any special flood hazard area requires a permit. All applications for new construction or improvements are reviewed by local officials to determine the risk of flooding. Water and sanitary sewer systems must also be properly designed to minimize infiltration of flood waters into the system and discharges into flood waters. Conditions of building or improvements must be met before the granting of a permit. Upon appeal by the applicant, the Zoning Board of Adjustment may grant a variance subject to the conditions outlined in the Floodplain Overlay District. There is an inherent risk in granting such a variance with regard to higher flood insurance premiums for the property owner.

#### SHORELAND PROTECTION DISTRICT

In Article 4, Section 4, this district reflects the state's standards established in the Shoreland Protection Act adopted in 1997. It was established to control erosion and siltation, protect the water quality, and maintain a natural woodland buffer of 150 feet of the primary bodies of water within the Town of Deering. The districts also protects native wildlife, including aquatic and land based plant and animal species. The specific water bodies include Deering Reservoir, Dudley Pond, Contoocook River, and Piscataquog River.

Prohibited uses include establishment of salt storage yards, motor vehicle junk yards, waste facilities, the storage of hazardous materials such as bulk chemicals, petroleum, septic disposal systems, and the excavation of sand and gravel and dumping of snow or ice collected from road areas outside of the district. Restricted uses include water dependent structures, public water supply facilities, sewage, and hydroelectric and placement of solid waste beyond 150' of the reference line. Permitted uses include water dependent structures subject to permission of the Commissioner of the NH DES, marinas with the approval of the Planning Board and a permit from the NH DES, and other water-dependent structures by special exception granted by the Zoning Board.

#### WATERSHED PROTECTION OVERLAY ZONE

Adopted in 2005 as Article 4, Section 5, the Watershed Protection Overlay Zone was adopted with more stringent guidelines than the “one size fits all” state Shoreland Protection Overlay to protect public health through protecting surface water, wetlands, natural areas and wildlife habitats, and overall water quality of Deering Reservoir. The boundaries of the zone were determined by the Town Planning Board and is shown on the master zoning map kept on file in the Deering Town Hall. An additional 75 foot buffer zone is placed along any tributary stream discharging into Deering Reservoir.

In 2011, townspeople amended the Shoreland Protection and Deering Lake watershed Protection ordinances to allow the building of accessory structures, such as sheds and gazebos (but not automobile or other vehicle garages) within watershed protected buffers. Prohibited uses within the overlay zone include storage, production, treatment, or disposal of hazardous material, disposal of solid waste, septage or sludge, dry-cleaning or photo processing businesses, automobile and repair stations, and junkyards and salvage yards. In addition to the prohibited uses listed, sub-surface waste water disposal, livestock impoundments, trash containers and dumpsters not under roof, landfills, lawns, and any activity involving the manufacturing, storage, or distribution of petroleum, chemical, or asphalt products is prohibited within 25 feet of the buffer zone. Development criteria provide that all development within the overlay zone follow best management practices to prevent erosion and pollution along the shoreline of the lake. The development criteria also require all septic tanks in the zone to be pumped and inspected every three years to ensure proper functioning.

#### OTHER TOWN ORDINANCES

In addition to the established zoning and zoning overlay districts, the Town of Deering Zoning Ordinance currently contains additional regulations which were established so to protect Deering’s rural and scenic character and the safety of Deering’s residents.

#### AIRPORT ZONING ORDINANCE

Adopted in 2006 Article 3, Section 4, the airport zoning ordinance protects the safety of aircraft utilizing the runway as well as users and nearby property owners with a protective zone covering up to 11,000 feet from the airport’s runway northing and easting center point. This zone restricts the creation of any electrical interference and visual confusion for landing, maneuvering, or taking off of aircraft. A height limit of 40:1 feet and 7:1 feet ratio from the end and the side of the landing strip and 150 feet above airport elevation is restricted.

#### TELECOMMUNICATIONS FACILITIES ORDINANCE

In Article 5, Section 4, the Telecommunications Facilities Ordinance protects the Town’s scenic and rural beauty highly valued by residents by strategically regulating the development of telecommunications facilities and the installation of towers and antennas. Telecommunications structures must minimize visual impacts and impacts on environmentally sensitive areas, encourage the safety of air traffic, particularly around the West Deering Hawthorne-Feather Airpark, and promote public health, property values, and historic areas. Other goals of this ordinance include maximizing the use of existing towers and buildings with the co-location of facilities by competing and non-competing users, and maintaining existing buildings while removing abandoned facilities.

Locations are not permitted on Clark Summit and Gregg Hill. Special exceptions to the conditions in the ordinance are granted by the Zoning Board of Adjustment upon review by the Planning Board as long as aesthetics, co-location, proximity to residential developments and other requirements are met.

### OPEN SPACE SUBDIVISION

Adopted in 2005, Article 5, Section 6, the open space subdivision ordinance is designed to conserve agricultural and forestlands, habitat, water quality, and rural character that would likely be lost through conventional development approaches. Objectives of this ordinance include minimizing site disturbance and erosion, encouraging a less sprawling form of development, conserving and maintaining historic settings, and providing greater efficiency in the siting of services and infrastructure.

Any lot, as it existed on March 9, 2005, is known as the parent lot. Open space design must be used if the parent lot size is 20 acres or larger, or if the completed subdivision of the parent lot will have no more than four lots or all lots in the subdivision of the parent lot are a minimum of 10 acres in size. The Planning Board has found that, in order to maintain Deering's rural character, the open space concept, as a one size fits all design, is not always appropriate for subdivisions of lots 20 acres or larger. Recognizing this, the Board plans to present voters at 2017 Town Meeting an amendment to the Open Space ordinance that allows for some leeway about the number of lots and the ratio of open space required.

### HISTORIC DISTRICT ORDINANCE

As the most recent ordinance to be adopted, the voluntary historic district ordinance was created to conserve property values, foster civic beauty and rural character, strengthen the local economy, and promote and preserve the district for education, pleasure, and welfare of Deering's residents. Located on the east side of Deering, northeast of Deering Reservoir, the district covers a total of 322 acres, of which 227 are protected.

The voluntary ordinance outlines general criteria including architectural details, building materials, designs, fencing and screening, husbandry, lighting, and paint color to be followed for existing buildings in the district. A five hundred foot setback around the historic district perimeter will be required. The ordinance also outlines powers, duties, policies, and procedures for a Historic District Commission to be developed in conjunction with this ordinance.

### LAND USE REGULATIONS

As authorized by state statutes, the Planning Board has adopted Site Plan Review and Subdivision Regulations to specify how land may be subdivided or otherwise developed in Deering. The following is a brief discussion of these local land use regulations.

### SUBDIVISION REGULATIONS

The Subdivision Regulations grant the Planning Board the authority to provide against premature and scattered development and ensure that the local development projects will be carried out in a harmonious and safe manner. The rules also ensure that the land is adequately suited for the type of development being proposed.

Included in the Subdivision Regulations is a definitions section which provides guidance for any potential misinterpretation of the terms used in the document as well as a broad list of application materials and procedures which clearly spell out what an applicant needs to submit to the Planning Board in order to have a complete application. The document classifies subdivision types into minor (three or fewer lots), and major (four or more lots) and contains construction specifications for major subdivisions only.

Provisions for governing lot and street layouts and developments of regional impact are also included in the Subdivision Regulations. These standards include provisions for lot, street, and storm drainage layouts, erosion and sediment control, debris and waste, floodplain areas, special flood hazard areas and national flood insurance.

Numerous design standards are included which deal with street design, frontage issues, site grading and improvement plans, and drainage. Some of the street design rules manage issues related to layout, construction, improvements, surface treatments, and shoulders. Utility design standards are also included to control storm water drainage, and assure water supply and erosion protection.

The Subdivision Regulations also contain sections on administrative procedures, financial guarantees, construction inspections, building permits, and other procedural measures. The contents and specifications for what is required to be included on subdivision plats are clearly outlined for applicants to follow. Similar requirements are provided for construction plans.

The described subdivision regulations can be found on Deering's website or with the following link: [http://www.deering.nh.us/Public\\_Documents/DeeringNH\\_WebDocs/town\\_rules/index](http://www.deering.nh.us/Public_Documents/DeeringNH_WebDocs/town_rules/index).

#### SITE PLAN REVIEW REGULATIONS

The purpose of Deering's Site Plan Review Regulations, first adopted in April 2004, are to protect the health and safety of residents, to promote balanced growth and timing of development to prevent premature and scattered development, to ensure sound site utilization, to avoid development with negative environmental impacts, and to guide the character of development. In addition, they provide applicants with a clear set of rules governing the organization and submission of their proposed site plans to the Planning Board.

Activities which are subject to site plan review include new construction of nonresidential or multi-family residential development (more than two dwelling units), a change of use, external modifications for nonresidential sites, expansion of a building or intensification of use, and for a proposal that involves a non-residential or multi-family building that has never received a site plan review in the past. The Site Plan Review Regulations includes a set of rules governing how the Board handles developments of regional impact.

Provisions for access and circulation, parking requirements, landscaping and buffering, exterior lighting, guide the design and construction of sites. General site design requirements include provisions for stormwater management and erosion control, noise, pollution control, protection of natural and historic features, ADA accessibility, and utilities. The site plan regulations can be found on Deering's website: [http://www.deering.nh.us/Public\\_Documents/DeeringNH\\_planning/documents/site\\_plan\\_regs.pdf](http://www.deering.nh.us/Public_Documents/DeeringNH_planning/documents/site_plan_regs.pdf).

#### CURRENT USE

In 1973, the New Hampshire State Legislature enacted RSA 79-A:1 and created the Current Use program, a tool landowners can use to reduce the amount of property tax they pay on open space within their property limits as well as an incentive to keep the land in its traditional use. Before the RSA, financial burdens were being placed on individuals with large open space land holdings, since property taxation was based on the highest and best use of the land. Now under the program, current use value is the assessed valuation per acre of open space land based upon the income-producing capability of the land in its current use - not its real estate market value.

Property owners can file for reduced property taxes through the current use taxation program at municipal offices where the valuation shall be determined by the municipality’s assessor in accordance with the range of current use values established by the state’s Current Use Board (CUB). Eligible land types include farm land, forest land, open space land, unproductive land and wetlands.

By allowing open space land to be classified as current use, it acts as an incentive for landowners not to develop property. When land is removed from Current Use, ten percent of the full and true value of the land, not the Current Use assessed value, must be paid as a Current Use Land Change tax. It is important to understand that the Current Use classification can be placed on, or removed from, land at the landowner’s discretion which is why these lands vary from conservation lands. For more information on Current Use, please refer to the Master Plan’s Natural Features Chapter and the NH Department of Revenue Administration: [www.revenue.nh.gov/current-use/index.htm](http://www.revenue.nh.gov/current-use/index.htm).

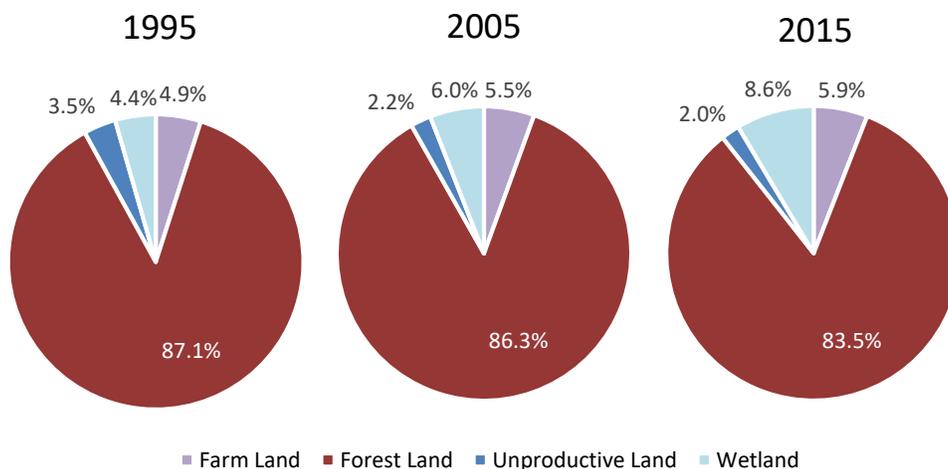
Excerpted from the Natural Features Chapter, the table below illustrates the trend of land within current use over the past six years. Over seventy-four percent of Deering’s land area was in Current Use in 2015, which has varied little over the six year period. The smallest amount of Current Use acreage was in 2010, with only 14,351 acres.

**Table 9.4: Current Use Acreages by Land Type, 2008-2013**

CU Acreage	2010	2011	2012	2013	2014	2015
Farm Land	977.88	982.58	874.34	875.44	879.75	856.98
Forest Land	11,976.98	11,976.61	12,307.49	12,251.3	12,176.15	12,081.08
Unproductive Land	435.66	435.66	435.66	435.66	435.66	295.79
Exempt Wet Land	960.79	963.67	981.66	978.9	980.90	1,241.16
Total CU Acres	14,351.31	14,358.52	14,599.15	14,541.3	14,472.46	14,475.01

Sources: NH Department of Revenue Current Use Reports

**Figure 9.1: Current Use Percentages by Type, 1995, 2005, and 2015**



**Table 9.5: Land Use Change Tax Collected, 2010-2015**

	2010	2011	2012	2013	2014	2015
Land Use Change Tax Collected	\$0	\$0	\$4,900	\$2,940	\$220	NA

*Sources: Deering Annual Reports*

As described in the Demographics Chapter, the population increase is still increasing, but at a much slower rate. Deering’s population increased two percent between 2000 and 2010, the lowest increase of Deering’s surrounding communities. This increase is less than that of the previous decade, nearly ten percent, which was middle ranged compared to surrounding communities.

**Table 9.6: Population Increase, 2000-2010  
Deering and Abutting Communities**

	% Increase, 2000-2010
Antrim	7.7%
Bennington	5.4%
<b>Deering</b>	<b>2.0%</b>
Fracestown	5.5%
Henniker	9.1%
Hillsborough	22.0%
Weare	13.0%

*Source: 2000 US Census & 2010 US Census*

Even as the population increases, average household size of persons per household has been decreasing. The average household size in Deering has decreased nearly twenty-two percent from 1970 to 2010, with the most recent average household size only 2.49 people per household. This may cause a demand for additional housing units with less square footage more desirable, considering an aging population and a decreasing household size. The largest change in housing units is the number of manufactured units, which has decreased by over twenty percent, losing over thirty manufactured units in the ten year period. Additionally, the number of multifamily units has almost doubled, while the number of single family units increased by just over one percent.

**Table 9.7: Dwelling Unit Increase, 2000-2010**

Dwelling Units	2000	2010	% Increase
Total Number of Single Family Units	729	741	1.6%
Total Number of Manufactured Units	177	139	-21.5%
Total Number of Multifamily Units	27	52	92.6%
Total Number of Dwelling Units	933	932	-0.1%

*Source: 2000 US Census & 2010 US Census*

Building permits for residential housing over the past four years are displayed in the table below. The values represent net change, which accounts for residential construction and demolition. Thus, a negative value implies that more units were demolished compared to those built. Overall, the last four years have seen few permits issued. On a regional level, Central New Hampshire has seen a decrease in building permits, similar to Deering. The number of building permits issued in 2010 was only 35% of the

number of permits issued in 2000. Additionally, 73% of the issued permits between 2000 and 2010 were issued in the first five years.

**Table 9.8: Residential Building Permits Issued by Housing Type in Deering, 2010-2014**

Housing Type	2010	2011	2012	2013	2014	5 Year Totals
Single Family Housing	1	0	-1	-1	1	0
Manufactured Housing	0	2	0	-1	0	1
Multifamily Housing	0	0	2	0	0	2
Yearly Totals	1	2	1	-2	1	3

*Source: New Hampshire Office of Energy and Planning*

### DEVELOPMENT CONSTRAINTS

Even though the trend of development is slowly increasing, many naturally occurring features, such as topography, soil quality, and floodplain locations, continue to act as constraints for current and future development. Shown on the **Development Constraints Map**, Deering has many areas that limit development, a potential contributor to Deering’s development pace over the years.

#### STEEP SLOPES

Slopes that are greater than 15% are present in areas throughout Deering, commonly associated with jutting hills and mountains, along roadways, or surrounding bodies of water. Steep slopes often present challenges to development, mainly for their erosion and rockslide potential. The largest area of steep slopes can be found along the top of Hedgehog Mountain, covering a length of over two miles. Additional steep slope areas can be found throughout Deering, including around Dudley Pond and Deering Reservoir.

#### FLOODPLAINS

Floodplains are areas that have the potential to carry and store floodwater, also termed flood storage land. Preserving the floodplain’s ability to store this excess water is key to protecting surrounding land uses, especially as the trend of extreme storms and frequency increases. In Deering, the largest area of floodplain is along the Contoocook River, by the western border of the Town.

#### HYDRIC SOILS

Although hydric soils are not depicted on the **Development Constraints Map**, poorly drained and very poorly drained soils are shown. These two classes of soils are often found in areas of land with high water table, floodplains that are seasonally flooded, and depression areas that collect and store runoff. The presence of hydric soils is one third of the requirement for a land area to be classified as a jurisdictional wetland, impacting any potential development. Hydric soils, including poorly and very poorly drained soils, also limit agricultural production and limit the ability to install off-site waste disposal systems. Please refer to the Natural Features Chapter for additional information on soil classifications in Deering.

#### WETLANDS

Wetlands can be defined by three characteristics: standing water at or near the ground surface during some portion of growing season; soils with characteristics that show they are saturated for some time; and plants adapted to growing in saturated soils. Wetlands are valuable to preserve, as they provide flood control, natural water filtration, water storage and water recharge, wildlife habitat and aquatic nurseries, and economic increase to property value.

## CONSERVATION LANDS

In addition to the naturally occurring resources listed above, just over 33% of Deering’s total land acreage is conserved lands. These lands have been categorized as conserved for their scenic beauty and resources they provide. Forest, open fields, and agricultural lands comprises much of the conserved land, and include vast recreational resources used year round by Deering residents and residents from the surrounding communities. These recreational opportunities will become more valuable in the near future, as the population continues to age and retirees choose to remain in New Hampshire and enjoy local access to these resources.

For additional information on development constraints mentioned, refer to the Natural Features Chapter of the master plan or refer to the Central New Hampshire Regional Plan.

## EXCAVATION OPERATIONS

The Johnson pit, Petrecky, and McAllister were once heavily utilized by the Town of Deering. Today, the Town uses the Hedgehog Mountain site as its sole source of sand and gravel. There is only one other active pit in Deering, Daniel’s gravel pit, with an average of 3,250 yards removed annually. The sand and gravel pits are depicted on the **Land Use Map** in the Natural Features Chapter.

**Table 9.9: Active Excavation Operations**

Name or Location	Status	Map & Lot #	Type of Material(s)
Daniel’s Gravel Pit	Active	209-11	Sand and gravel
Hedgehog Mountain (Town)	Active	218-23	Sand and gravel

*Sources: Natural Features Subcommittee Input*

Chapter 155:E of the New Hampshire Revised Statutes Annotated was enacted August 24, 1979. Although it has been revised considerably since then, the substance of the law remains the same: the municipality is responsible for the regulation of excavation of earth materials to be used as construction aggregate.

The law states that permits are required for any excavation operation unless the operation was active in the 2-year period before the law was enacted August 24, 1979, if it is used for highway construction, or if it is attached to a stationary manufacturing plant. Grandfathered operations (operations which produced material of sufficient weight or volume that was commercially useful in the 2-year period before August 24, 1979) are subject to the operational and reclamation standards laid out in the law, and they also must apply for a permit if they wish to expand their operation. In order for a grandfathered operation to retain its status, it must have filed an Excavation Report with the Planning Board no later than August 4, 1991. Failure to do so resulted in loss of grandfathered status, and a permit must be requested in order to continue work. The permit requires more stringent standards than the ones that must be complied with in order to run an excavation operation without a permit.

Excavation operations being used exclusively for State or local highway construction do not need a permit; however, the Planning Board must have on file an agreement between the pit owner and the State or local government. This type of excavation must not operate in violation of local zoning, unless an exemption has been granted.

A permit is not required for an excavation operation that on August 4, 1989 was contiguous to or on land contiguous to a stationary manufacturing plant that was in operation as of August 24, 1979 and

used earth from the excavation site. No additional permits are required for excavation sites connected to stationary manufacturing plants for which permits had been issued by state or local government since August 24, 1979. These operations are subject to the standards set forth in the permits issued to them for their operation.

#### TIMBER HARVESTING

Statewide, the forest-based industry provides a significant number of jobs for residents and benefits the State and regional economy. In order to encourage the growth of forested areas, timber is only taxed at the time it is cut. Locally, Deering collected \$6,640.00 in timber tax in 2013, which is more than double the amount collected in 2012. For additional information on timber harvesting and timber tax collection, please see the Natural Features Chapter.

## FUTURE LAND USE

The focus of this Chapter so far has been on how land has historically been used until the present day. In this section, the focus will be on the how land could best be used in the future. Factors and issues that will be considered include environmental constraints and the patterns of existing land use when suggesting future land uses in Deering. The **Future Land Use Map** illustrates the vision of the Chapter in terms of where best to encourage different types of land use or the development of different zoning and overlay districts. Further, this section offers regulatory and voluntary techniques which can be applied to reach this vision.

#### THE FUTURE LAND USE MAP

A **Future Land Use Map** is intended to guide future decisions regarding potential zoning and land use changes in order to preserve the assets of the Town and make consideration for the businesses, areas of housing density, and conservation lands ready in place.

#### DEERING CENTER – HISTORIC DISTRICT OVERLAY

An Historic District Overlay for the lands on the north side of Route 149 including the Hotel Lot, Deering Community Church and the south side of Route 149 including the historic houses in the Town center, Tax Map 223 Lots 4, 29 and 30 and Map 228 Lot 10, the Town Hall, Old School House and some houses on Fisher Road.

By designating this area as historic, a greater sense of community and identity is fostered, new buildings or architecture can be styled to reflect traditional characteristics, and other appropriate Town services or recreational areas can be sited in the Town Center. Evaluation of the voluntary participation in this District would be considered for any future revisions.

#### MANUFACTURED HOUSING DISTRICT

Longwoods Manufactured Housing Park (MHP) is situated on a parcel of over 200 acres in North Deering between the Contoocook River and Longwoods Road. This permanent Park has potential for expansion as its land area is not fully utilized, and any new homes must comply with the Floodplain Ordinance.

Because manufactured housing parks could be placed anywhere in Deering with a special exception, a district could be established which would direct future parks to one area of the Town. With the existing Longwoods MHP and its capacity for expansion, it makes a logical choice for the boundaries of a new district. Provisions for future homes should include safeguards, including setting more stringent requirements than those identified in the current Floodplain Ordinance.

### CONSERVATION LAND LINKAGES

Deering has an extensive network of protected lands, both fee owned and easements. The ***Future Land Use Map*** has identified select parcels in Town which would permit the connectivity of conservation lands, effectively protecting wide corridors of land from development. These corridors serve to enhance wildlife habitat and travel and offset the fragmentation of roads and new homes.

An unbroken wildlife corridor exists on protected land, mostly by the Society for the Protection of NH Forests (SPNHF), between the Second NH Turnpike and the southwestern shores of Deering Reservoir. In East Deering, a wildlife corridor from the Henniker town line almost to Tubbs Hill Road exists, largely on property owned by the Audubon Society of New Hampshire. However, there is a gap between this area and the large SPNHF holding off Gregg Hill and Range Roads.

Linkages should be sought, in the form of donation or purchase, to connect Vincent State Forest, to connect the McAllister land with the Hodgen Pasture and the Society for the Protection of NH Forests (SPNHF) lands on Hedgehog Mountain, and to connect the Deering Wildlife Sanctuary to SPNHF lands and the Piscataquog Watershed Association lands.

### RESIDENTIAL AND AGRICULTURAL USES

The remainder of the Town's land should continue to be utilized for residential and agricultural purposes. These lands front roads such as Deering Center Road, Old County Road, Second NH Turnpike, and East Deering Road. These areas would retain their larger lot zoning and are still subdividable for future growth and development. Those parcels which maintain passive or active agricultural uses (see the Natural Features Chapter) should continue to be used as such.

### TECHNIQUES TO SHAPE FUTURE LAND USE

The most powerful and creative tools a community can use to shape its future growth are found in RSA 674:21, Innovative Zoning. This enabling legislation allows communities to develop ordinances to protect natural features such as wetlands and steep slopes and to require development to meet specialized standards and criteria. The Town of Deering has employed some, but not all of the following land use techniques:

#### IMPACT FEES - RSA 674:21 I. (M)

An impact fee is a proportionate fee, based upon a formula, charged to all new housing and or commercial units at the time a certificate of occupancy is issued. All new construction, including residential, whether on existing or newly created lots, is subject to the fee. Fees earmarked specifically for community facilities such as schools, roads, pedestrian infrastructure, recreation and parks, libraries and other specific town services can be collected.

Under RSA 674:21, municipalities are permitted to charge impact fees, provided they have properly adopted a master plan and capital improvements plan. If the collected impact fees are not used within six years, they must be refunded with appropriate interest. Municipalities must adopt an impact fee ordinance as part of the zoning ordinance. This ordinance should specify fees to be paid by all new construction based upon a professionally prepared study of capital costs associated with expansion of infrastructure.

A fee schedule is then developed which takes into consideration calculations and formulas based upon area population, school-age population, the number of bedrooms in a home, the road capacity, etc. Slow growing communities that adopt impact fees are more susceptible to successful legal challenges.

#### PERFORMANCE ZONING - RSA 674:21 I. (H)

In a future revision of the Zoning Ordinance, the Town could consider the implementation of performance zoning for commercial, industrial, and multi-family developments. Performance zoning establishes both the standards that must be met by development, as well as the process that measures the effect that the impact of development would have on the community.

Performance standards establish definite measurements that determine whether the effects of a particular use will be within permissible levels. Performance standards commonly employed include standards related to noise, vibration, smoke, odor, runoff, illumination, signs, groundwater, road impact (i.e. number of trips generated by a use), landscaping, multi-family and commercial building aesthetics, and school impact.

#### INCENTIVE BONUSES - RSA 674:21 I. (C)

Often employed as part of a performance zoning ordinance, incentives encourage developers to build projects above and beyond baseline standards included in the Zoning Ordinance. Incentive zoning is an exchange of development incentives for public benefits between a community and a developer. There are three basic categories of incentive bonuses: (1) intensity incentives, (2) use incentives, and (3) inclusionary incentives.

Intensity incentives allow developers a greater or more intensive use of the property. Such incentives usually allow developers to construct more units on a property, have greater amounts of impervious surface, or more square footage for commercial buildings. A typical example of an incentive usually included in this type of ordinance could be a density bonus in exchange for setting aside open space in a development for public use, construction of trails, or construction of recreational facilities.

Land use incentives permit mixing of uses in a development or provide for unspecified uses. For example, a convenience store may be permitted in a housing development, or residential units may be allowed as part of a retail development. In exchange for such benefits, developers are usually required to provide the Town with construction of public infrastructure, such as parks, boat ramps, swimming areas, recreational facilities, pedestrian infrastructure, public parking spaces, or open space.

#### VILLAGE PLAN ALTERNATIVE - RSA 674:21 VI(A)

Communities can enact this type as an option to allow for the creation of “new villages” with mixed use development that is scaled to a smaller population. Village plan alternatives (VPAs) are most appropriate as an alternative to cluster or open space development in undeveloped areas. Using the VPA can be utilized to support master plan goals for conserving a network of connected, open space lands as a means to protect wildlife corridors or sensitive areas.

#### CONSERVATION SUBDIVISION ORDINANCE - RSA 674:21 I. (F)

Often viewed as a solution to conventional cookie cutter subdivisions, conservation subdivisions are most effective when used in concert with a community’s larger plan for conservation. New developments using this approach can work with local concerns or even an open space plan to ensure that documented critical areas are suitably identified. Deering adopted open space subdivisions in 2005

and it is mandatory for any subdivision that has a parent lot of 20 acres or larger, unless no more than 4 lots or all lots in the proposed subdivision have a minimum of 10 acres. Other provisions include a total area of dedicated open space be equal to 50% of the total buildable area.

#### VIEWSHED PROTECTION

The Town has identified numerous viewsheds which should be protected from development which are generally depicted on the ***Conservation, Public Lands and Scenic Vistas Map*** of the Natural Features Chapter. A viewshed analysis could be undertaken which includes photos, descriptions, ownership, and access. Modifications to Site Plan Review and Subdivision Regulations can encourage techniques or design solutions to minimize impact to the viewsheds. An Open Space Development Ordinance is one zoning technique which can help preserve viewsheds. A Viewshed Protection Overlay Zone can further strengthen the ability of a community to preserve the scenic beauty of a community.

#### SHORELAND PROTECTION OVERLAY DISTRICT - RSA 674:21 I. (J)

Buffers adjacent to shoreland and wetlands reduce the adverse effects of human activities on these resources by protecting water quality, maintaining flood storage potential, protecting and providing wildlife habitat, reducing direct human disturbance, and maintaining aesthetic qualities and potential recreational value. The loss of buffers through variances/waivers should be minimized. A well-educated constituency advocating the appropriate development of shorelands will more likely support and adhere to the regulations made by Town decision makers.

#### WATERSHED PROTECTION OVERLAY ZONE

Focused primarily on Deering Lake and its watershed, this district protects habitats in the zone as well as aquifers and water quality by regulating the type of land uses and development that can occur. Some of the requirements include a 75 foot wide buffer zone along any tributary discharging into Deering Lake and any associated wetlands. This zone is to be maintained in its natural state to the maximum extent possible. Any development occurring entirely or partly in the Zone subject to submission of a hydrologic study that documents that the proposed development will provide the same or greater degree of water quality protection as currently exists. In 2015, Deering voters amended the ordinance to include fines for non-compliance of the septic pumping mandate as well as an appeals process. Another amendment allows landowners to seek an independent assessment by a state certified septic system evaluator to establish the frequency of pumping and inspection.

#### STEEP SLOPE PROTECTION - RSA 674:21 I. (J)

As Deering continues to grow, albeit slowly, in the future, desirable development locations, such as those with less restrictive soils and more gentle slopes, are usually developed first, leaving the more challenging locations that are more costly and difficult to develop for a later time. In the zoning ordinance, there is currently no definition of steep slopes but they are required to be identified in the yield plan in open space subdivisions and are defined as greater than 25%. Reasons to protect areas with steep slopes more fully include: to promote public safety; to minimize flooding, landslides, mudslides, and erosion; to minimize soil instability and siltation of seasonal and year round streams and wetlands; to preserve natural drainage ways; to protect rare and critical environments, wildlife, fragile soils, and unique geologic features; and to protect and preserve the scenic character of hillside areas.

Steep slope regulations should contain restrictions for all new subdivisions on minimum lot size, grading restrictions, roadway placement and design, and slope easements. A clear, dedicated section should be placed into Deering's regulations, or a steep overlay district can be developed.

#### AQUIFER PROTECTION - RSA 674:21 I. (J)

Protection of the aquifers and of any future-located drinking water supplies cannot be over-emphasized. Hazards to the water supply must be contained so as to prevent pollution of drinking water. Education of landowners with respect to utilizing best management practices should be an integral part of each inspection. Deering's aquifer protection ordinance requires a hydrogeology study for any proposed development that must address any impacts to groundwater within both the parcel and surrounding properties.

#### WETLANDS SETBACKS AND BUFFERS - RSA 674:21 I. (J)

Wetlands are natural resources that prove many natural functions. Wetlands pose development restrictions due to poor drainage, high water tables, slow percolation rates for septic systems, unstable conditions for foundations, and susceptibility to flooding. Wetlands are typically defined by three parameters: drainage, soil type, and vegetation. The National Wetlands inventory and New Hampshire define wetlands based on three criteria: hydrology, hydric soils, and hydrophytic vegetation, including trees and plants that dominate wetland areas and require wet conditions to grow.

DES estimates that 5-10% of New Hampshire's landscape is wetlands. Examples of wetlands include swamps, bogs, marshes, forested wetlands, wet meadows and vernal pools.

Wetlands provide many functions that benefit both the ecosystem and the human population. They include:

- *Flood Control:* Wetlands help control the volume of flooding by storing floodwater and moderating peak flows. This can be caused by snowmelt and/or heavy rains. As climate changes and development continues, wetlands can become especially important in preventing damage caused by flooding. Wetlands also contribute to maintaining water quality, preventing erosion, and enhancing biological and physical diversity.
- *Water Filtration:* Wetlands retain, remove, and transform nutrients and contaminants, thereby improving surface water in the surrounding area. As water moves through a wetland, 80 to 90 percent of unwanted nutrients and contaminants will be filtered out through the water column. This decreases the amount of contaminants that could affect water quality downstream, that could potentially be gathered and used as drinking water.
- *Water Storage and Recharge to Surface Water and Groundwater:* As water passes through wetlands, it slowly infiltrates the soil surface and recharges the surrounding groundwater and surface water. This is particularly critical in times of drought and when water supplies are low.
- *Wildlife Habitat and Aquatic Nurseries:* Besides a place of water storage, wetlands are home to numerous species, including 34 rare wetland dependents. Providing a place for food, water, and shelter, wetlands are common spawning and nursery habitats for many species in the ecosystem.

- *Economic:* DES states in their 2008 Water Resource Primer that wetlands increase surrounding property values by as much as 28 percent. They are also assumed to maintain a higher quality of life, as water quality and a healthy ecosystem are present in the surrounding area.

Deering has a Wetlands Conservation District which states no septic tank or leach field can be located closer than 75 feet from a wetland and that no primary structure can be located closer than 50 feet of the delineated edge of a wetland. Many communities in New Hampshire have buffers of 100 feet or more. Other communities in the Central NH Region having buffers ranging from 50-125 feet from wetlands for various types of uses. Deering may want to consider undertaking a review of other communities' setbacks in the Region as a way to evaluate the effectiveness of current regulations.

There are many additional forms of protection for wetlands currently in place at the state level as well. In 1979, New Hampshire modified its wetland law (RSA 482-A:15) to allow municipalities to provide greater protection for highly valued wetlands. These are known as prime wetlands and require additional evidence that any project within these boundaries is not threatening or will not cause a major impact. Wetlands receive this designation usually due to the large size, pristine character and its potential to support or sustain populations of rare or threatened plant and animal species. Over 25 municipalities in New Hampshire have designated sites as prime wetlands, and have set a 100 foot buffer of special protection. Deering may want to consider evaluating wetlands within their boundaries for such a designation .

#### FOREST MANAGEMENT - RSA 674:1, IIc & 674:21 I. (J)

With a great deal of land in Deering being forested, forestry is an important, traditional land use. Responsible timber management maintains open spaces, rural viewsheds, protects wildlife habitat, and produces viable income from land without permanently developing it into other uses such as housing. A right to forestry law was established by the NH Legislature to emphasize its importance to the state's rural character and economy. Statewide, forest land continues to be lost each year to other uses, mostly due to development. According to Department of Resources and Economic Development (DRED) Assessment of New Hampshire Statewide Forest Resources, an additional 5% of forest land or 288,000 acres, will be lost due to development between 2010 and 2025. The **Land Use Map** displays those areas in Deering which are managed undeveloped forestry lands.

## VERNAL POOLS

Vernal pools can be found in almost every habitat and are found throughout the state. They are wetland depressions characterized by small size, and physically isolated from other wetlands, with periods of flooding and drying. Some unique wildlife species are dependent on vernal pools especially as breeding areas, including fairy shrimp, wood frog, and the blue-spotted salamander. Loss of vernal pool habitat due to development is a threat, as is degradation, filling, or altered hydrology of surrounding land. Vernal pools are vulnerable to being overlooked during certain seasons or drier years due to the seasonal nature of flooding and drying cycles. Because of this, data on vernal pools statewide can be challenging to collect. Identification tools and conservation strategies are available through NH Fish and Game Department. For information on wildlife and vernal pool documentation manual visit: [www.wildlife.state.nh.us/Wildlife/Nongame/reptiles\\_amphibians.htm](http://www.wildlife.state.nh.us/Wildlife/Nongame/reptiles_amphibians.htm)

The NH Division of Forests and Lands maintains a website (<http://nhdfl.org/>) with publications offering voluntary techniques and information that towns and landowners can utilize for proper forest management. Formally the Community Tree Stewards Program, the Natural Resources Stewards Program operated by UNH Cooperative Extension also provides public awareness, community networking, volunteerism, and education of natural resource professionals. The Program provides a ten week training program for volunteers who then use their training for education programs at local schools and community gatherings. The stewards provide a source of knowledge available to local communities about managing, conserving, and utilizing forests. For more information on the Program visit: [www.extension.unh.edu/Volunteer/Natural-Resources-Stewards](http://www.extension.unh.edu/Volunteer/Natural-Resources-Stewards).

There are multiple local and state permits required for both harvesting for development and routine harvesting. Whether it is a Notice of Intent to Cut, Dredge-and-Fill Permit, or Wetlands Forest Management Minimum Impact Notification, etc., the implementation of Best Management Practices (BMPs) for Erosion Control on Timber Harvesting Operations ([http://www.nhdfl.org/library/pdf/Planning/BMPmanual-revision\\_text%20only\\_9-3-14.pdf](http://www.nhdfl.org/library/pdf/Planning/BMPmanual-revision_text%20only_9-3-14.pdf)) should be followed to ensure that soil is conserved and water quality is maintained. Large lot zoning with tax incentives could be considered to encourage landowners to keep parcels under timber management. Incentives could also be provided to those owners who responsibly manage their forestlands and implement Best Management Practices.

#### AGRICULTURE (RIGHT TO FARM) – RSA 432:33

Although Deering has little in the way of farmland, agriculture is one of the traditional land uses in Deering. Supporting agriculture in Deering and the Central NH Region allows for self-sufficiency in food production, helps maintain the traditional cultural and visual character of the Town, and promotes the conservation of open space. The Natural Features Chapter identifies those passive agricultural use areas in Deering.

The NH Legislature has recognized the right to farm as an important component of preserving farmland. Zoning and land use regulations should be structured to encourage responsible and well-managed agricultural operations. Establishing a clear definition of agricultural activities and what constitutes an agricultural use is critical. Any municipal regulations should adhere to the right to farm principle that is already established under state law.

Agricultural operations should implement the Best Management Practices (BMPs) for agricultural production. The BMPs establish practical guidelines for handling water run-off, manure storage, fertilize application, etc., that promote good environmental stewardship. There are also guidelines for the application of bio-solids. In a 1996 Town Meeting, Deering voters supported a policy that banned the spreading of sludge for agricultural purposes anywhere in Town. The issue came up again at 2015 Town Meeting and voters echoed their previous opinion that the use of bio-solids in Deering was not acceptable. While voluntary, the implementation of BMPs should be encouraged and supported to assure that soil is conserved and water quality is maintained. UNH Cooperative Extension and the USDA Natural Resources Conservation Service offer technical assistance to farmers and communities to ensure BMPs are followed. The NH Department of Agriculture, Markets & Food investigates and handles concerns or complaints.

Large lot zoning with tax incentives could be considered to encourage landowners to use their land for

active agricultural management. Incentives could be provided to operations that responsibly manage their agricultural lands and implement Best Management Practices. Current use taxation helps to encourage these activities.

#### **EROSION AND SEDIMENTATION CONTROL - RSA 674:21 I. (J)**

During site preparation of a residential or commercial development, pollution loads can increase, sometimes dramatically, as sites are excavated and developed. Soil is exposed during development as vegetation is removed and excavation takes place. Bare soil particles are dislodged by rainfall and can be carried downslope as sediment to streams, lakes, and wetlands. Runoff can increase and have a greater ability to transport pollutants and constructed impervious surfaces (roofs and pavements) reduce infiltration and can modify flow patterns. Higher runoff rates can result in flooding and erosion of previously stable streams and act as a vector for delivering much larger quantities of pollutants.

Erosion control and prevention plans are required for subdivisions and site plans for verification that specific conditions will be met prior to the issuance of a building permit. The review and verification process for submitted plans will also determine whether or not a Site Specific Permit is required from DES. RSA 485-A:17, known as the Alteration of Terrain Program or “Site Specific Program,” requires a permit from DES for any earth disturbance greater than 100,000 square feet, or 50,000 square feet within the protected shoreline area. The permit involves both temporary erosion control measures during construction and permanent controls on the impacts of stormwater effects following construction. Despite these protections, many construction projects disturb a smaller area than 50,000 square feet, and thus local protection should be considered.

At a minimum, developers and contractors are required to demonstrate that they will provide pollutant control by professional planning, design, construction, and implementation of BMPs. Designs and site plans should demonstrate measures to retain natural vegetation where possible, especially at waterbodies, wetlands and steep slopes. Developers and contractors should not only have a commitment to integrating BMPs into overall development plans but also for monitoring practices and adjusting, maintaining, and repairing periodically and after every storm.

A basic section is contained within the Subdivision and Site Plan Review Regulations but should be modified accordingly.

#### **POTENTIAL CHANGES TO THE ZONING DISTRICTS**

The Historic District Overlay that was adopted should be monitored and evaluated for future revisions. The original version that was drafted by the Heritage Commission had mandatory restrictions that were unacceptable at the time. A revised version, however, might include some restrictions that are mandatory but less strict than the original version.

A High Density Residential / Light Commercial District would permit the location of businesses to Town without a special exception and in an area with appropriate infrastructure. A designated Manufactured Housing District, at an existing park, would specify where manufactured housing parks in Town would be located and would provide an additional set of protective regulations for new manufactured housing on the floodplain.

## SUMMARY

Currently, Deering is confronted with many of the challenges facing other communities in the Central NH Region – an aging population, a desire of residents who want to age in place and the reconciliation of the need for access to services.

Throughout the public response process, Townspeople expressed concerns such as the ability of residents to live in the community through all stages of their life and the need for defining various zones or districts such as village, residential, light commercial, or watershed overlay to protect open space, and thus, as a means of protecting and preserving a prime component of what we refer to as our rural character.

The successful execution of the Master Plan can only take place with a concerted volunteer effort. Volunteers sustain much of the fabric of our town, by participating on local boards, providing emergency services and sustaining community events like Old Home or Heritage days. This is a plan for our future; it isn't the end, it's the beginning or the first step to help enable every citizen in Town to have a starting place to work from, so we can all make Deering a place we will be proud of.

## CHAPTER OBJECTIVES AND RECOMMENDATIONS

### OBJECTIVE 1

To maintain Deering's rural character to the extent possible.

- Enhance protection of designated scenic roads and highways.
- Work with local residents on maintaining stone walls and monuments as part of Deering's heritage.
- Create or redesignate additional scenic roads and byways.
- Revise the existing zoning ordinance section on Manufactured Housing Parks.
- Continue to explore the opportunities for development of Town owned land in the Town center for community gathering place.

### OBJECTIVE 2

To protect areas of special significance, focusing on aquifers, Deering Lake and other significant ponds, wetlands, and wildlife habitats and corridors.

- Establish a watershed protection overlay district zoning ordinance for Dudley Pond.
- Identify key habitat areas and research options to protect them.
- Work with local groups to inventory and monitor habitat areas.
- Maintain a database for water resource inventories as part of an overall public outreach effort to educate residents on these resources.
- Continue working with Deering landowners to upgrade non-conforming septic systems.
- Continue to monitor development of pre-existing non-conforming lots on Deering Lake to promote water quality.

### OBJECTIVE 3

To provide for growth that is compatible with other objectives of this Master Plan.

- Consider revising open space development sections of the zoning ordinance and subdivision regulations to adopt components such as village plan alternative subdivision (RSA 674:21) or greenbelt development.
- Continue to monitor development of pre-existing non-conforming lots on Deering Lake to promote water quality.
- Provide incentives to developers in exchange for protection of environmental characteristics through conservation easements and addressing other elements of "green design" such as setbacks, natural screens, etc.

### OBJECTIVE 4

To reduce the tax burden by identifying areas for commercial development.

- Where feasible, encourage light commercial development to increase the tax base.

## OBJECTIVE 5

To educate residents on the issues pertaining to land use and development in Deering.

- Promote continued communication between Town Boards and community advisory groups.
- Continue to participate in and comment on regional issues that affect Deering.
- Regularly update the planning section of the Town's website.
- Continue to monitor development of pre-existing non-conforming lots on Deering Lake to promote water quality.
- Displays at Election Day highlighting local boards' work and activities.
- Post current Board and Committee public notices, agendas, and minutes to increase public awareness.
- Hold informational lecture series on topics related to land use.

## OBJECTIVE 6

To continue preservation, protection and development of open space for public benefit.

- Define and identify viewsheds.
- Continue efforts to protect strategic open lands through purchase or donations of fee interest or acquisition of conservation easements by Town, State or private non-profit organizations.
- Look for opportunities to improve access to existing public lands.
- Continue to develop a Large Scale Wind Energy Ordinance.
- Evaluate current Historic District Ordinance.

# Land Use Town of Deering Master Plan 2017

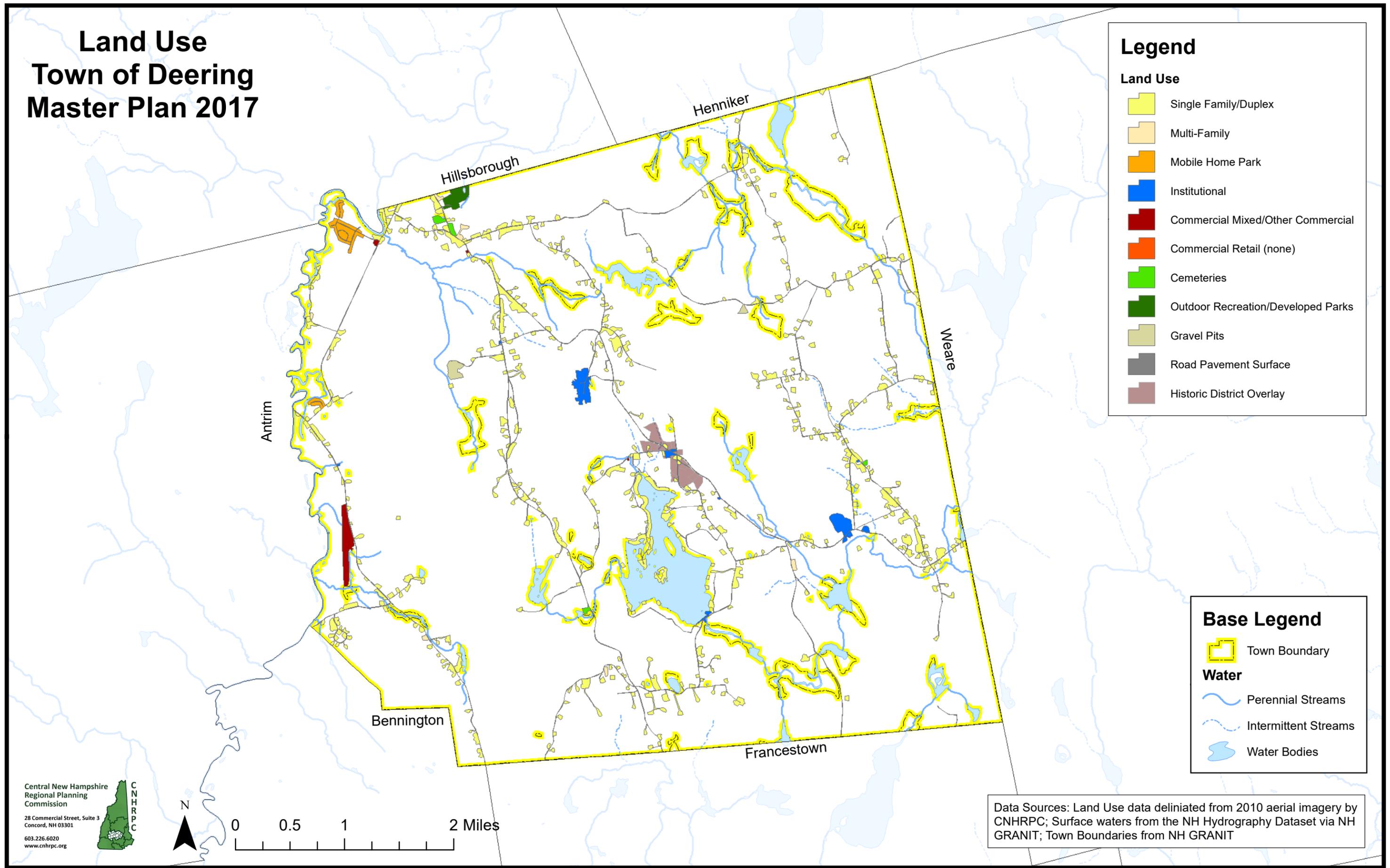
### Legend

**Land Use**

-  Single Family/Duplex
-  Multi-Family
-  Mobile Home Park
-  Institutional
-  Commercial Mixed/Other Commercial
-  Commercial Retail (none)
-  Cemeteries
-  Outdoor Recreation/Developed Parks
-  Gravel Pits
-  Road Pavement Surface
-  Historic District Overlay

### Base Legend

-  Town Boundary
- Water**
-  Perennial Streams
-  Intermittent Streams
-  Water Bodies



Central New Hampshire  
Regional Planning  
Commission  
28 Commercial Street, Suite 3  
Concord, NH 03301  
603.226.6020  
www.cnhrpc.org



Data Sources: Land Use data delineated from 2010 aerial imagery by CNHRPC; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

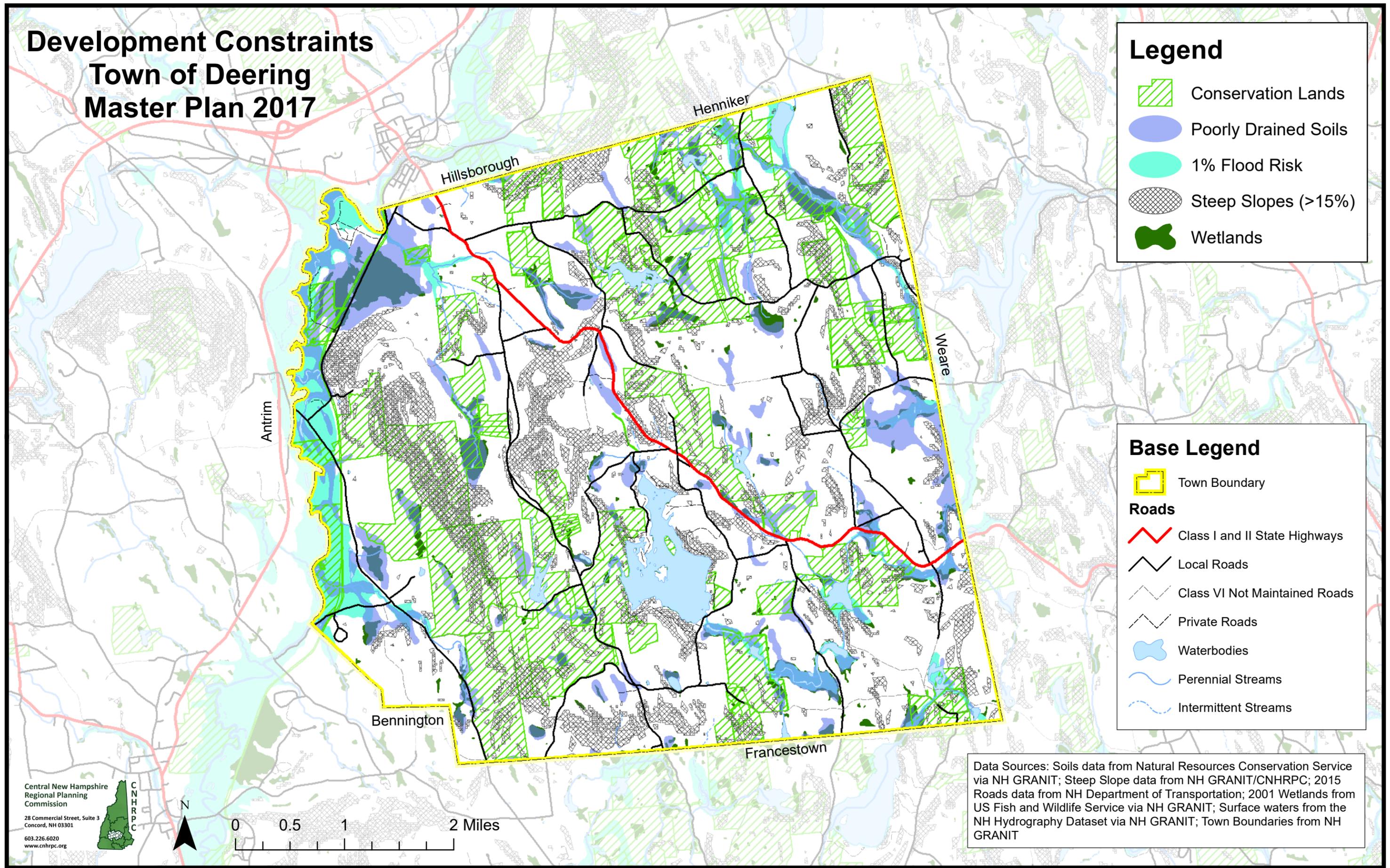
# Development Constraints Town of Deering Master Plan 2017

### Legend

-  Conservation Lands
-  Poorly Drained Soils
-  1% Flood Risk
-  Steep Slopes (>15%)
-  Wetlands

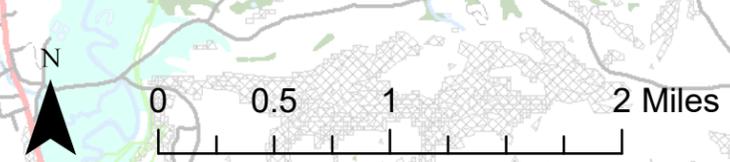
### Base Legend

-  Town Boundary
- Roads**
-  Class I and II State Highways
-  Local Roads
-  Class VI Not Maintained Roads
-  Private Roads
-  Waterbodies
-  Perennial Streams
-  Intermittent Streams



Data Sources: Soils data from Natural Resources Conservation Service via NH GRANIT; Steep Slope data from NH GRANIT/CNHRPC; 2015 Roads data from NH Department of Transportation; 2001 Wetlands from US Fish and Wildlife Service via NH GRANIT; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

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# Future Land Use Town of Deering Master Plan 2017

## Legend

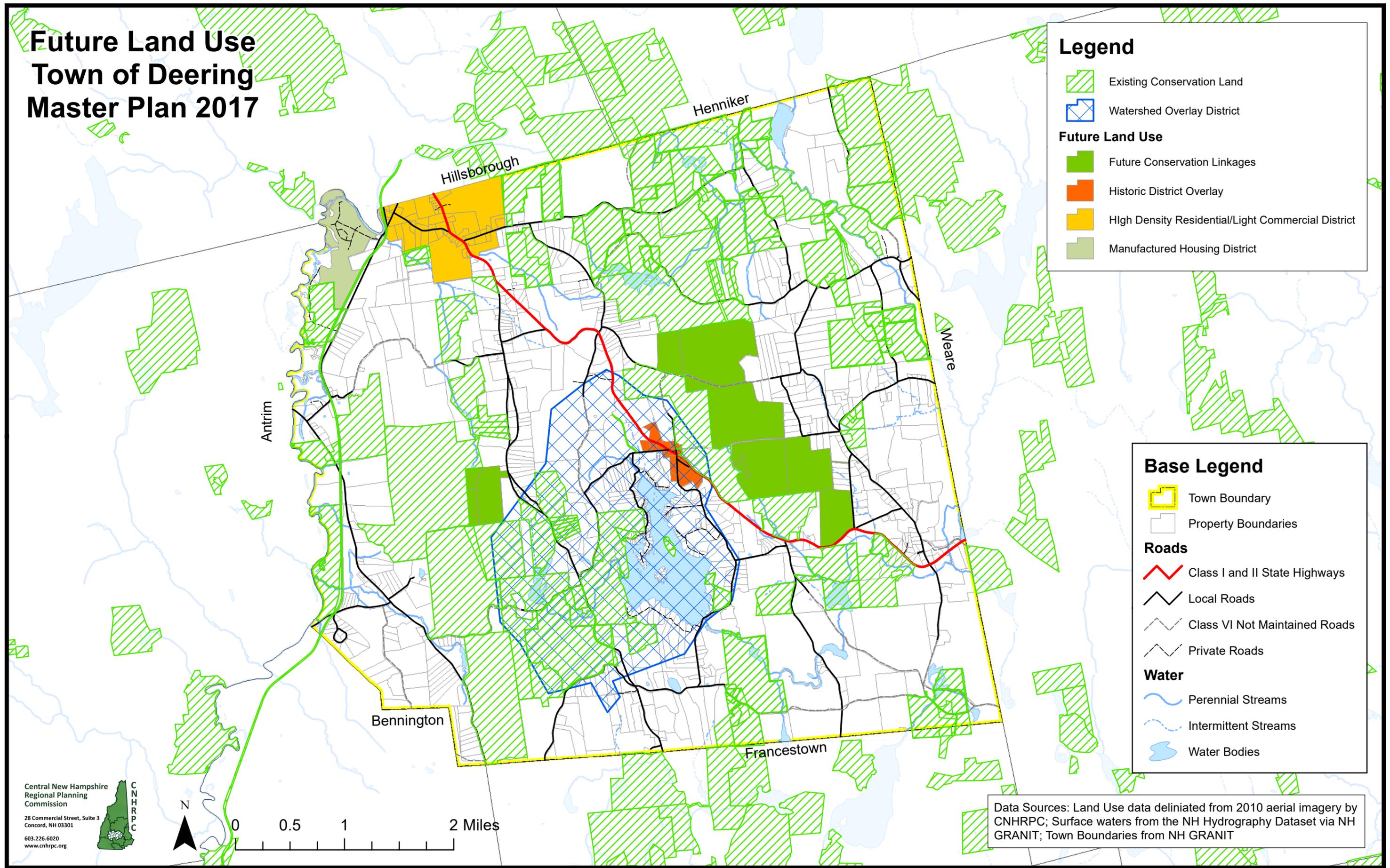
-  Existing Conservation Land
-  Watershed Overlay District
- Future Land Use**
-  Future Conservation Linkages
-  Historic District Overlay
-  High Density Residential/Light Commercial District
-  Manufactured Housing District

## Base Legend

-  Town Boundary
-  Property Boundaries
- Roads**
-  Class I and II State Highways
-  Local Roads
-  Class VI Not Maintained Roads
-  Private Roads
- Water**
-  Perennial Streams
-  Intermittent Streams
-  Water Bodies

Data Sources: Land Use data delineated from 2010 aerial imagery by CNHRPC; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

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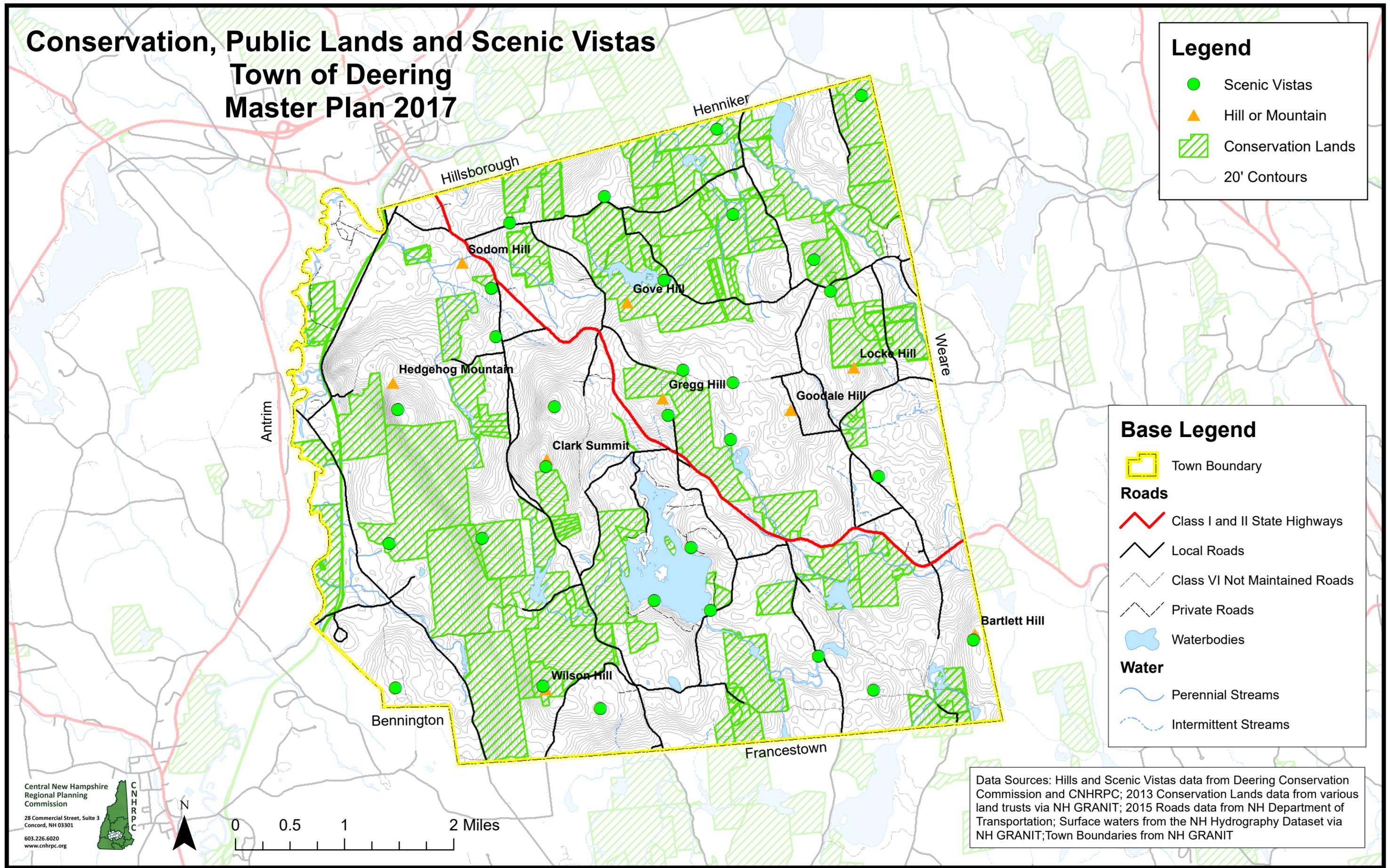
# Conservation, Public Lands and Scenic Vistas Town of Deering Master Plan 2017

### Legend

- Scenic Vistas
- ▲ Hill or Mountain
- Conservation Lands
- 20' Contours

### Base Legend

- Town Boundary
- Roads**
- Class I and II State Highways
- Local Roads
- Class VI Not Maintained Roads
- Private Roads
- Waterbodies
- Water**
- Perennial Streams
- Intermittent Streams



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Data Sources: Hills and Scenic Vistas data from Deering Conservation Commission and CNHRPC; 2013 Conservation Lands data from various land trusts via NH GRANIT; 2015 Roads data from NH Department of Transportation; Surface waters from the NH Hydrography Dataset via NH GRANIT; Town Boundaries from NH GRANIT

# REGIONAL CONCERNS

## For the Town of Deering and the Region

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While the Deering Master Plan focuses on issues within the Town or within the control of the Town, outside influences can often have an impact on a community. Within the Central New Hampshire region and beyond, regional concerns such as watershed management, population and housing growth, transportation infrastructure, and groundwater supply can impact the Town of Deering.

Partnerships opportunities are important to cultivate as they foster good relations with neighboring communities on issues that affect multiple communities. Having a diverse set of partners helps to maintain and create momentum for various projects or concerns of a regional nature. Involvement in regional projects can help Deering better place itself in a larger context and participate in activities that will be of benefit to the Town. This Chapter highlights specific opportunities where Deering can become involved in issues that go beyond its borders and identifies a series of recommendations that builds on existing partnerships or creates new ones that can lead to positive outcomes for the Town.

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### Town of Deering Regional Concerns Vision

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*Look for opportunities to partner with other communities on issues such as watershed management, corridor protection, transportation connections and hazard mitigation.*

#### WHAT WE HEARD...

*“I would like the Town to stay very rural, very rustic.”*

*“Very important to keep Deering Reservoir pristine as it is one of the main assets in Deering.”*

*“We need ballfields for our youth and we need senior facilities for our seniors to meet and congregate.”*

*“I would like to see a small Town store that sells everything from soap to nuts.”*

*“Deering’s quiet, natural setting and rural character are important qualities that do not need to be altered.”*

*“All existing conservation areas should be viewed as one special place and conserved.”*

## REGIONAL TRENDS

### AGING POPULATION

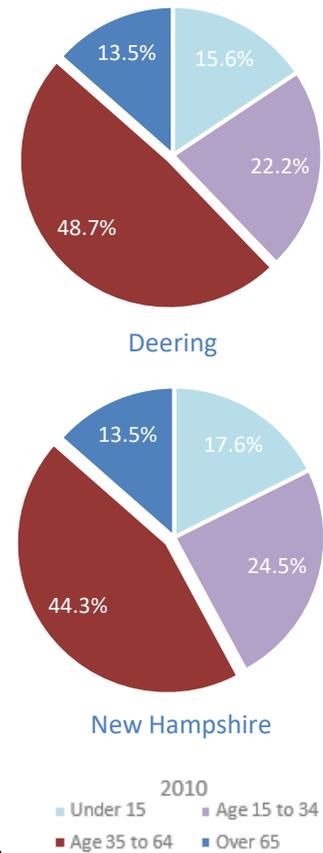
While an aging population is certainly a national trend, the Northeast and New Hampshire in particular are aging more quickly. While much of the demographic change is fueled by historic fertility patterns, and not completely by out-migration of young adults, the make-up of the population in New Hampshire is changing and poses implications for the region. The shift towards an older population with fewer younger adults has many potential impacts, including a decrease in the available workforce for early to mid-career positions, fewer children attending schools, and the fewer younger adults available to positions on many of the volunteer departments in town including emergency response.

The primary driver behind the aging population is the pattern of aging in place by those currently residing in the state. How a community plans for an increasingly older population with less mobility is a challenge that will have to be addressed. More long term and short term strategies need to be developed including more walkable communities, housing choices in locations connected to reliable, safe transportation options, accessible recreation opportunities, and places to connect with others.

### VOLUNTEERISM

New Hampshire communities have a long tradition of reliance on volunteerism to fulfill many local and regional functions. Municipal governments are dependent on volunteer boards and committees to conduct such activities as land use planning, land use reviews and decisions, conservation/open space planning and trail development as well as social/community services. A continuing concern for many volunteer boards is the noticeable decline in the number of people who are coming forward to volunteer for boards and

**Figure 10.1: 2010 Population for Deering and New Hampshire**



Source: US Census



27.8% of NH residents volunteered in 2014, ranking NH 23<sup>th</sup> in the Country.

<http://www.volunteeringinamerica.gov/nh>

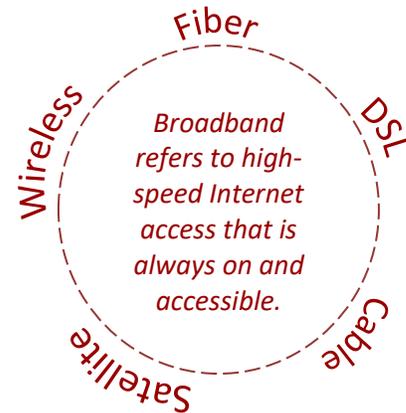
committees. It is difficult to overlook the age of the roster of current volunteers and the absence of a younger pool of participants.

Why people do not volunteer can be typically attributed to work commitments such as long commutes that results in little free time, being overcommitted with school/family activities for children or caregiving to elderly parents or just a reluctance to get involved. It is often observed that the same people are involved with many volunteer efforts in the community.

### **BROADBAND**

In much of the Central NH Region, residents and businesses have a variety of choices regarding their broadband services to meet their current requirements. While those areas are served adequately, there are many smaller areas and neighborhoods that are underserved or unserved with regard to broadband.

Many of the current uses of broadband, and challenges, are shared across many different sectors. While there are differences unique to individual sectors, broadband is widely depended upon for communications, including the rising use of social media, education and training, data storage, transactions, and more. Many of the challenges and future needs for improved broadband are similar across all sectors, including limited resources, better coverage in rural areas, higher bandwidth and more providers, as well as information and trainings about integrating and improving internet technologies.



Broadband and broadband-dependent applications allow small businesses to increase efficiency, improve market access, reduce costs and increase the speed of both transactions and interactions. New Hampshire and the region have many small businesses, and supporting their growth and success is an economic development focus. As part of the development of the Comprehensive Economic Development Strategy (CEDS) for the region, broadband infrastructure and cell service telecommunications are included as a very important industry factor, yet the status in the region is reported as weak. To plan for economic development, one of the objectives is to expand broadband services and other information technologies with the goal of developing, maintaining, and strengthening adequate telecommunications infrastructure. Linking local action items to regional plans such as the broadband plan and CEDS is important to further economic development in the region as well as Deering.

### **GROWTH AND DEVELOPMENT**

In past Master Plans, growth management was commonly mentioned as one technique used to manage growth and prevent a strain on community services. However, in recent years the region's growth has slowed. Focus has shifted to sustaining a skilled workforce in light of demographic changes and providing adequate housing for those on modest or fixed incomes and the opportunity for seniors to "downsize" and age in place.

## GETTING AROUND THE REGION

Land use patterns, an aging population and the facilitation of viable economic development are all key factors to consider for both Deering and the region and how best to plan for the maintenance and future upgrades of the transportation network. Transportation choices provide a number of options to allow people in both rural and more densely settled areas to safely and efficiently get where they need to go, whether it is by walking, driving, biking, public transportation, carpooling, or taking a train or plane. Historically, vehicle miles traveled (VMT) have followed an increasing trajectory, but nationally the levels have declined and plateaued since about 2008. This may be indicative of changing preferences, especially in the younger demographic, towards more compact living with shorter commute times, less reliance on the single occupancy vehicle (SOV), and owning fewer cars. While the region may not be experiencing this trend in force, maintaining a safe and efficient transportation system serving the rural, suburban, and more urban settings is essential. A major concern across the region is the deterioration of the region's physical transportation infrastructure.

Deterioration of pavement condition and bridges is a trend that has continued to impact the region. Thirty percent of the region's highway pavement condition is in poor condition. This trend has been increasing statewide since 2000. Fourteen (5.9%) of NHDOT owned bridges and 37 (22%) of municipal owned bridges are Red Listed, a designation that indicates that a bridge has major structural elements in poor condition or limitations for use. At the state level, the current available funding makes it difficult to maintain the road infrastructure with resurfacing mileage and the increasing cost of asphalt cement. In the region the continued trend of deteriorating infrastructure is expected to continue if funding is not addressed.

Figure 10.2: Pavement Condition



## LOCAL/REGIONAL CONCERNS

### **AQUIFER PROTECTION**

The Contoocook River aquifer, which travels through Deering, begins in Greenfield and stretches north to Henniker. A slightly smaller, unconnected aquifer in Greenfield follows along the remainder of the Contoocook River. Pockets of high transmissivity (over 2,000 gallons per minute) are located in each community. Within Deering, two such areas of high transmissivity are found. The smaller is located under Longwoods Manufactured Housing Park on Wyman Road, Keyes Farm Road, and Martin Road. The second and larger pocket of high transmissivity is located under the area of Bennington Depot Road, Donovan Road, and Second NH Turnpike.

Bisected by the Contoocook River on the Deering/Antrim border, the aquifer is viewed as a tremendous asset to the community for its drinking water potential. As a future public water supply, it could serve the Town's population as well as being a source of income to Deering by selling the water to other towns in the area. As a related concern, potential pollution of the Contoocook River and its watershed can be a threat, particularly since it is used as a water source for municipal and agricultural purposes, a wildlife corridor and recreational opportunities both in the River and on adjacent uplands.

### **WATERSHED PROTECTION**

Deering has two major watersheds, the Contoocook River Watershed and the Piscataquog River Watershed. Within these two major areas, multiple smaller watersheds are present, such as Gerini Brook and Manselville Brook in the Contoocook River watershed and the Deering Reservoir and Dudley Pond in the Piscataquog watershed.

The Contoocook River Watershed is a valued asset to the community as a healthy watershed contributes to a healthy environment and economy and provides drinking water to the community. The watershed also provides recreational resources for residents such as swimming, hiking, boating and fishing.

Due to the continued development within the watershed, there is a risk of contamination. Through the adoption of land use regulations, contamination and impacts from ground and surface water pollution, erosion, and sedimentation can be lessened and even prevented. Once a water body has been contaminated, the restoration of the ground and surface waters is costly, time consuming, and often a futile endeavor.

### **CORRIDOR PROTECTION**

Due to the relatively undeveloped nature of Deering, there are three primary riparian corridors that link over 75% of all wetland soils, as well as one steep ridge corridor, utility line corridor, and a railroad corridor. These collection of corridors are not only used for recreation or transportation, but also by wildlife traveling from one habitat to another. Maintaining viable and undeveloped corridors ultimately contributes to the biological success of the animals, particularly larger mammals, within an area. It is particularly critical to work with neighboring communities on corridor protection.

### **RECREATION AND ACCESS**

As one of the highest valued aspects of living in the region, continuing to meet recreation needs is important to the overall quality of life for residents as well as visitors. Looking for ways to improve access and maintain existing trails is an important goal for many of the communities in the region. In

the broader picture, working with abutting communities to connect trail systems and access points should be an important consideration.

Tied very closely to trail maintenance and development is the reliance on volunteers to conduct many of these activities. Stewardship of our natural resources is dependent on volunteers throughout all communities in the region. In particular, small communities like Deering are dependent on volunteers for many town positions in addition to depending on local conservation commissions and other boards and committees to protect and manage conservation lands. To maintain the quality of recreation and natural resources, in addition to the quality of life, volunteer stewardship plays a large role in the region's success in natural resource protection and recreational opportunities.

## PARTICIPATION IN REGIONAL GROUPS AND ORGANIZATIONS

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### CENTRAL NEW HAMPSHIRE REGIONAL PLANNING COMMISSION



The Central NH Regional Planning Commission (CNHRPC) is a voluntary member-driven planning advisory entity in the Concord area. Twenty communities are served. Membership with CNHRPC provides access to planning services such as master Plan development, development review assistance, traffic counts, zoning ordinance revision, educational workshops, geographic information system mapping, information on the latest available programs, grant projects, and statistical data.

### TRANSPORTATION ADVISORY COMMITTEE



The Transportation Advisory Committee (TAC) is an advisory committee of the CNHRPC which is comprised of local appointed representatives from communities within the region as well as members from other local, state, and federal agencies. The purposes of the TAC are to provide technical advice and policy recommendations regarding transportation planning issues, organize and recommend projects for the Regional and State Transportation Improvement Programs and rank region communities' Transportation Enhancement and Congestion Mitigation-Air Quality grant applications for funding.

### NEW HAMPSHIRE OFFICE OF ENERGY AND PLANNING



The Office of Energy and Planning (NH OEP) is based in Concord and is legislatively required to plan for the orderly development of the state and the wise management of the state's resources; compile, analyze, and disseminate data, information, and research services to advance the welfare of the state; encourage and assist planning, growth management, and development activities of cities and towns; administer select federal and State grant-in-aid programs; and participates and advises in matters of land use planning regarding lakes and rivers management programs.

### NEW HAMPSHIRE MUNICIPAL ASSOCIATION



The New Hampshire Municipal Association (NHMA) was formed by a group of concerned local officials who felt that by pooling resources and concerns, New Hampshire communities could better work together with a common voice. Today, NHMA represents New Hampshire communities and offers legal and technical assistance, legislative representation, training and workshops, and personnel services.

## CHAPTER OBJECTIVES AND RECOMMENDATIONS

### OBJECTIVE 1

To partner with neighboring communities and local groups to enable Deering to improve the quality of life for its residents and be better able to respond to issues which affect the Town.

- Coordinate regular communication between Deering's Code Enforcement Officer and Hillsborough's Code Enforcement Officer to coordinate dialogue about development in the two communities.
- Hold periodic meetings with the Hillsborough Planning Board to discuss mutual concerns and to discuss how each community's planning decisions affect the other.
- Look for opportunities with neighboring communities to coordinate aquifer protection on a regional scale.
- Work with neighboring communities to develop regional solutions to water and sewer.
- Continue participating in regional Board of Selectmen meetings on quarterly basis.
- Remain actively involved in regional waste management with Hillsborough to ensure that its interests are being represented.

### OBJECTIVE 2

To take proactive action on regional issues which affect Deering.

- Track current legislation and participate as needed.
- Promote carpooling to work and services to help reduce local air pollution.
- Educate landowners about pollution, aquifer protection and water quality.
- Conduct a watershed study for the increased protection of the Contoocook River aquifer to analyze the existing conditions of the aquifer and how it is being affected by which sites, and to recommend specific ways the aquifer can be further protected and enhanced.
- Monitor regional growth patterns and consider implementing regulatory techniques if necessary.
- Continue to keep the milfoil monitoring and education programs active by applying for grants on an annual basis.

### OBJECTIVE 3

To participate with state or regional groups, organizations, and agencies to form relationships and to take advantage of free or low cost services and information.

- Sustain the relationship with CNHRPC to ensure that Deering continues to learn how to utilize effective growth principles and techniques as the Town faces new development pressures.
- Appoint a representative to CNHRPC's Transportation Advisory Committee to ensure that the transportation interests of Deering are represented.

- Enhance the Town's use of New Hampshire Municipal Association's services to take full advantage of Deering's membership.
- Maintain representation on the Solid Waste/Resource Recovery Cooperative Committee and on the Concord Regional Solid Waste/Resource Recovery Cooperative Committee to ensure that Deering has the opportunity to participate in programs and to guide policy decisions.

## APPENDIX A: PUBLIC OUTREACH RESULTS

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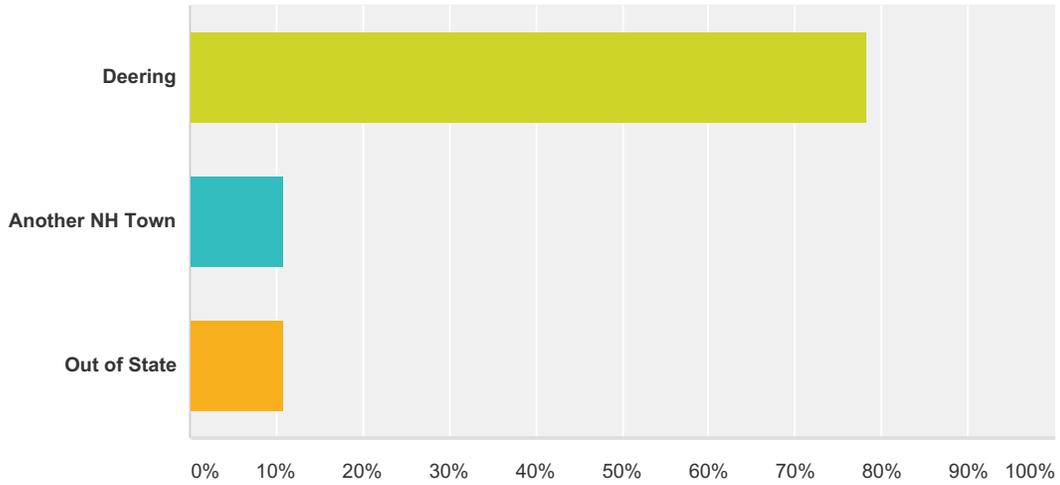
# Deering Master Plan

## Q1 Number of individuals in household

Answered: 84 Skipped: 8

## Q2 Are you a resident of:

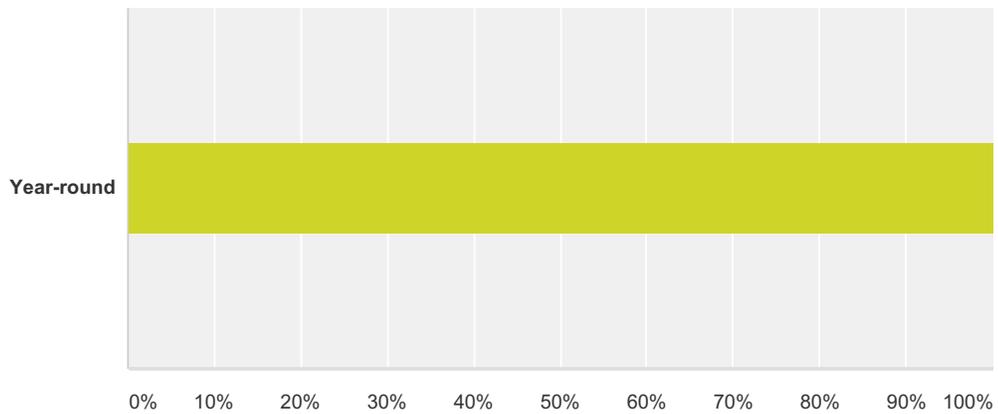
Answered: 92 Skipped: 0



Answer Choices	Responses
Deering	78.26% 72
Another NH Town	10.87% 10
Out of State	10.87% 10
<b>Total</b>	<b>92</b>

## Q3 Do you reside in Deering:

Answered: 71 Skipped: 21



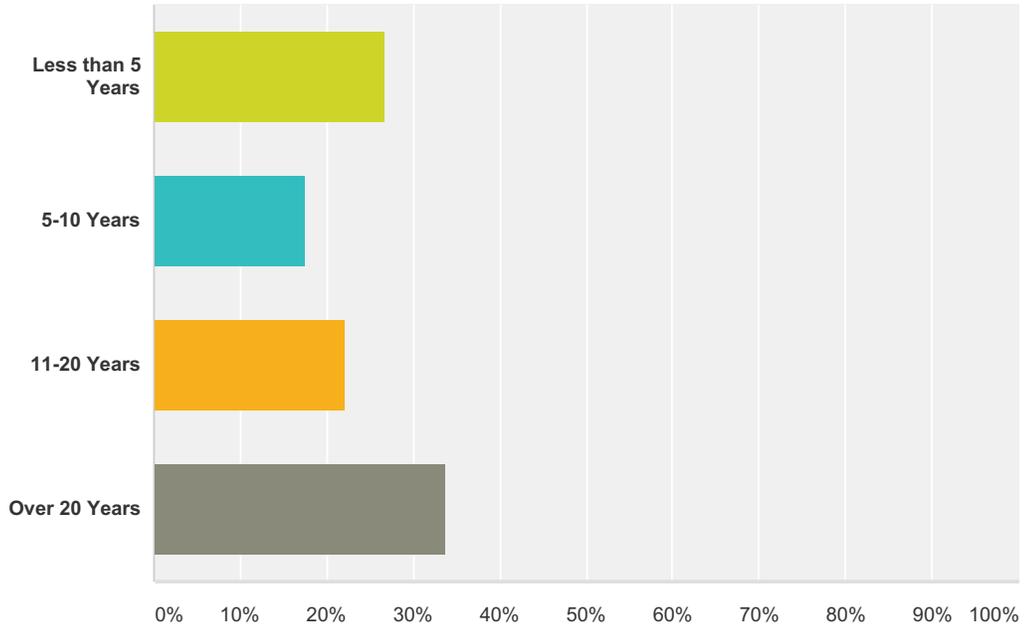
Answer Choices	Responses
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# Deering Master Plan

Year-round	100.00%	71
<b>Total</b>		<b>71</b>

## Q4 How long have you lived in Deering?

Answered: 86 Skipped: 6

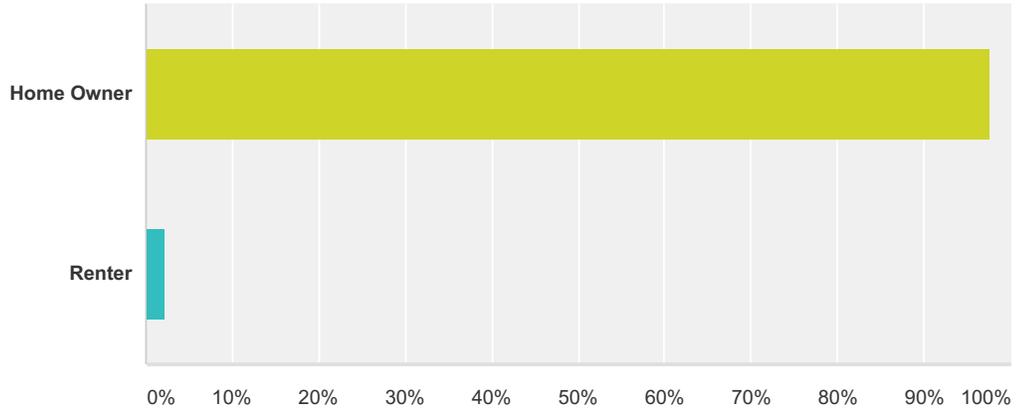


Answer Choices	Responses	Count
Less than 5 Years	26.74%	23
5-10 Years	17.44%	15
11-20 Years	22.09%	19
Over 20 Years	33.72%	29
<b>Total</b>		<b>86</b>

## Q5 Are you a...

Answered: 88 Skipped: 4

## Deering Master Plan



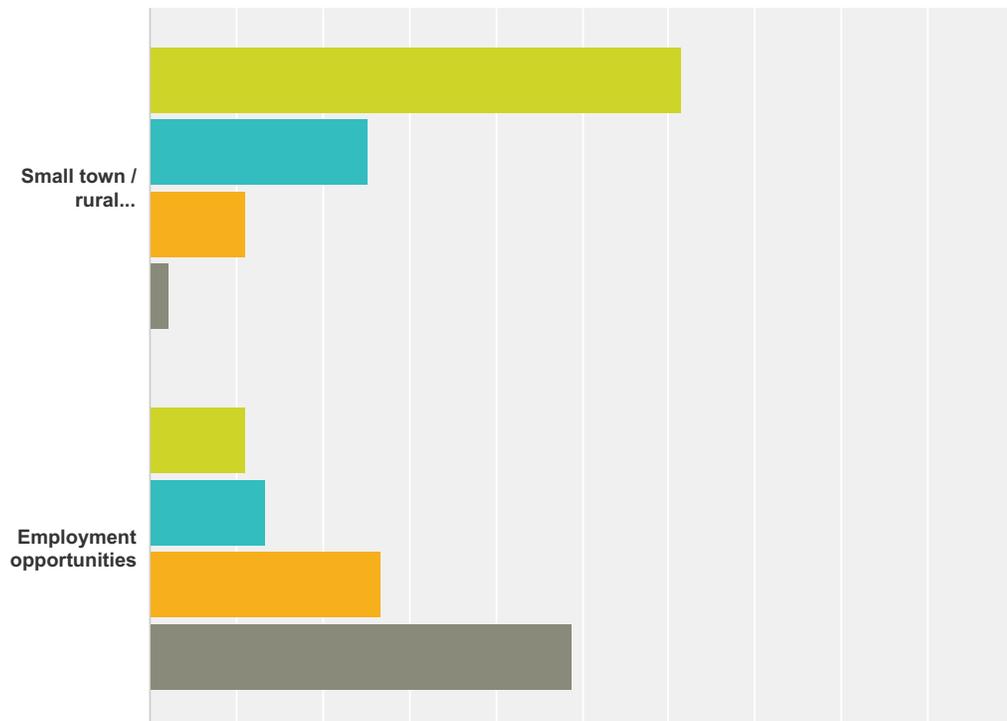
Answer Choices	Responses	Count
Home Owner	97.73%	86
Renter	2.27%	2
<b>Total</b>		<b>88</b>

### Q6 Please indicate which Area of Town you live in using the appropriate area number on the map

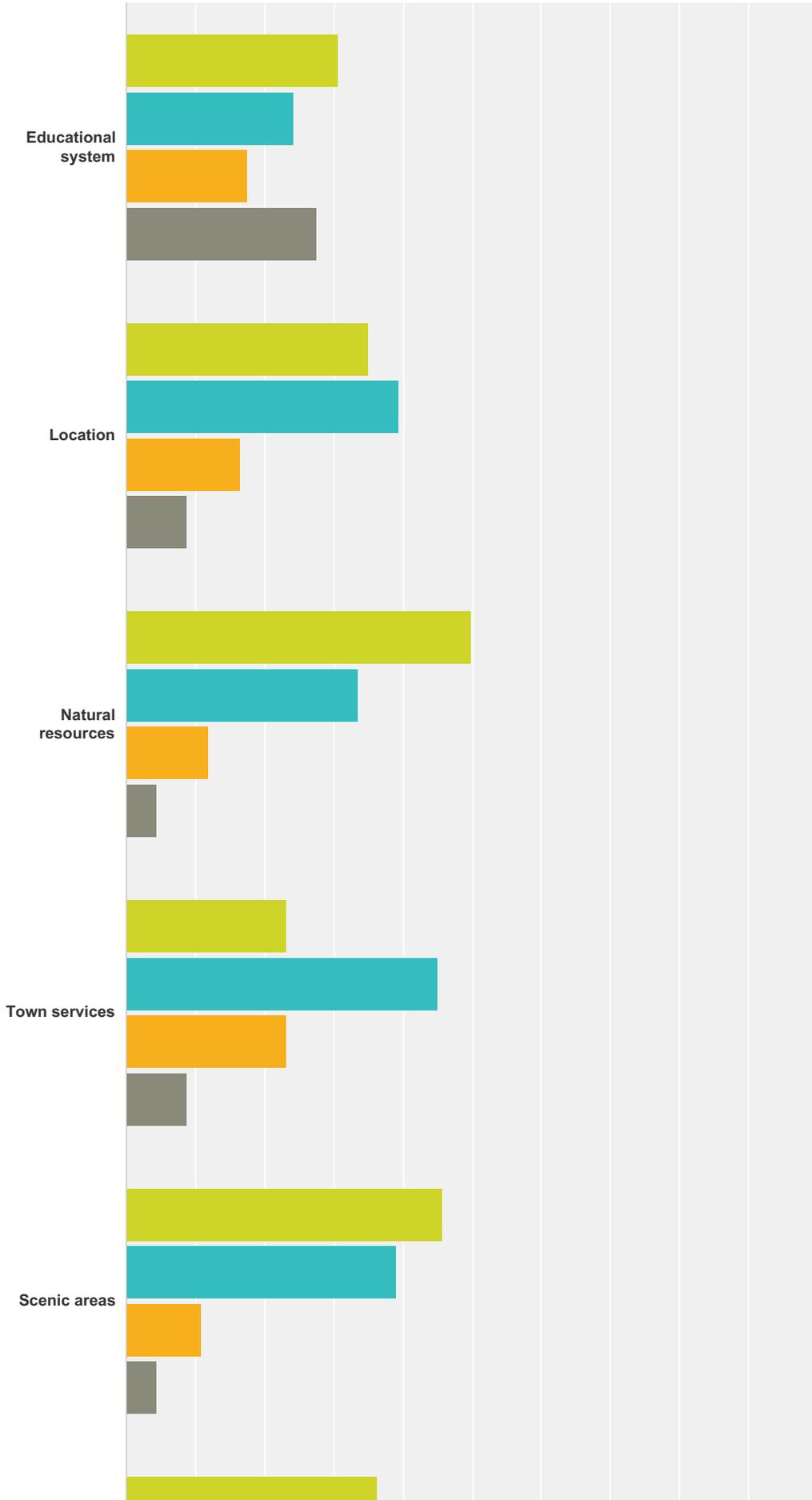
Answered: 91 Skipped: 1

### Q7 Please rate each of the following features for their importance to you:

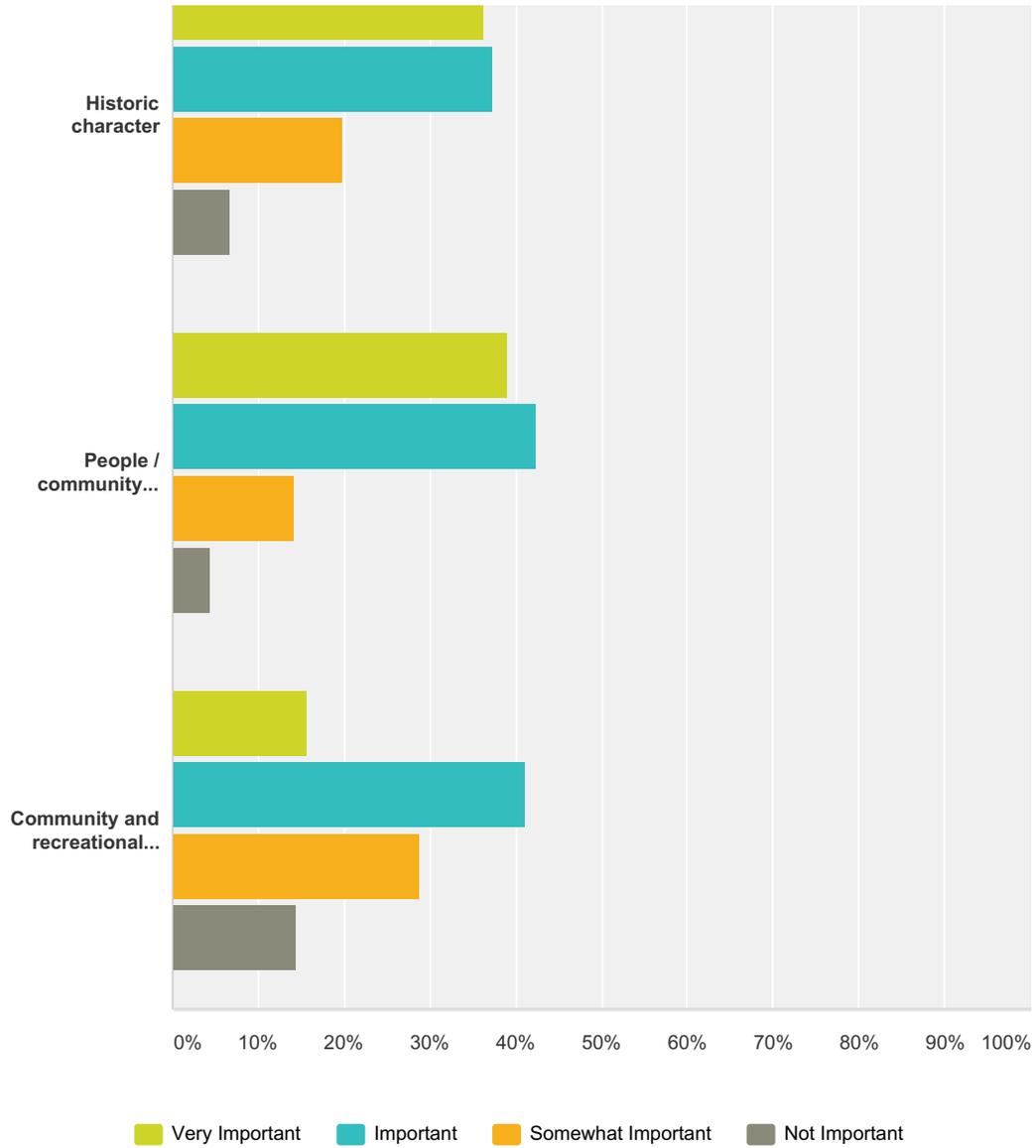
Answered: 92 Skipped: 0



# Deering Master Plan



## Deering Master Plan



	Very Important	Important	Somewhat Important	Not Important	Total
Small town / rural atmosphere	61.54% 56	25.27% 23	10.99% 10	2.20% 2	91
Employment opportunities	11.11% 10	13.33% 12	26.67% 24	48.89% 44	90
Educational system	30.77% 28	24.18% 22	17.58% 16	27.47% 25	91
Location	35.16% 32	39.56% 36	16.48% 15	8.79% 8	91
Natural resources	50.00% 46	33.70% 31	11.96% 11	4.35% 4	92
Town services	23.08% 21	45.05% 41	23.08% 21	8.79% 8	91
Scenic areas	45.65% 42	39.13% 36	10.87% 10	4.35% 4	92

## Deering Master Plan

Historic character	<b>36.26%</b> 33	<b>37.36%</b> 34	<b>19.78%</b> 18	<b>6.59%</b> 6	91
People / community spirit	<b>39.13%</b> 36	<b>42.39%</b> 39	<b>14.13%</b> 13	<b>4.35%</b> 4	92
Community and recreational facilities	<b>15.56%</b> 14	<b>41.11%</b> 37	<b>28.89%</b> 26	<b>14.44%</b> 13	90

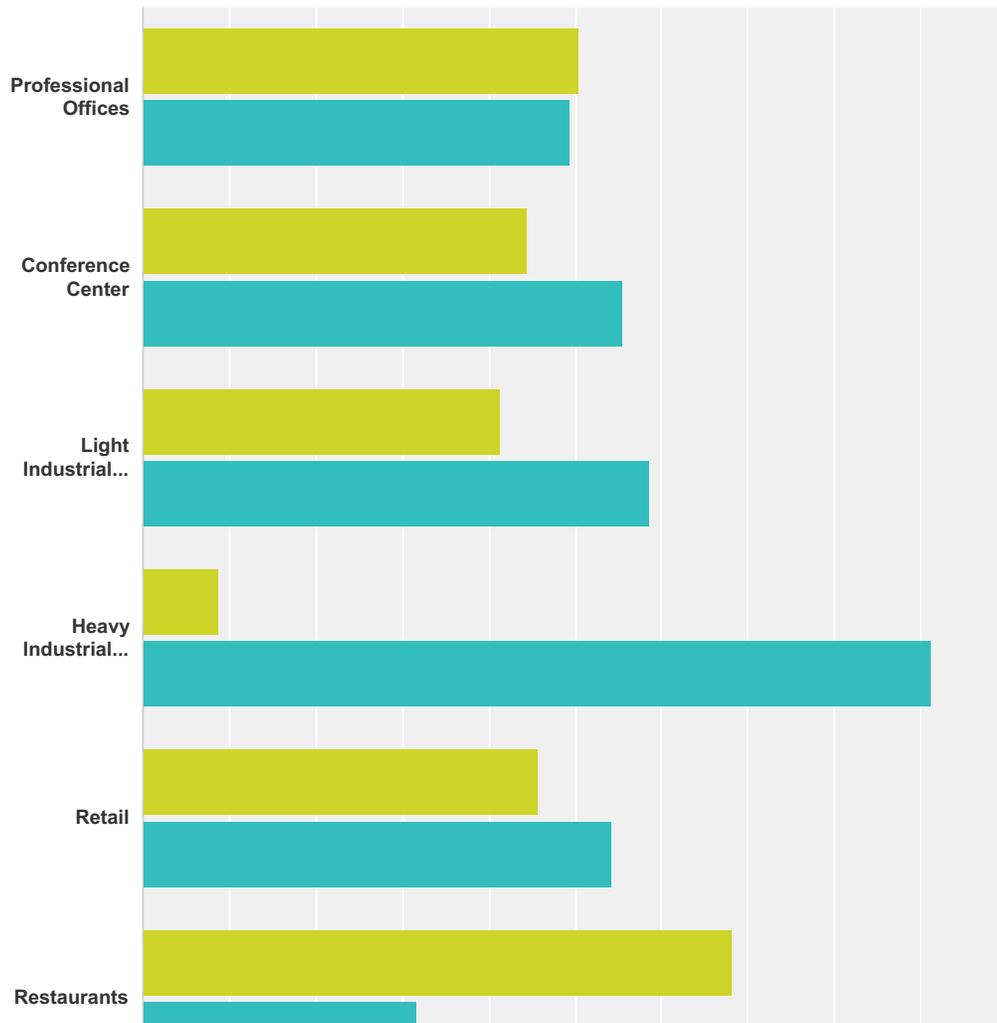
### Q8 For all employed people in your home, please provide the following information:

Answered: 72 Skipped: 20

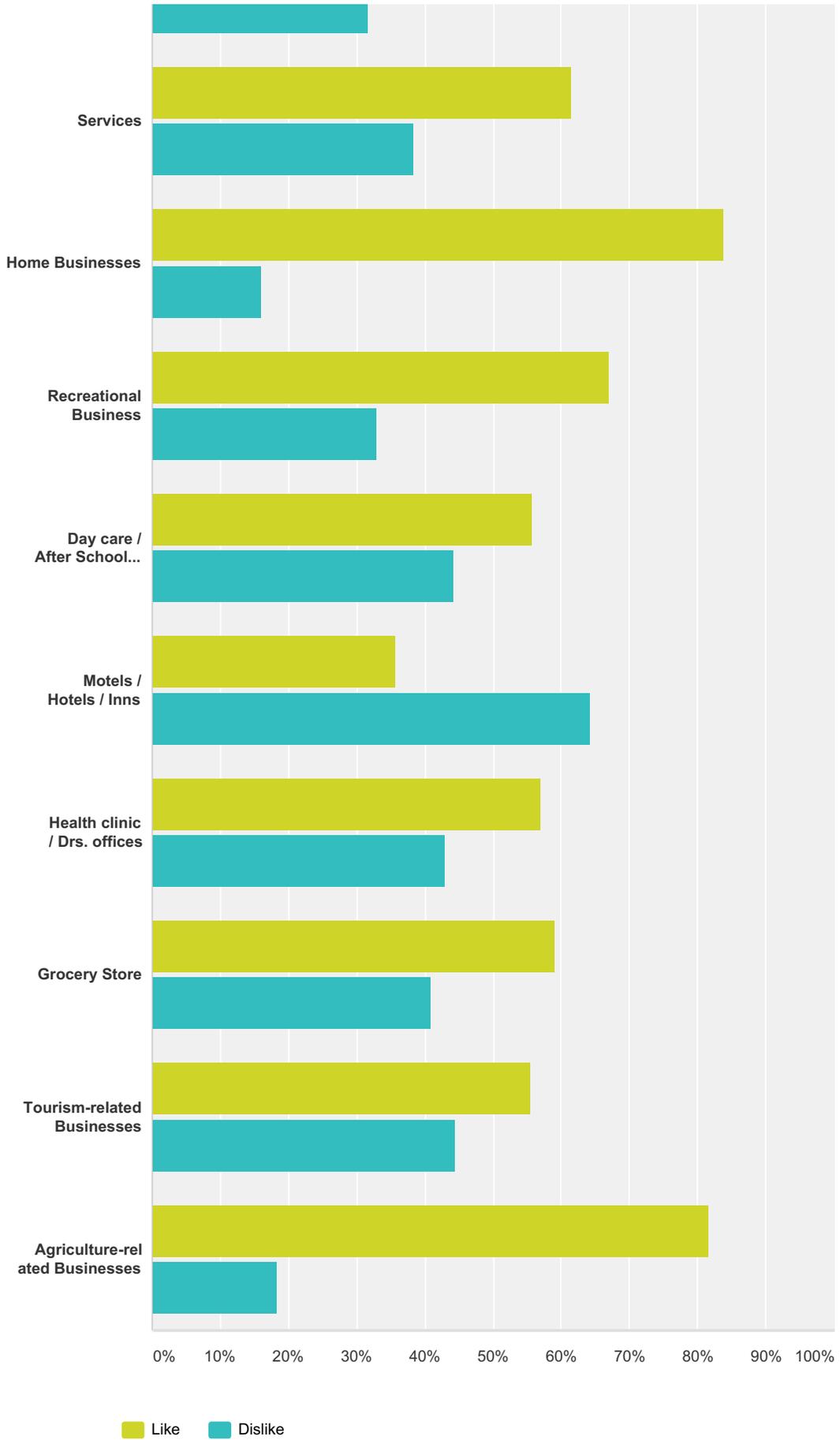
Answer Choices	Responses	
Number of full-time employees and the towns / states they work in	<b>95.83%</b>	69
Number of Part-time employees and the towns / states they work in	<b>52.78%</b>	38

### Q9 Which of the following commercial enterprises would you like to see within Deering?

Answered: 86 Skipped: 6



# Deering Master Plan



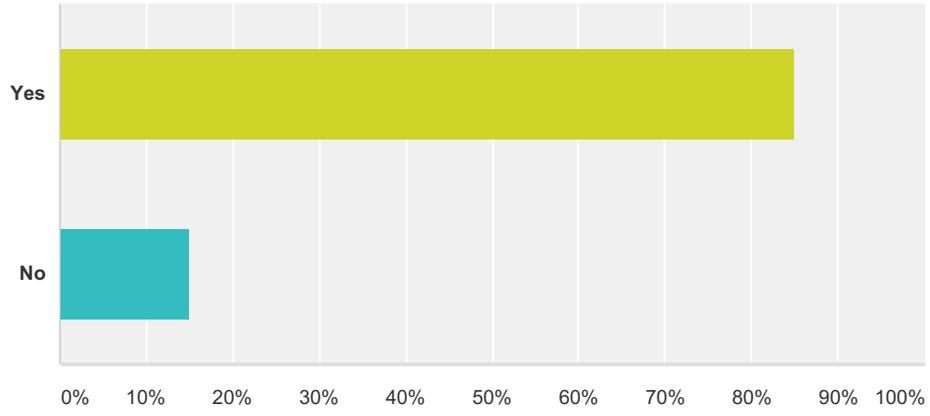
## Deering Master Plan

	Like	Dislike	Total
Professional Offices	<b>50.62%</b> 41	<b>49.38%</b> 40	81
Conference Center	<b>44.44%</b> 36	<b>55.56%</b> 45	81
Light Industrial Parks	<b>41.25%</b> 33	<b>58.75%</b> 47	80
Heavy Industrial Parks	<b>8.86%</b> 7	<b>91.14%</b> 72	79
Retail	<b>45.68%</b> 37	<b>54.32%</b> 44	81
Restaurants	<b>68.29%</b> 56	<b>31.71%</b> 26	82
Services	<b>61.54%</b> 48	<b>38.46%</b> 30	78
Home Businesses	<b>83.95%</b> 68	<b>16.05%</b> 13	81
Recreational Business	<b>67.09%</b> 53	<b>32.91%</b> 26	79
Day care / After School care	<b>55.84%</b> 43	<b>44.16%</b> 34	77
Motels / Hotels / Inns	<b>35.80%</b> 29	<b>64.20%</b> 52	81
Health clinic / Drs. offices	<b>56.96%</b> 45	<b>43.04%</b> 34	79
Grocery Store	<b>59.04%</b> 49	<b>40.96%</b> 34	83
Tourism-related Businesses	<b>55.56%</b> 45	<b>44.44%</b> 36	81
Agriculture-related Businesses	<b>81.71%</b> 67	<b>18.29%</b> 15	82

### Q10 Should Deering try to encourage Home Business / Cottage Industry growth?

Answered: 80 Skipped: 12

## Deering Master Plan

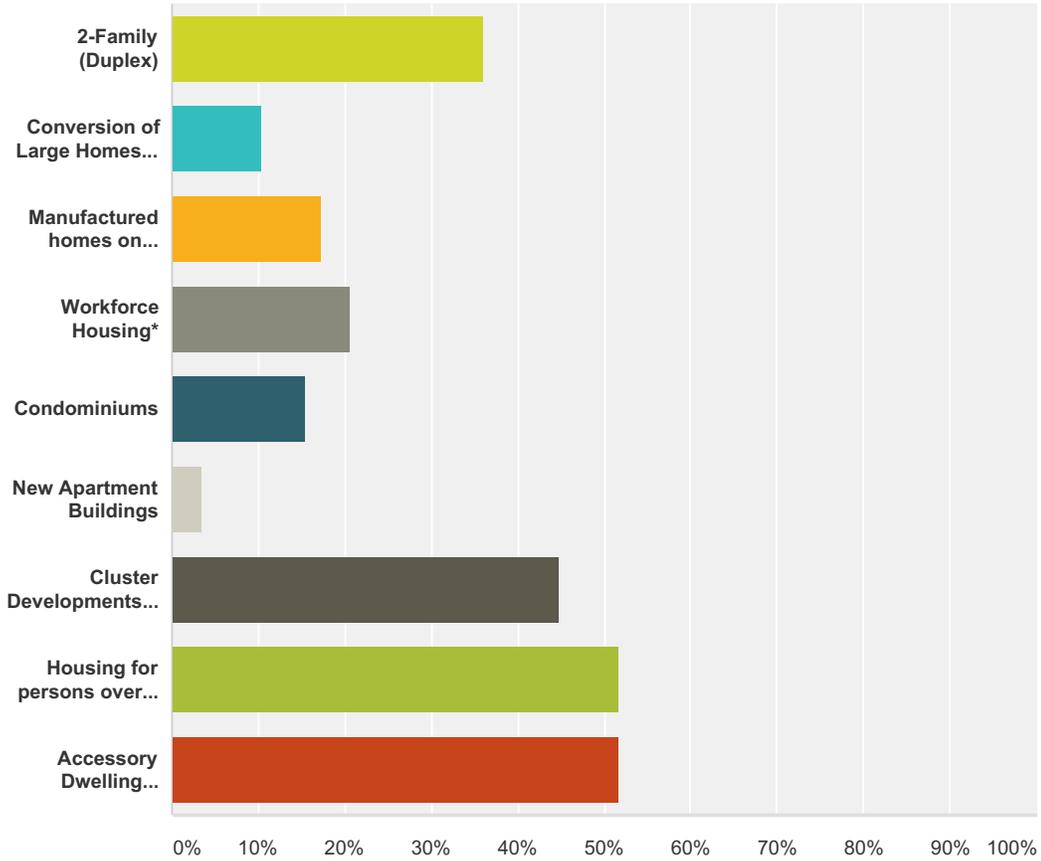


Answer Choices	Responses	Count
Yes	85.00%	68
No	15.00%	12
<b>Total</b>		<b>80</b>

**Q11 Deering's predominant form of housing is Single Family. What other types of housing would you like to see Deering encourage? (Please check all that apply)**

Answered: 58 Skipped: 34

## Deering Master Plan



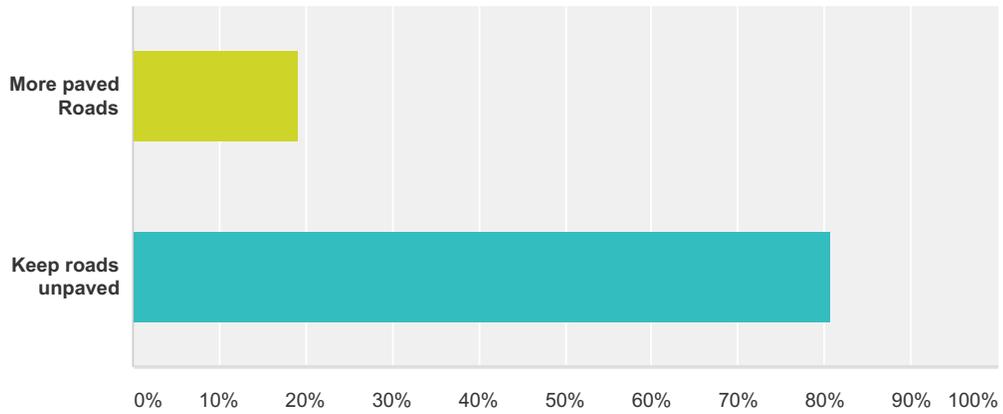
Answer Choices	Responses	
2-Family (Duplex)	36.21%	21
Conversion of Large Homes into Apartments	10.34%	6
Manufactured homes on individual lots	17.24%	10
Workforce Housing*	20.69%	12
Condominiums	15.52%	9
New Apartment Buildings	3.45%	2
Cluster Developments (single family homes on smaller lots with remaining area as open space)	44.83%	26
Housing for persons over 55 years of age	51.72%	30
Accessory Dwelling units/In-law Apts.**	51.72%	30
<b>Total Respondents: 58</b>		

**Q12 Please Identify any issues or concerns you have related to roads or specific road segments in Deering.**

Answered: 40 Skipped: 52

### Q13 Do you think the number of paved and unpaved roads in Deering is acceptable?

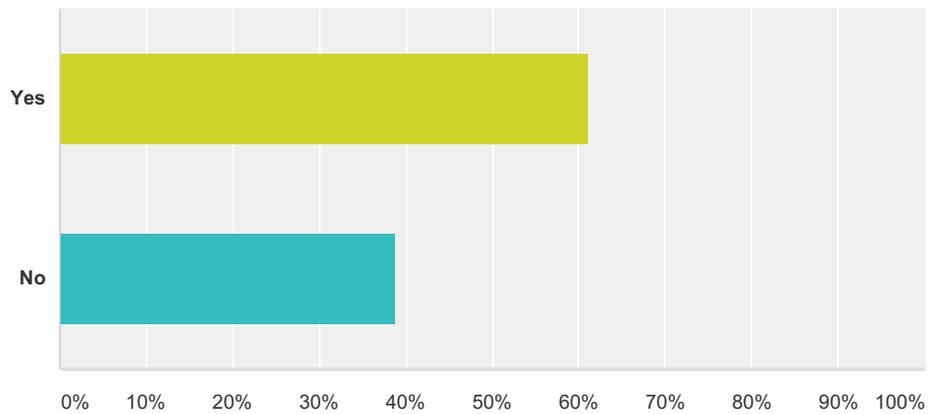
Answered: 83 Skipped: 9



Answer Choices	Responses
More paved Roads	19.28% 16
Keep roads unpaved	80.72% 67
<b>Total</b>	<b>83</b>

### Q14 Do you support the addition of bike lanes on local roads when appropriate?

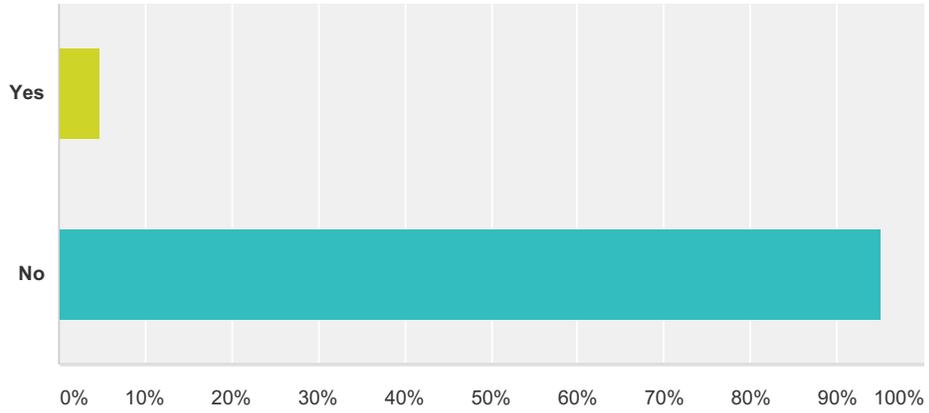
Answered: 80 Skipped: 12



Answer Choices	Responses
Yes	61.25% 49
No	38.75% 31
<b>Total</b>	<b>80</b>

**Q15 Are you a senior or a person with a disability in need of a ride for basic and/or essential services such as shopping or medical appointments?\***

Answered: 82 Skipped: 10

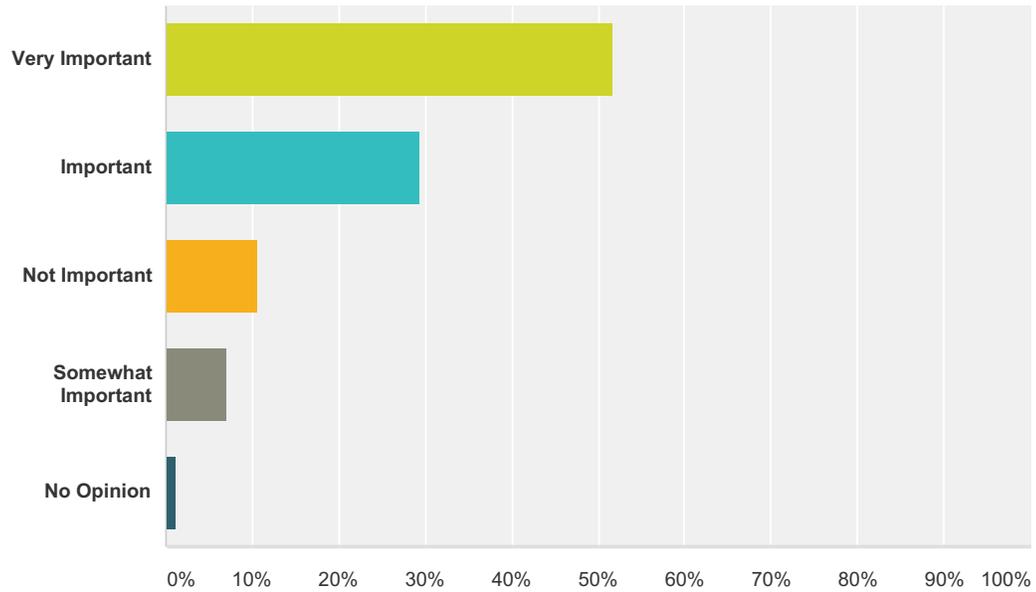


Answer Choices	Responses
Yes	4.88% 4
No	95.12% 78
<b>Total Respondents: 82</b>	

**Q16 Please indicate how important the preservation of open, undeveloped space in Deering is to you:**

Answered: 85 Skipped: 7

## Deering Master Plan

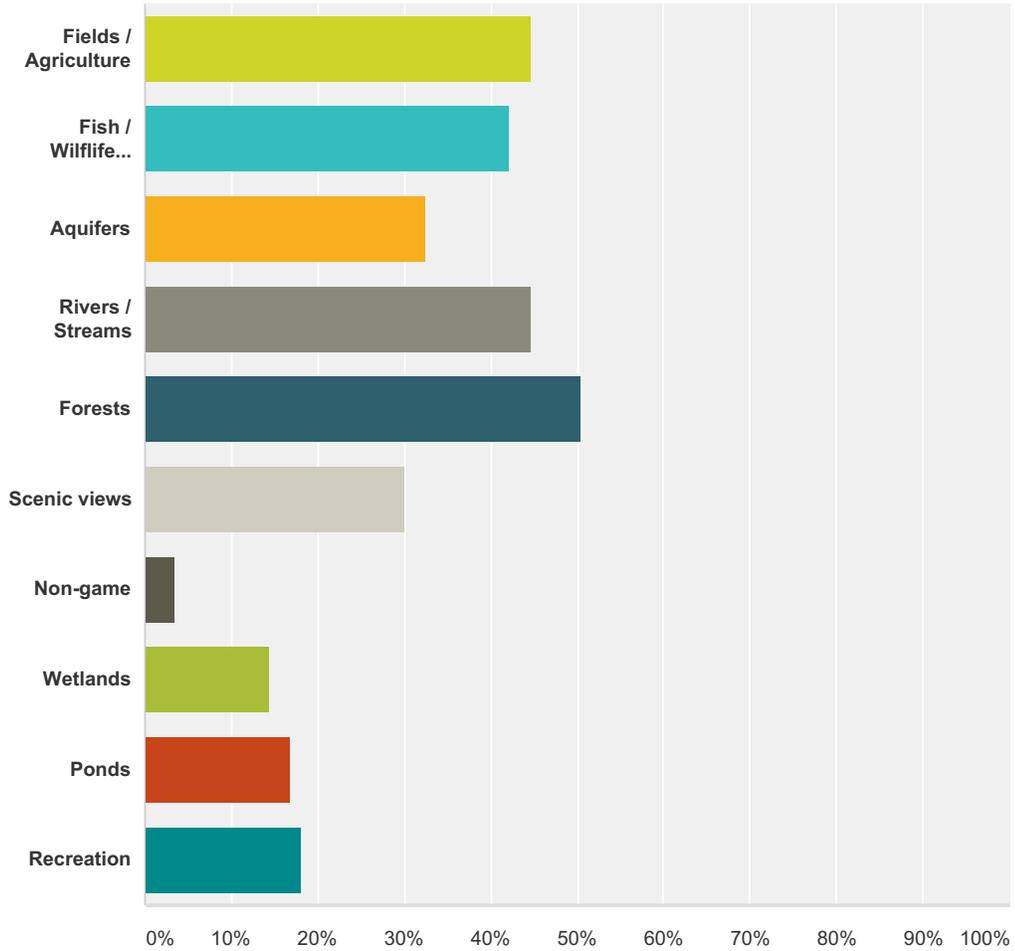


Answer Choices	Responses	
Very Important	51.76%	44
Important	29.41%	25
Not Important	10.59%	9
Somewhat Important	7.06%	6
No Opinion	1.18%	1
<b>Total</b>		<b>85</b>

**Q17 What are the most important land conservation objective to you? Please choose the THREE most important:**

Answered: 83 Skipped: 9

## Deering Master Plan

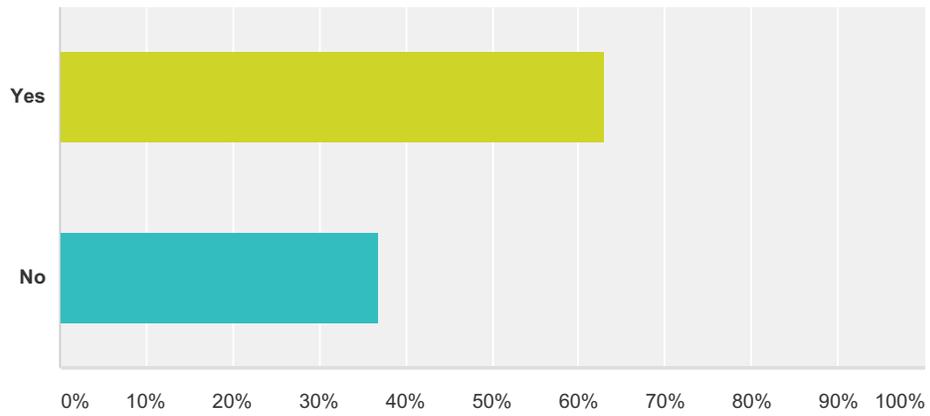


Answer Choices	Responses	Count
Fields / Agriculture	44.58%	37
Fish / Wildlife management	42.17%	35
Aquifers	32.53%	27
Rivers / Streams	44.58%	37
Forests	50.60%	42
Scenic views	30.12%	25
Non-game	3.61%	3
Wetlands	14.46%	12
Ponds	16.87%	14
Recreation	18.07%	15
<b>Total Respondents: 83</b>		

### Q18 Would you support a warrant article for appropriating money for land conservation?

Answered: 81 Skipped: 11

## Deering Master Plan



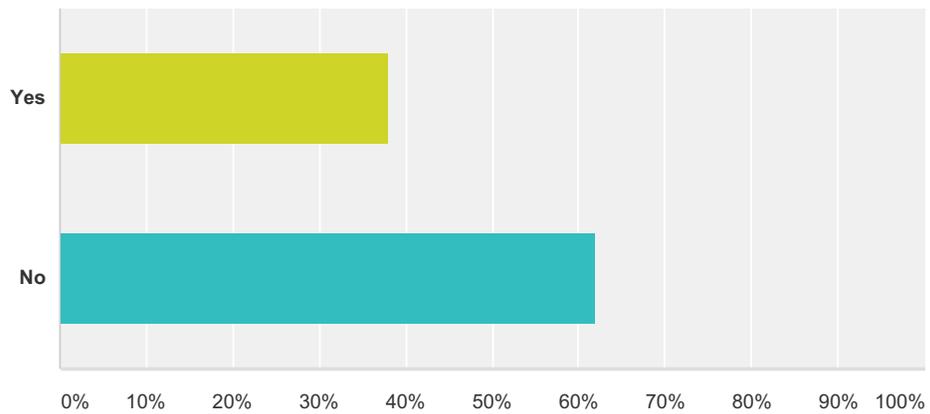
Answer Choices	Responses	
Yes	62.96%	51
No	37.04%	30
<b>Total</b>		<b>81</b>

### Q19 What one special place in Deering is most important to permanently conserve?

Answered: 56 Skipped: 36

### Q20 Do you favor separating the Town into separate residential zoning districts with different lot sizes, setbacks and frontages?

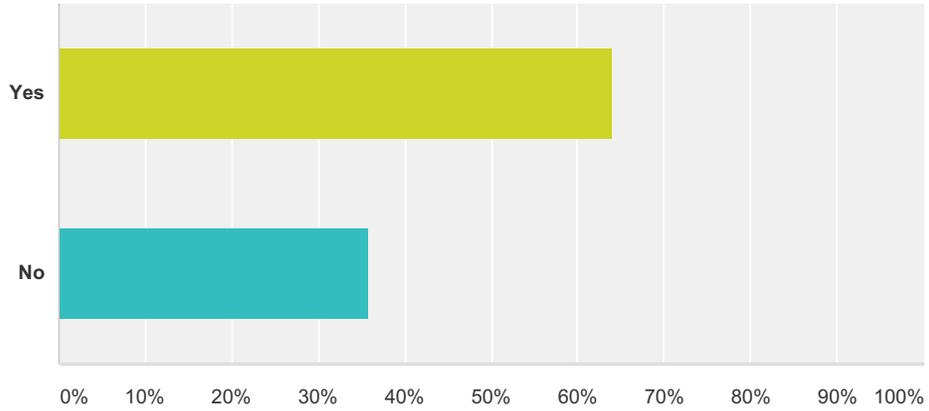
Answered: 79 Skipped: 13



Answer Choices	Responses	
Yes	37.97%	30
No	62.03%	49

### Q21 Should the Town have a separate zone(s) dedicated for industrial or commercial uses?

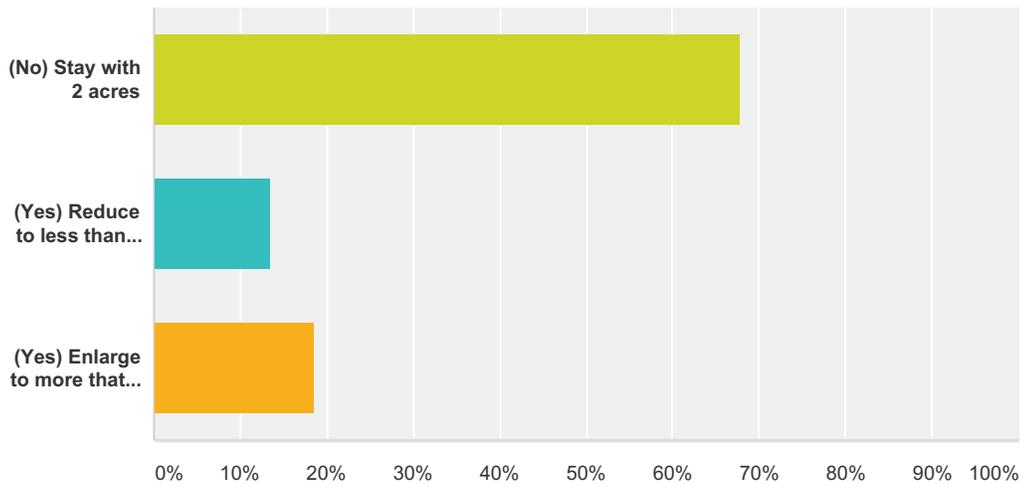
Answered: 75 Skipped: 17



Answer Choices	Responses	
Yes	64.00%	48
No	36.00%	27
<b>Total Respondents: 75</b>		

### Q22 Should minimum lot sizes be changed? (Please choose only one)

Answered: 81 Skipped: 11



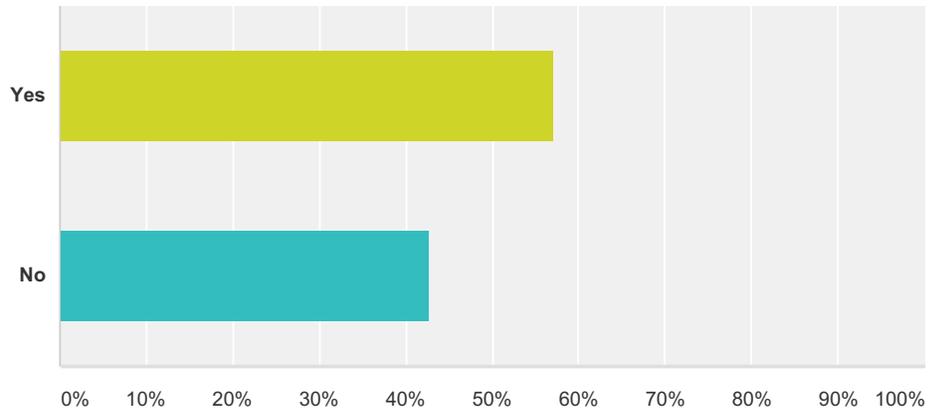
Answer Choices	Responses	
(No) Stay with 2 acres	67.90%	55

## Deering Master Plan

(Yes) Reduce to less than 2 acres	13.58%	11
(Yes) Enlarge to more that 2 acres	18.52%	15
<b>Total</b>		<b>81</b>

### Q23 Should Deering try to encourage light commercial-industrial (non-residential) growth?

Answered: 77 Skipped: 15

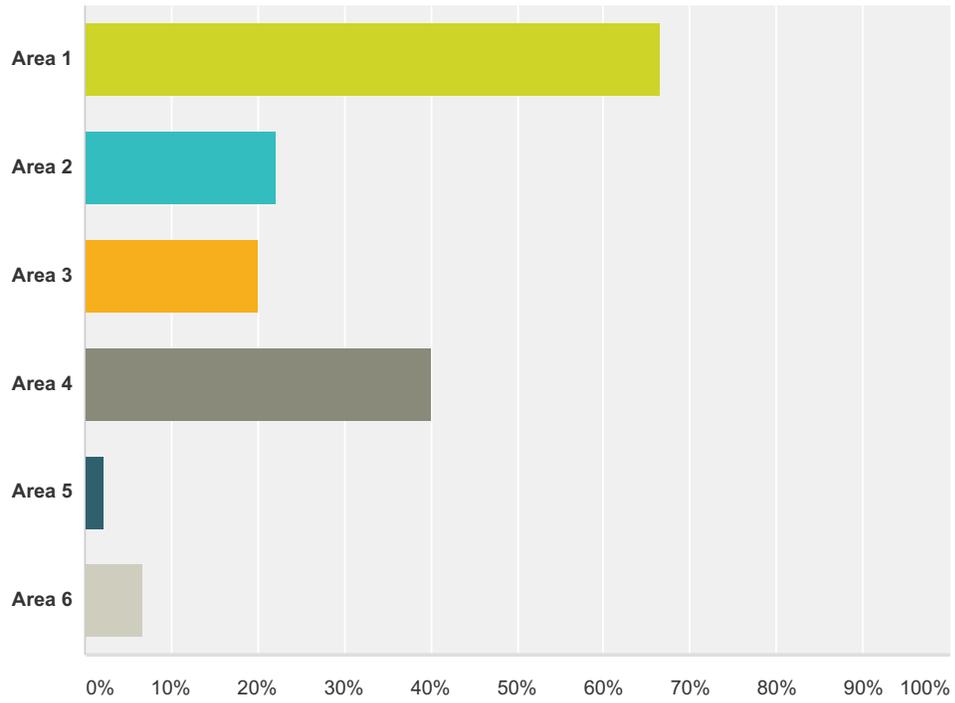


Answer Choices	Responses	Count
Yes	57.14%	44
No	42.86%	33
<b>Total</b>		<b>77</b>

### Q24 If yes, in what area(s) would you like to encourage light commercial/industrial (non-residential) growth (please refer to the map)?

Answered: 45 Skipped: 47

## Deering Master Plan

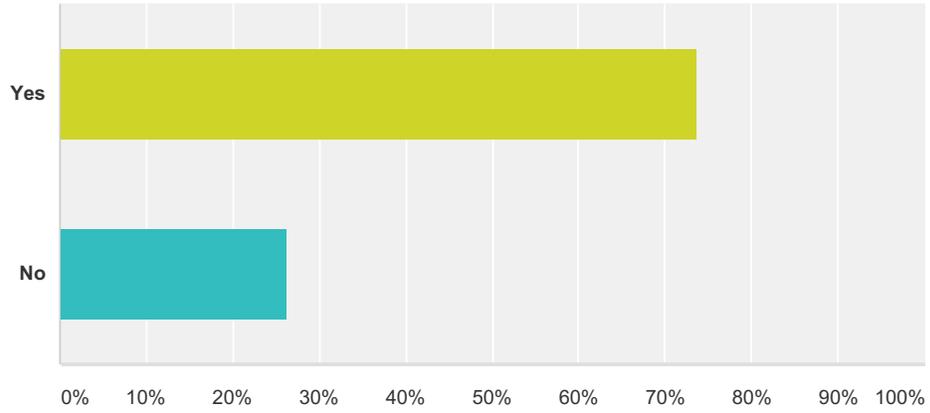


Answer Choices	Responses
Area 1	66.67% 30
Area 2	22.22% 10
Area 3	20.00% 9
Area 4	40.00% 18
Area 5	2.22% 1
Area 6	6.67% 3
<b>Total Respondents: 45</b>	

### Q25 Are there any areas where you feel development should be restricted?

Answered: 72 Skipped: 20

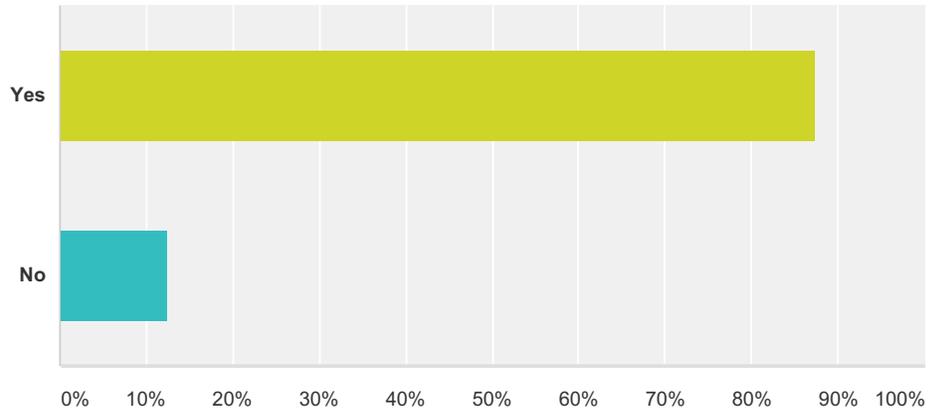
### Deering Master Plan



Answer Choices	Responses
Yes	73.61% 53
No	26.39% 19
<b>Total Respondents: 72</b>	

### Q26 Are maintaining agriculture and forestry as economically viable land uses in Deering important?

Answered: 80 Skipped: 12

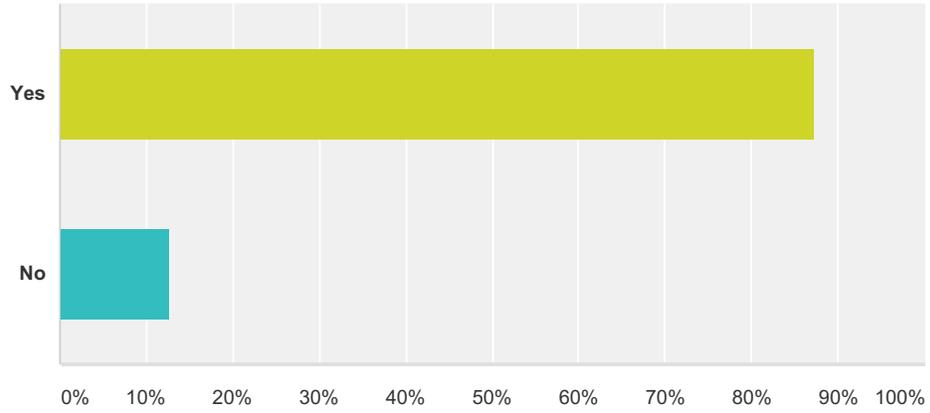


Answer Choices	Responses
Yes	87.50% 70
No	12.50% 10
<b>Total</b>	<b>80</b>

### Q27 Do you believe that historic places (or areas) should be preserved in the Town?

Answered: 79 Skipped: 13

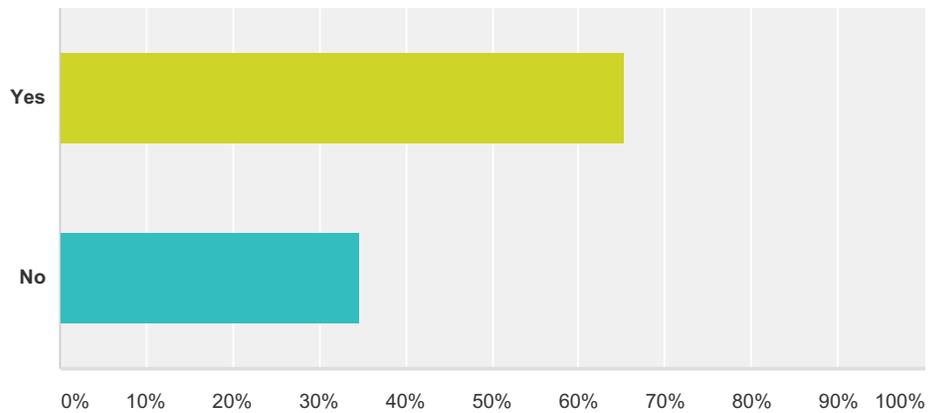
## Deering Master Plan



Answer Choices	Responses
Yes	87.34% 69
No	12.66% 10
<b>Total</b>	<b>79</b>

## Q28 Are you in favor of seeing more historical programs in Town?

Answered: 75 Skipped: 17

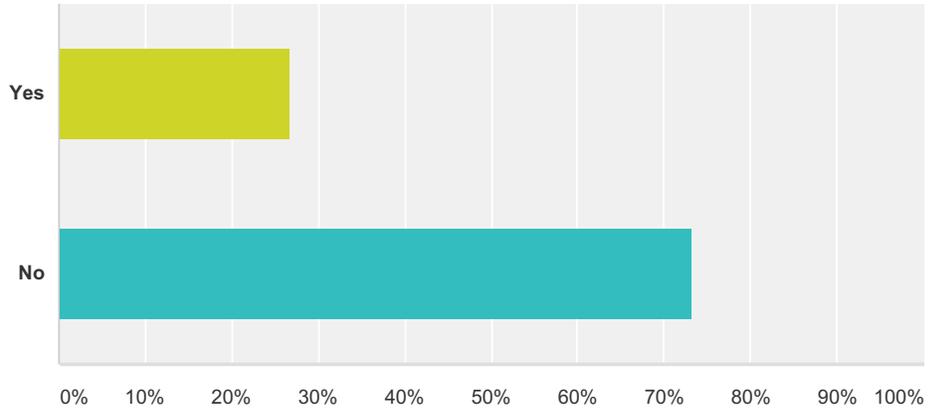


Answer Choices	Responses
Yes	65.33% 49
No	34.67% 26
<b>Total</b>	<b>75</b>

## Q29 Do you favor building an Elementary School in Deering while continuing to be a member of the Hillsborough-Deering School district?

## Deering Master Plan

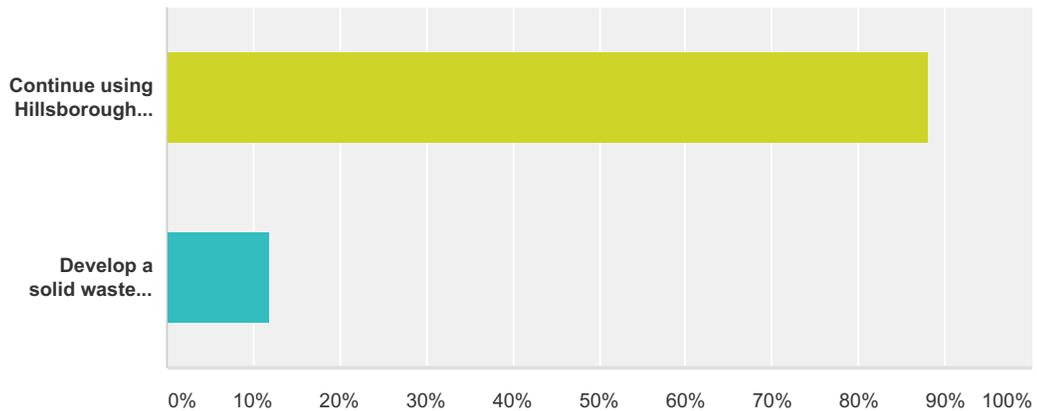
Answered: 75 Skipped: 17



Answer Choices	Responses
Yes	26.67% 20
No	73.33% 55
<b>Total</b>	<b>75</b>

### Q30 What is your position on the disposal of solid waste (trash, recycling, old appliances, etc)?

Answered: 76 Skipped: 16

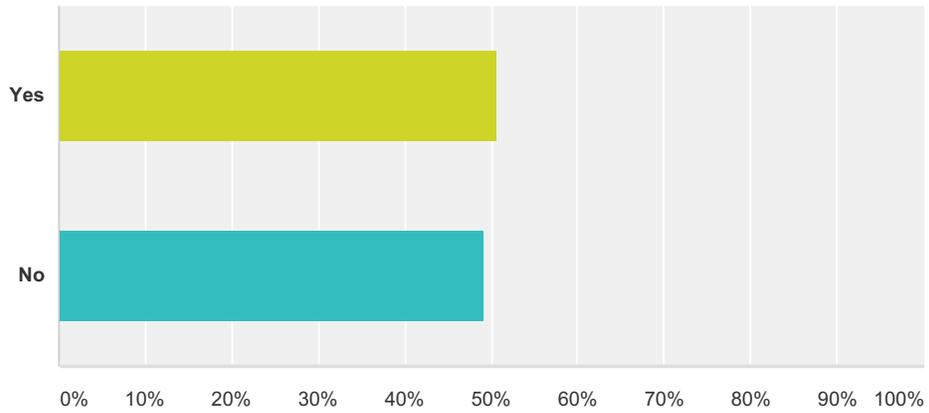


Answer Choices	Responses
Continue using Hillsborough facilities	88.16% 67
Develop a solid waste program in Deering	11.84% 9
<b>Total</b>	<b>76</b>

### Q31 Would you consider combining police forces with another nearby town?

## Deering Master Plan

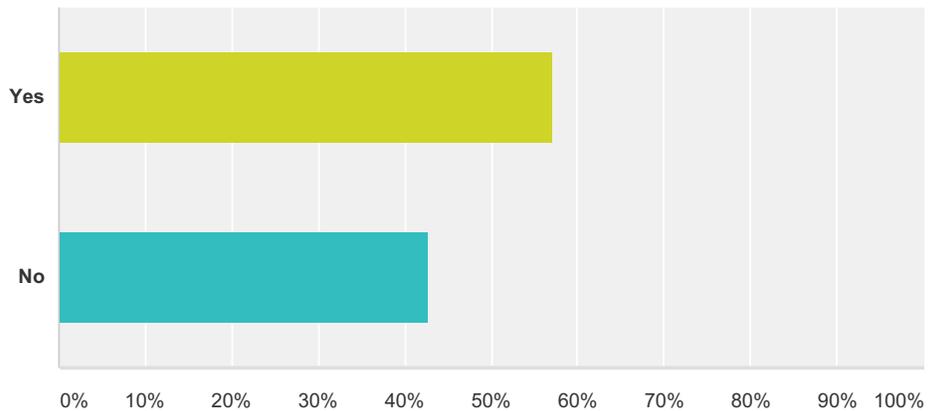
Answered: 77 Skipped: 15



Answer Choices	Responses	Count
Yes	50.65%	39
No	49.35%	38
<b>Total</b>		<b>77</b>

### Q32 Would you consider combining Fire Department forces with another nearby town?

Answered: 77 Skipped: 15



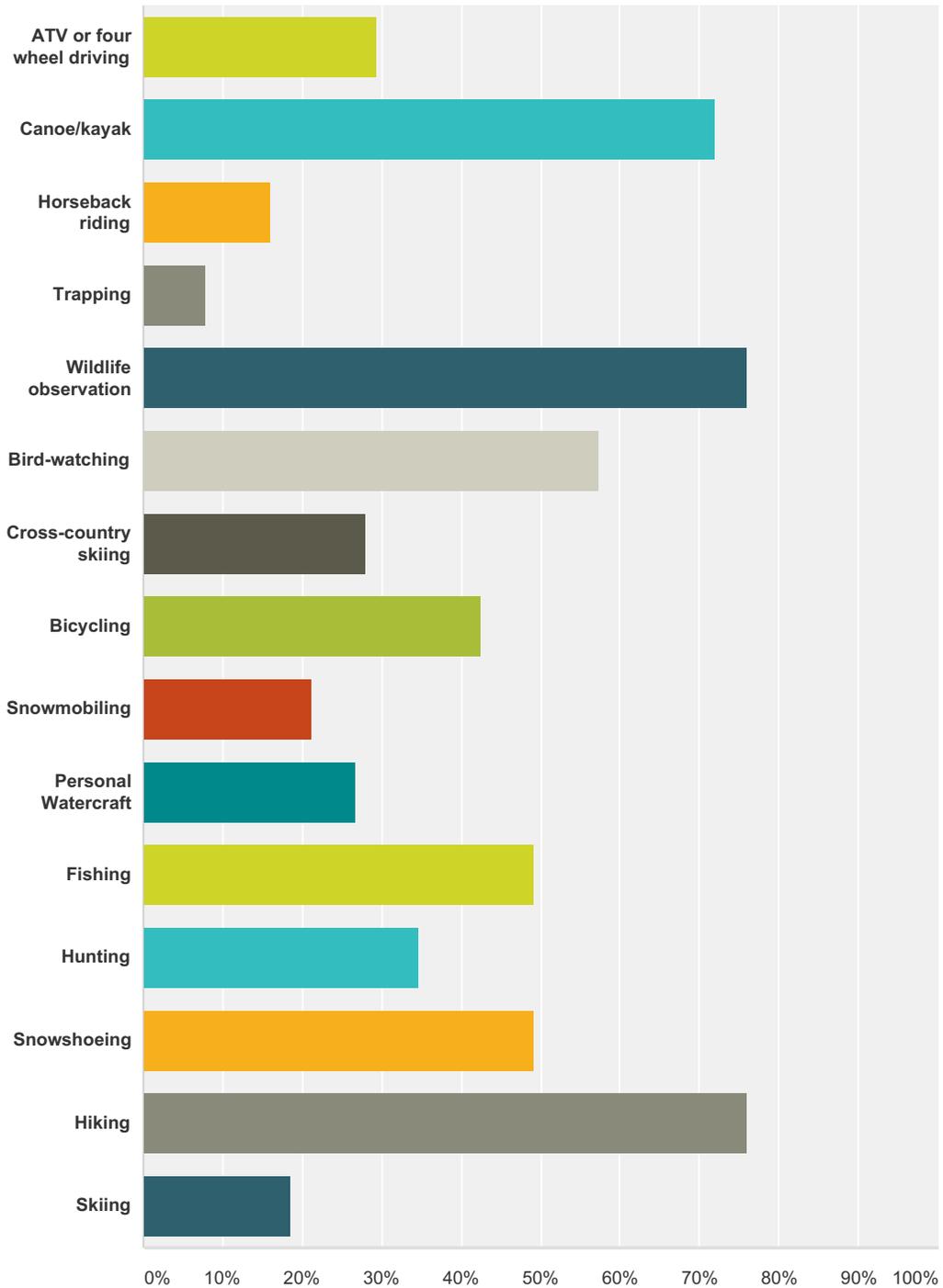
Answer Choices	Responses	Count
Yes	57.14%	44
No	42.86%	33
<b>Total</b>		<b>77</b>

### Q33 In what ways do you enjoy Deering's recreational opportunities? Please check all

# Deering Master Plan

## that apply:

Answered: 75 Skipped: 17



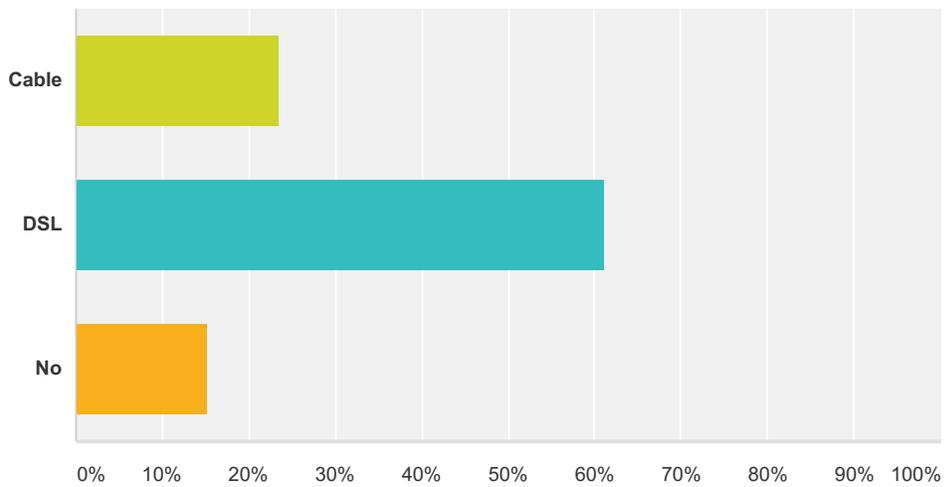
Answer Choices	Responses
ATV or four wheel driving	29.33% 22
Canoe/kayak	72.00% 54
Horseback riding	16.00% 12

## Deering Master Plan

Trapping	8.00%	6
Wildlife observation	76.00%	57
Bird-watching	57.33%	43
Cross-country skiing	28.00%	21
Bicycling	42.67%	32
Snowmobiling	21.33%	16
Personal Watercraft	26.67%	20
Fishing	49.33%	37
Hunting	34.67%	26
Snowshoeing	49.33%	37
Hiking	76.00%	57
Skiing	18.67%	14
<b>Total Respondents: 75</b>		

### Q34 Do you have access to broadband internet that is adequate for your needs? (If yes, please Identify)

Answered: 72 Skipped: 20



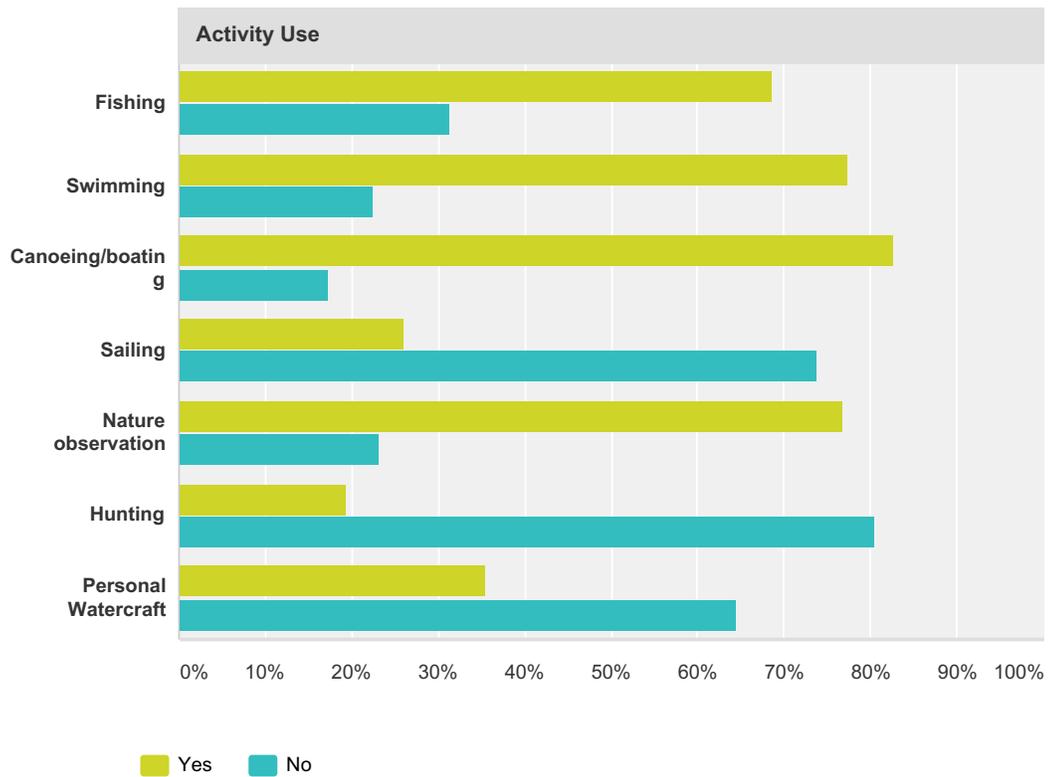
Answer Choices	Responses
Cable	23.61% 17
DSL	61.11% 44
No	15.28% 11
<b>Total</b>	<b>72</b>

**Q35 If no, please note the street or general area that does not have service or describe how service does not meet your needs.**

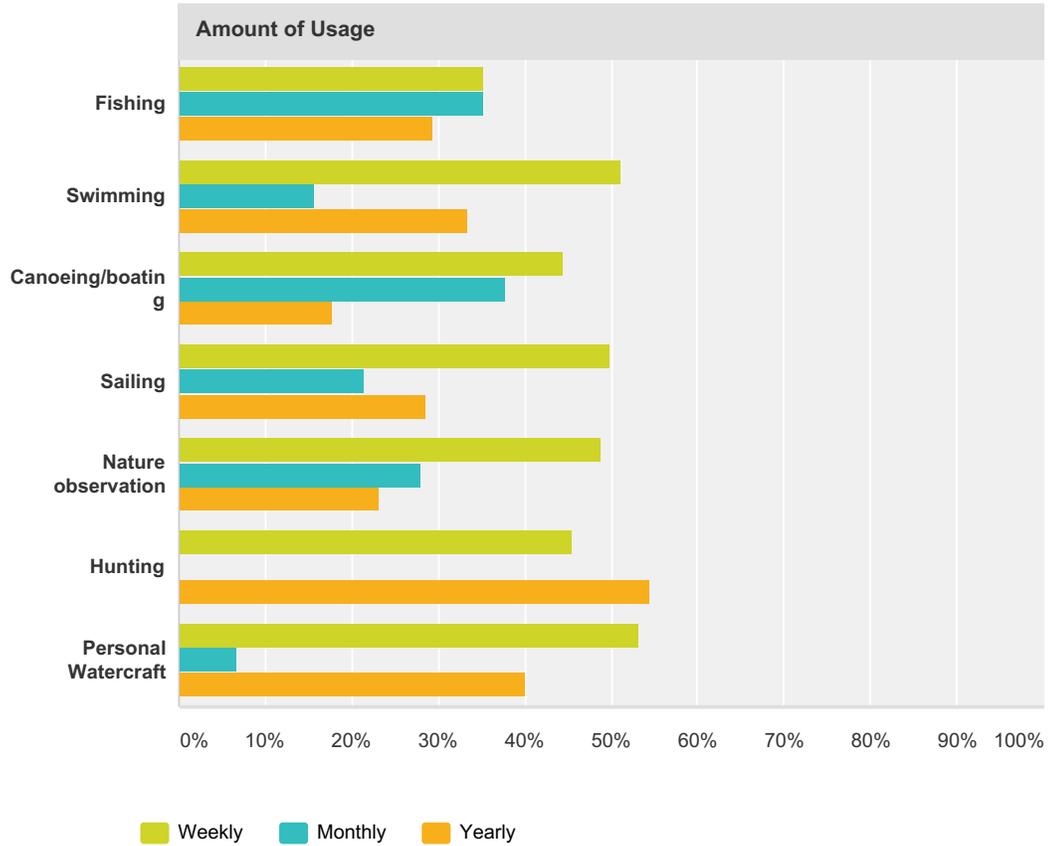
Answered: 11 Skipped: 81

**Q36 Do you use the Deering Reservoir for any of the following activities? If so, how often?**

Answered: 68 Skipped: 24



# Deering Master Plan



Activity Use			
	Yes	No	Total
Fishing	68.63% 35	31.37% 16	51
Swimming	77.42% 48	22.58% 14	62
Canoeing/boating	82.76% 48	17.24% 10	58
Sailing	26.09% 12	73.91% 34	46
Nature observation	76.79% 43	23.21% 13	56
Hunting	19.51% 8	80.49% 33	41
Personal Watercraft	35.42% 17	64.58% 31	48

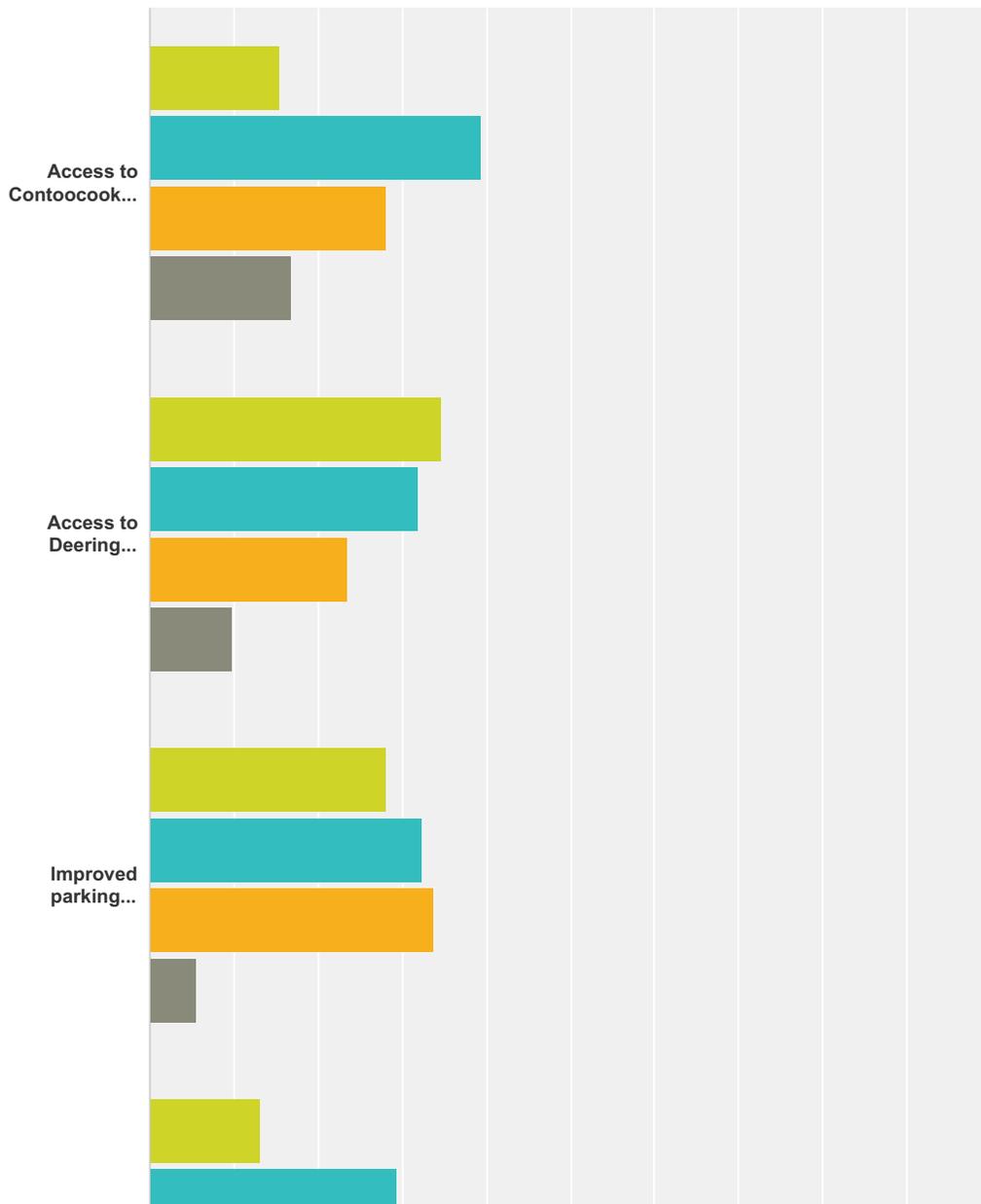
Amount of Usage				
	Weekly	Monthly	Yearly	Total
Fishing	35.29% 12	35.29% 12	29.41% 10	34
Swimming	51.11% 23	15.56% 7	33.33% 15	45

## Deering Master Plan

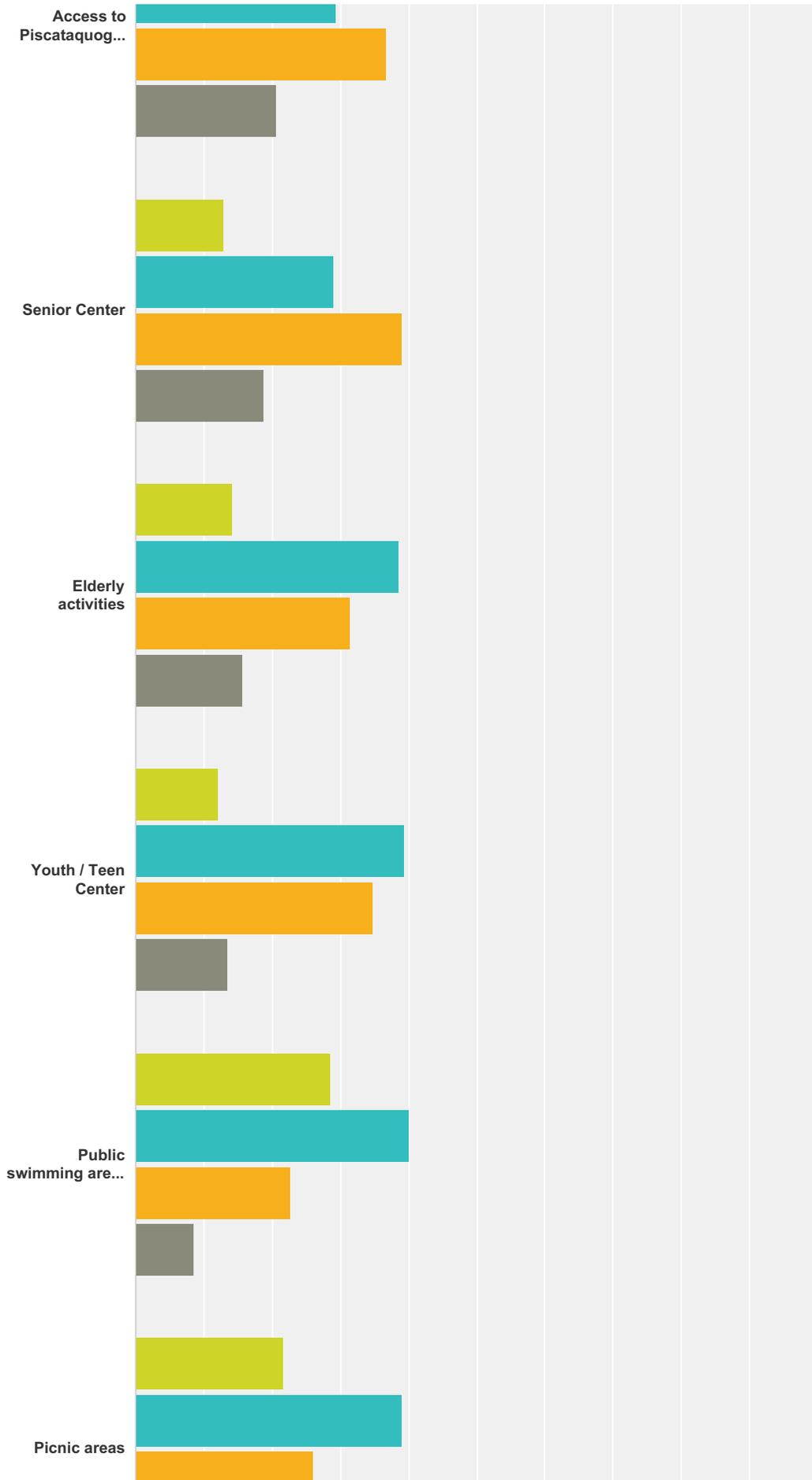
Canoeing/boating	44.44% 20	37.78% 17	17.78% 8	45
Sailing	50.00% 7	21.43% 3	28.57% 4	14
Nature observation	48.84% 21	27.91% 12	23.26% 10	43
Hunting	45.45% 5	0.00% 0	54.55% 6	11
Personal Watercraft	53.33% 8	6.67% 1	40.00% 6	15

### Q37 How important is it for the Town to expand, provide, or improve each of the following:

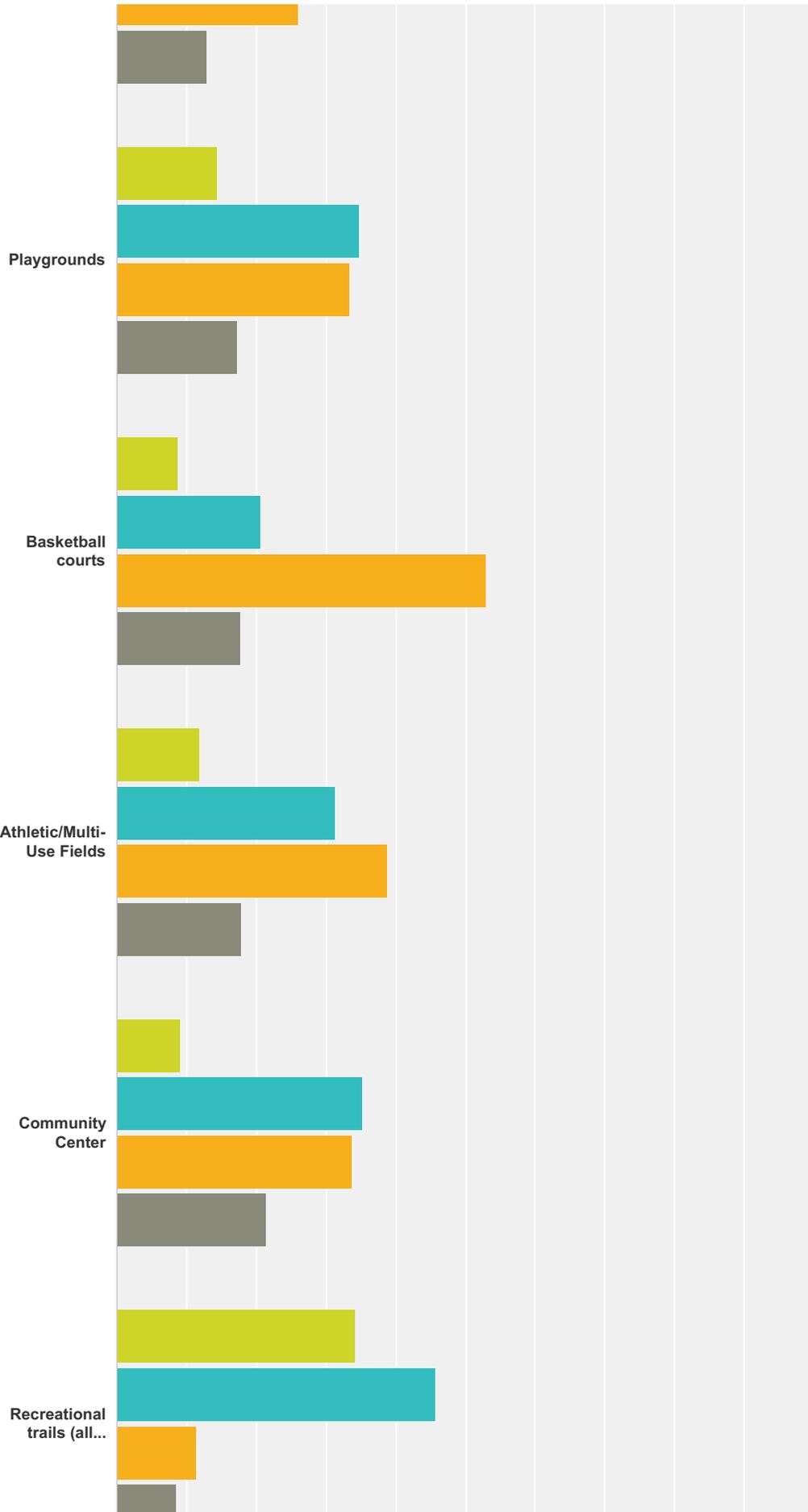
Answered: 72 Skipped: 20



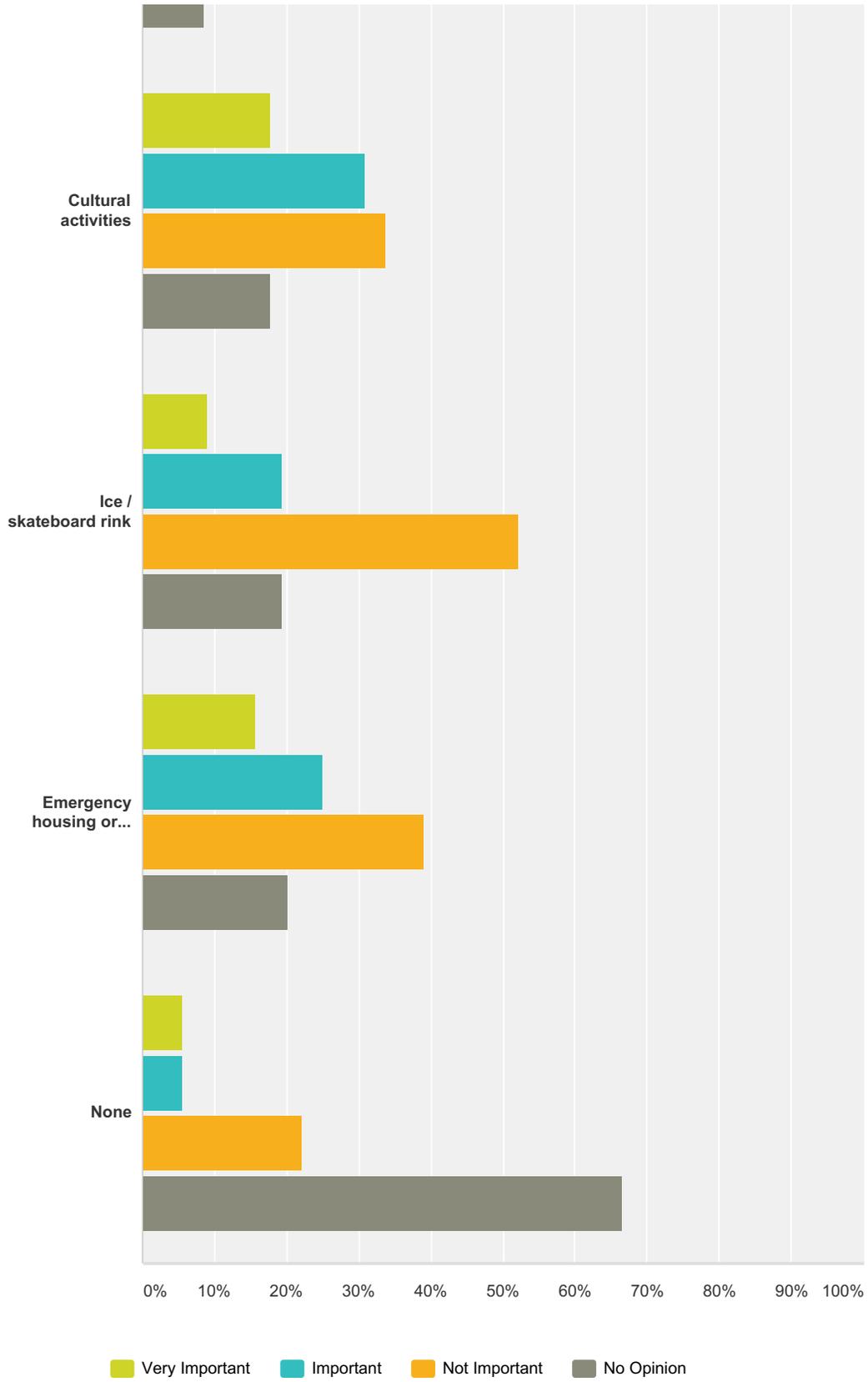
# Deering Master Plan



# Deering Master Plan



# Deering Master Plan



	Very Important	Important	Not Important	No Opinion	Total
Access to Contoocook River	15.49% 11	39.44% 28	28.17% 20	16.90% 12	71

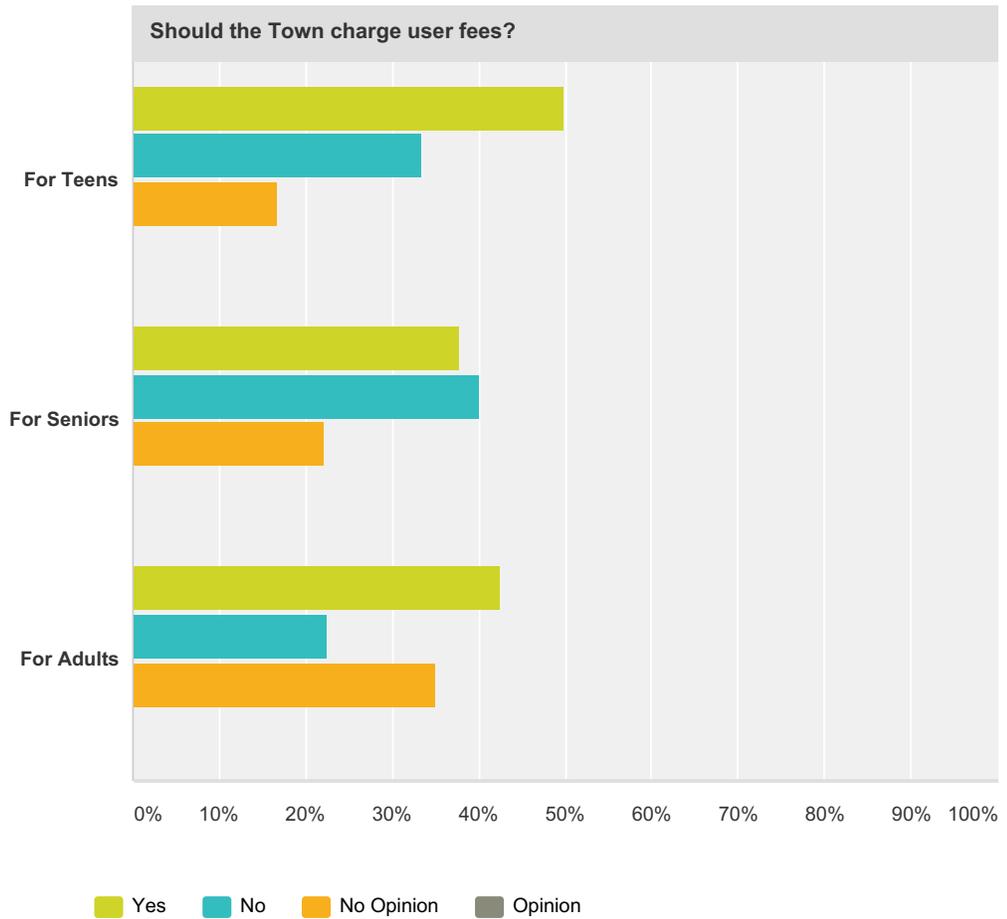
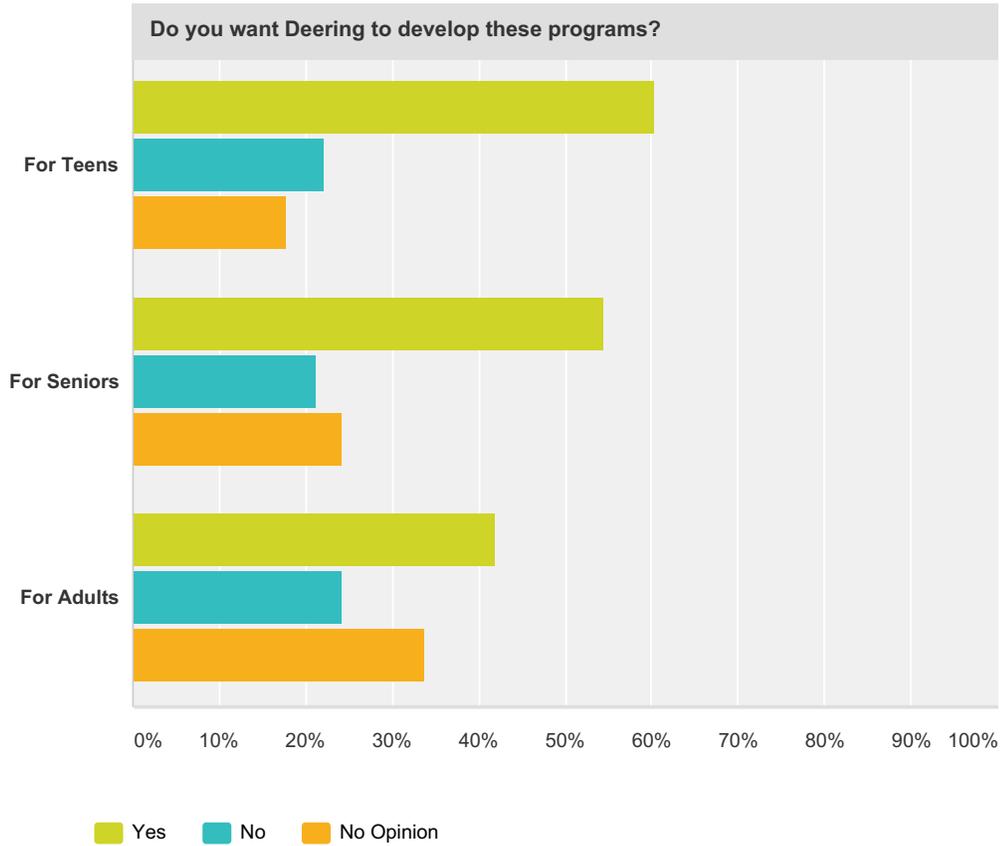
## Deering Master Plan

Access to Deering Reservoir	<b>34.72%</b> 25	<b>31.94%</b> 23	<b>23.61%</b> 17	<b>9.72%</b> 7	72
Improved parking facilities at Deering Reservoir	<b>28.17%</b> 20	<b>32.39%</b> 23	<b>33.80%</b> 24	<b>5.63%</b> 4	71
Access to Piscataquog River	<b>13.24%</b> 9	<b>29.41%</b> 20	<b>36.76%</b> 25	<b>20.59%</b> 14	68
Senior Center	<b>13.04%</b> 9	<b>28.99%</b> 20	<b>39.13%</b> 27	<b>18.84%</b> 13	69
Elderly activities	<b>14.29%</b> 10	<b>38.57%</b> 27	<b>31.43%</b> 22	<b>15.71%</b> 11	70
Youth / Teen Center	<b>12.12%</b> 8	<b>39.39%</b> 26	<b>34.85%</b> 23	<b>13.64%</b> 9	66
Public swimming area at Deering Reservoir	<b>28.57%</b> 20	<b>40.00%</b> 28	<b>22.86%</b> 16	<b>8.57%</b> 6	70
Picnic areas	<b>21.74%</b> 15	<b>39.13%</b> 27	<b>26.09%</b> 18	<b>13.04%</b> 9	69
Playgrounds	<b>14.49%</b> 10	<b>34.78%</b> 24	<b>33.33%</b> 23	<b>17.39%</b> 12	69
Basketball courts	<b>8.82%</b> 6	<b>20.59%</b> 14	<b>52.94%</b> 36	<b>17.65%</b> 12	68
Athletic/Multi-Use Fields	<b>11.94%</b> 8	<b>31.34%</b> 21	<b>38.81%</b> 26	<b>17.91%</b> 12	67
Community Center	<b>9.23%</b> 6	<b>35.38%</b> 23	<b>33.85%</b> 22	<b>21.54%</b> 14	65
Recreational trails (all types)	<b>34.29%</b> 24	<b>45.71%</b> 32	<b>11.43%</b> 8	<b>8.57%</b> 6	70
Cultural activities	<b>17.65%</b> 12	<b>30.88%</b> 21	<b>33.82%</b> 23	<b>17.65%</b> 12	68
Ice / skateboard rink	<b>8.96%</b> 6	<b>19.40%</b> 13	<b>52.24%</b> 35	<b>19.40%</b> 13	67
Emergency housing or shelter	<b>15.63%</b> 10	<b>25.00%</b> 16	<b>39.06%</b> 25	<b>20.31%</b> 13	64
None	<b>5.56%</b> 1	<b>5.56%</b> 1	<b>22.22%</b> 4	<b>66.67%</b> 12	18

### Q38 Do you think the Town should develop recreational programs or activities for its residents?

Answered: 68 Skipped: 24

# Deering Master Plan



## Deering Master Plan

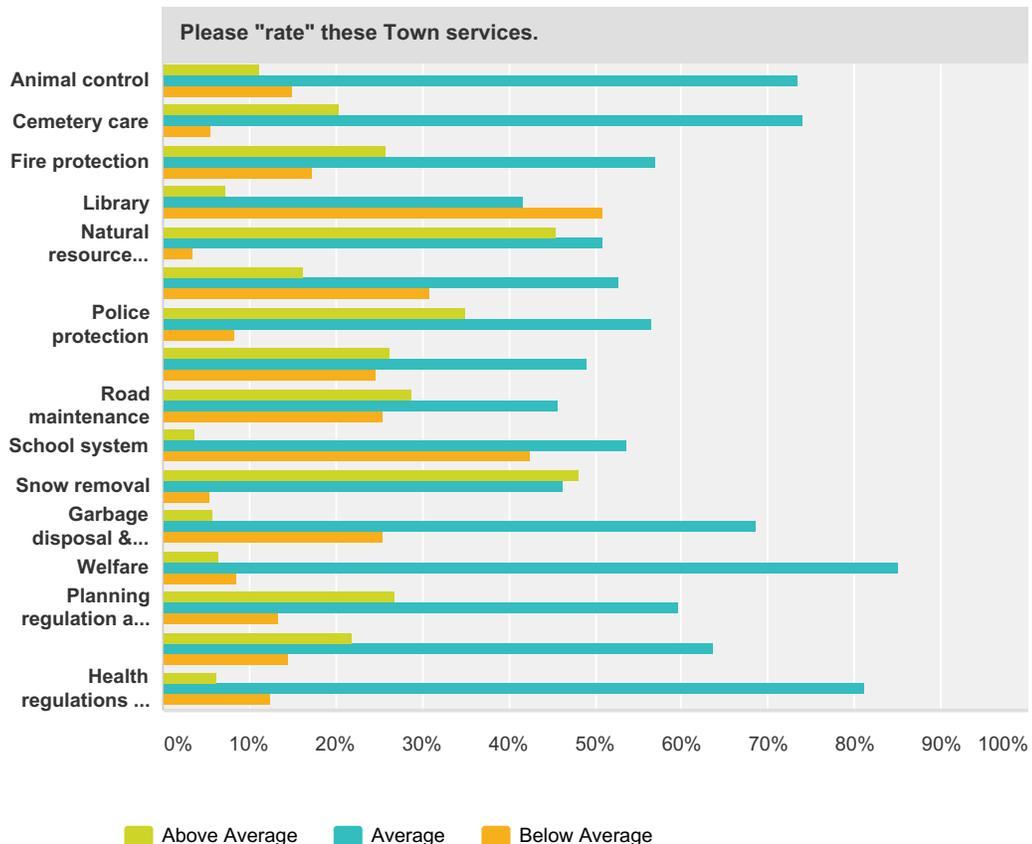
Do you want Deering to develop these programs?					
	Yes	No	No Opinion	Total	
For Teens	60.29% 41	22.06% 15	17.65% 12	68	
For Seniors	54.55% 36	21.21% 14	24.24% 16	66	
For Adults	41.94% 26	24.19% 15	33.87% 21	62	

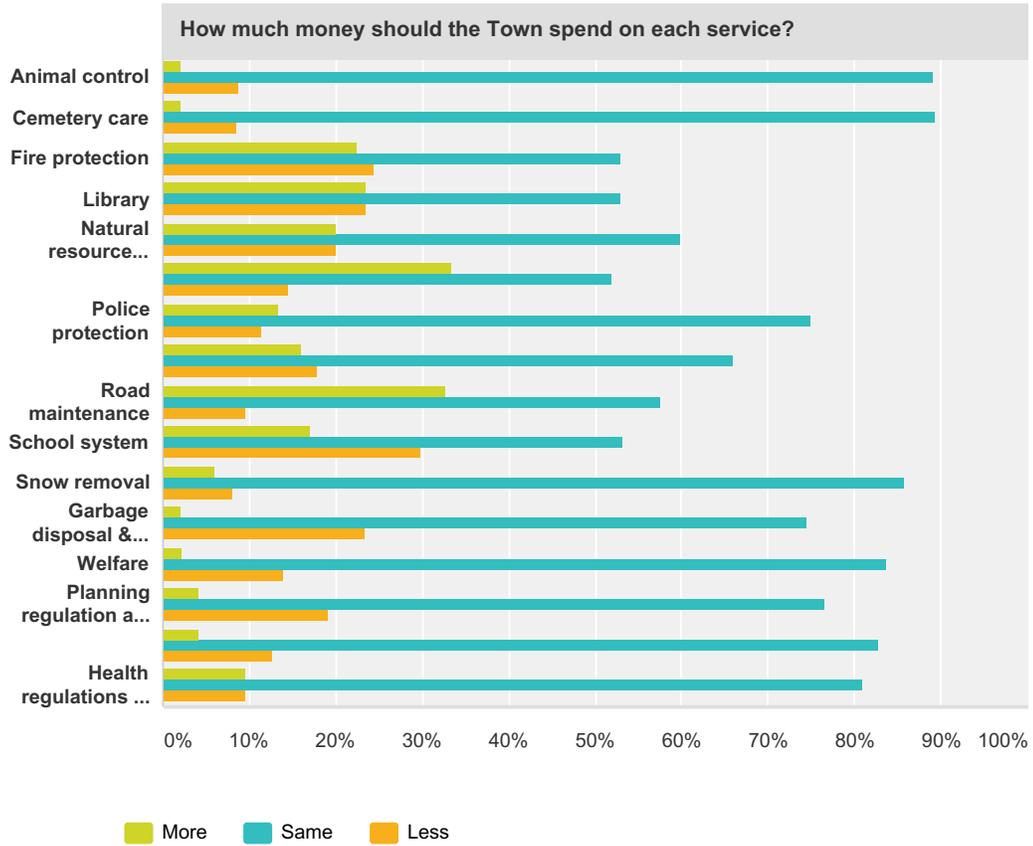
Should the Town charge user fees?					
	Yes	No	No Opinion	Opinion	Total
For Teens	50.00% 24	33.33% 16	16.67% 8	0.00% 0	48
For Seniors	37.78% 17	40.00% 18	22.22% 10	0.00% 0	45
For Adults	42.50% 17	22.50% 9	35.00% 14	0.00% 0	40

**Q39 Please provide your opinion on how well you think the Town is performing the following services or activities and if the Town should reevaluate its level of spending on these services:**

Answered: 63 Skipped: 29



# Deering Master Plan



Please "rate" these Town services.				
	Above Average	Average	Below Average	Total
Animal control	11.32% 6	73.58% 39	15.09% 8	53
Cemetery care	20.37% 11	74.07% 40	5.56% 3	54
Fire protection	25.86% 15	56.90% 33	17.24% 10	58
Library	7.27% 4	41.82% 23	50.91% 28	55
Natural resource conservation	45.61% 26	50.88% 29	3.51% 2	57
Parks & recreation	16.36% 9	52.73% 29	30.91% 17	55
Police protection	35.00% 21	56.67% 34	8.33% 5	60
Rescue / ambulance service	26.32% 15	49.12% 28	24.56% 14	57
Road maintenance	28.81% 17	45.76% 27	25.42% 15	59
School system	3.70% 2	53.70% 29	42.59% 23	54
Snow removal	48.21% 27	46.43% 26	5.36% 3	56

## Deering Master Plan

Garbage disposal & recycling	5.88% 3	68.63% 35	25.49% 13	51
Welfare	6.38% 3	85.11% 40	8.51% 4	47
Planning regulation and administration	26.92% 14	59.62% 31	13.46% 7	52
Zoning enforcement	21.82% 12	63.64% 35	14.55% 8	55
Health regulations & enforcement	6.25% 3	81.25% 39	12.50% 6	48

### How much money should the Town spend on each service?

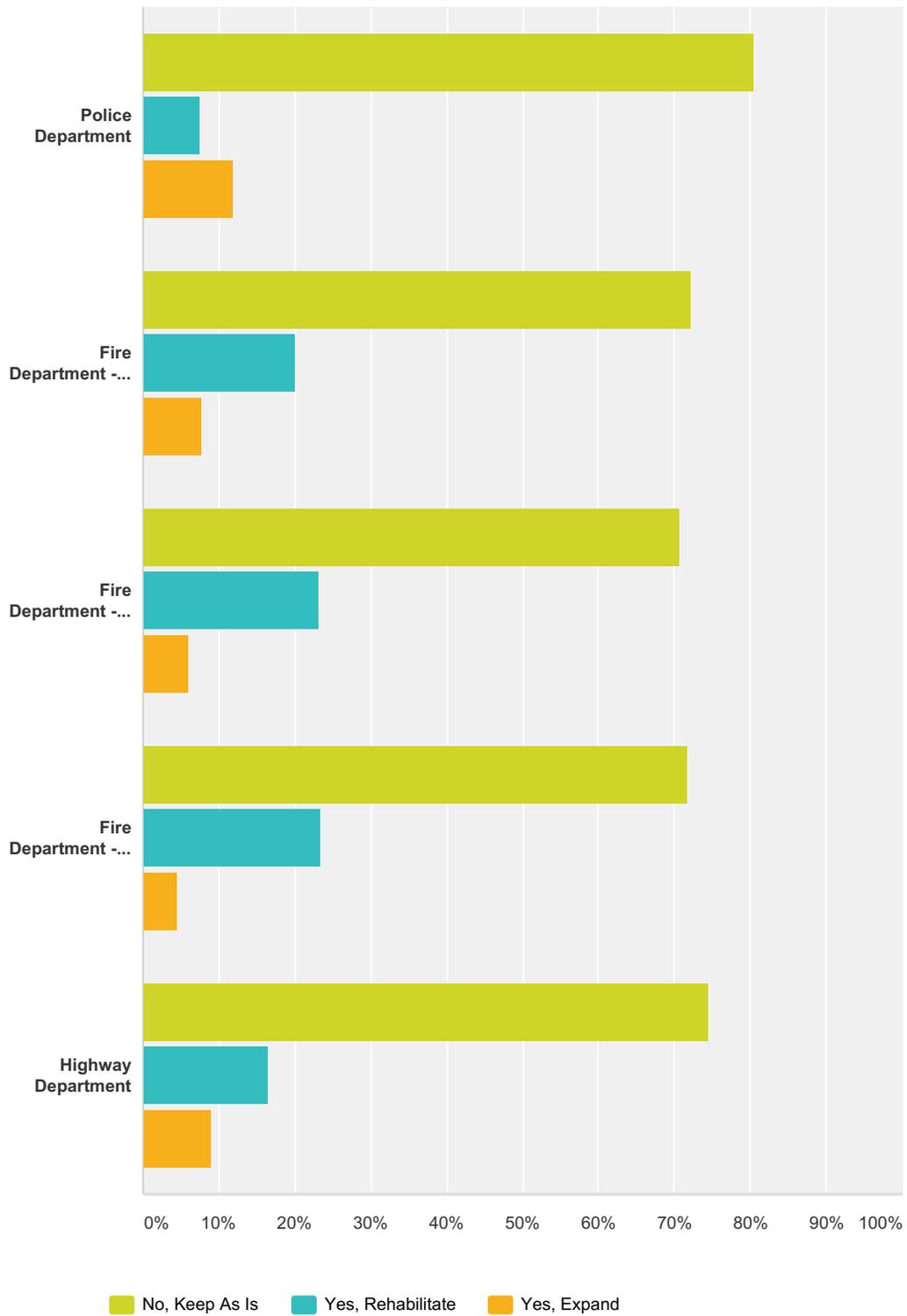
	More	Same	Less	Total
Animal control	2.17% 1	89.13% 41	8.70% 4	46
Cemetery care	2.13% 1	89.36% 42	8.51% 4	47
Fire protection	22.45% 11	53.06% 26	24.49% 12	49
Library	23.53% 12	52.94% 27	23.53% 12	51
Natural resource conservation	20.00% 10	60.00% 30	20.00% 10	50
Parks & recreation	33.33% 16	52.08% 25	14.58% 7	48
Police protection	13.46% 7	75.00% 39	11.54% 6	52
Rescue / ambulance service	16.00% 8	66.00% 33	18.00% 9	50
Road maintenance	32.69% 17	57.69% 30	9.62% 5	52
School system	17.02% 8	53.19% 25	29.79% 14	47
Snow removal	6.12% 3	85.71% 42	8.16% 4	49
Garbage disposal & recycling	2.13% 1	74.47% 35	23.40% 11	47
Welfare	2.33% 1	83.72% 36	13.95% 6	43
Planning regulation and administration	4.26% 2	76.60% 36	19.15% 9	47
Zoning enforcement	4.26% 2	82.98% 39	12.77% 6	47
Health regulations & enforcement	9.52% 4	80.95% 34	9.52% 4	42

**Q40 Are you in favor of improving or expanding the following Town Facilities?**

# Deering Master Plan

Please check one for each facility.

Answered: 69 Skipped: 23



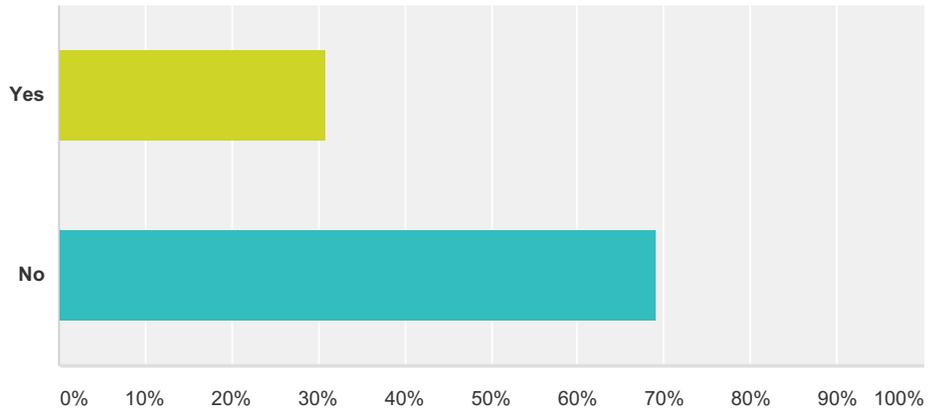
	No, Keep As Is	Yes, Rehabilitate	Yes, Expand	Total
Police Department	80.60% 54	7.46% 5	11.94% 8	67

## Deering Master Plan

Fire Department - Rouote 149	<b>72.31%</b> 47	<b>20.00%</b> 13	<b>7.69%</b> 5	65
Fire Department - Old County Road	<b>70.77%</b> 46	<b>23.08%</b> 15	<b>6.15%</b> 4	65
Fire Department - West Deering	<b>71.88%</b> 46	<b>23.44%</b> 15	<b>4.69%</b> 3	64
Highway Department	<b>74.63%</b> 50	<b>16.42%</b> 11	<b>8.96%</b> 6	67

### Q41 Is there a need for a centrally located municipal facility in Deering?

Answered: 68 Skipped: 24



Answer Choices	Responses	Count
Yes	30.88%	21
No	69.12%	47
<b>Total</b>		<b>68</b>

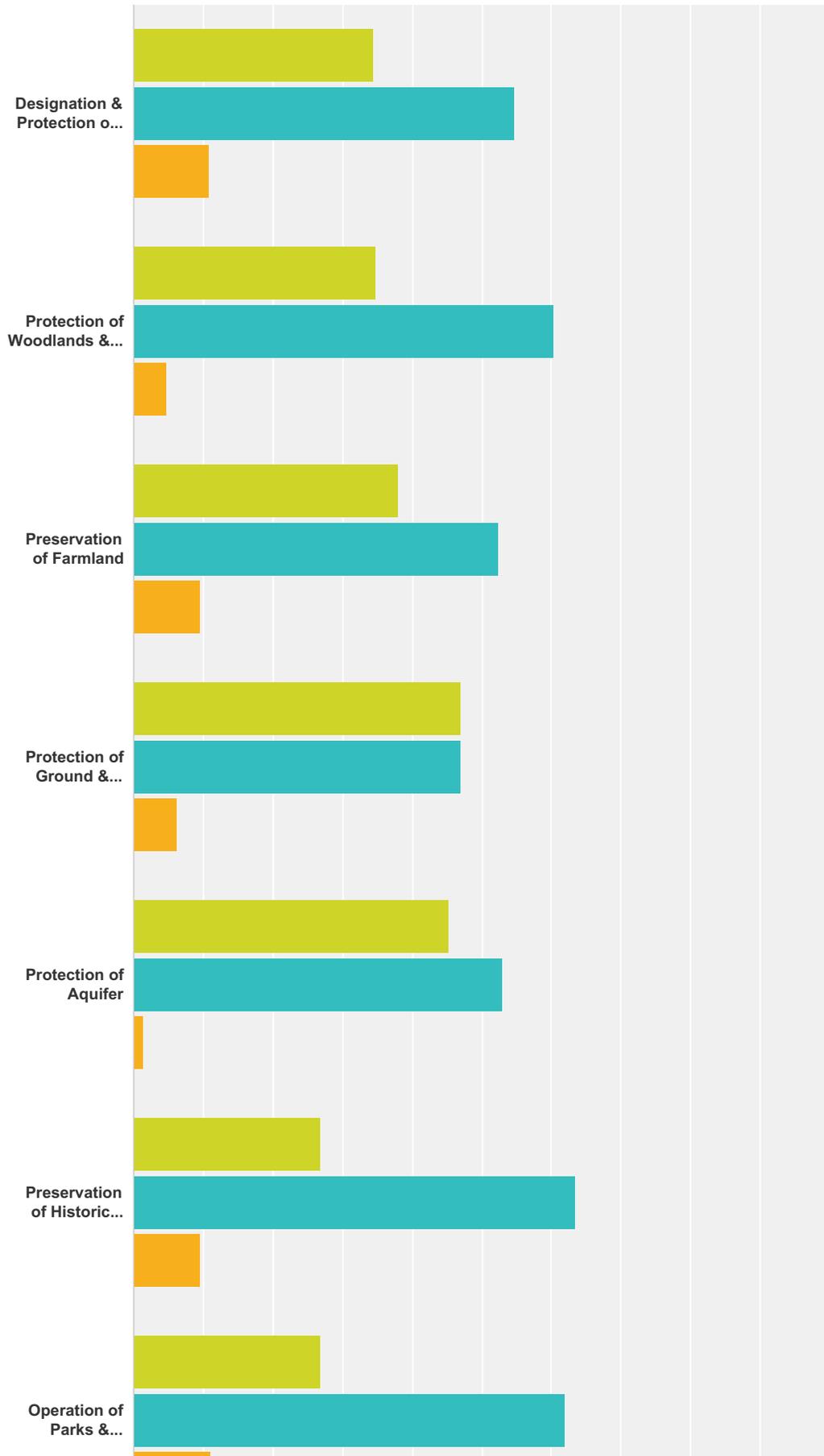
### Q42 Please provide any additional comments related to the improvement or expansion of existing facilities or the potential development of a centrally located municipal facility:

Answered: 22 Skipped: 70

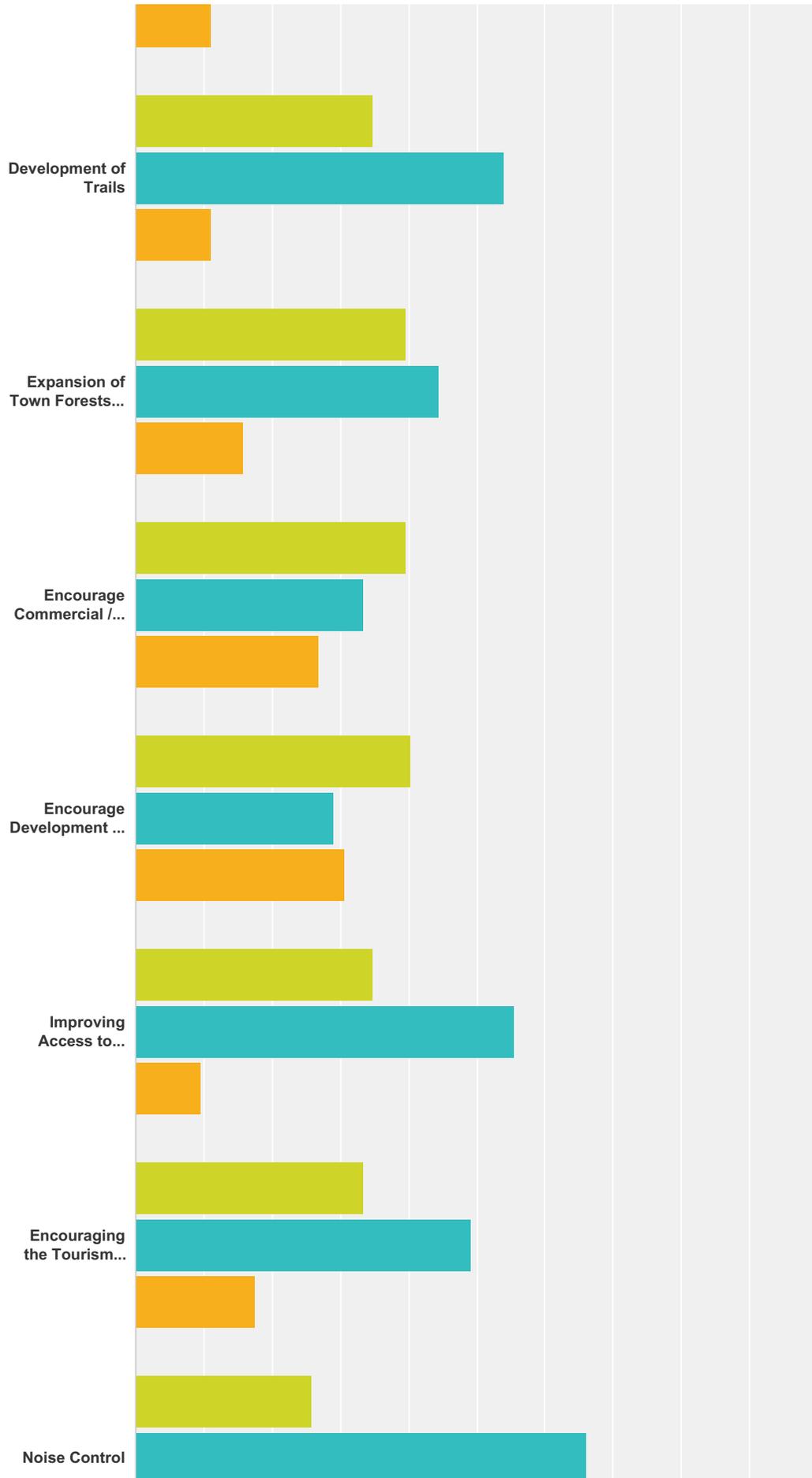
**Q43 In order to help Town Officials better direct their efforts to meet the needs of the community, we need your opinion on the importance of the following issues, and on how well you think the Town is performing the following Town Services.**

# Deering Master Plan

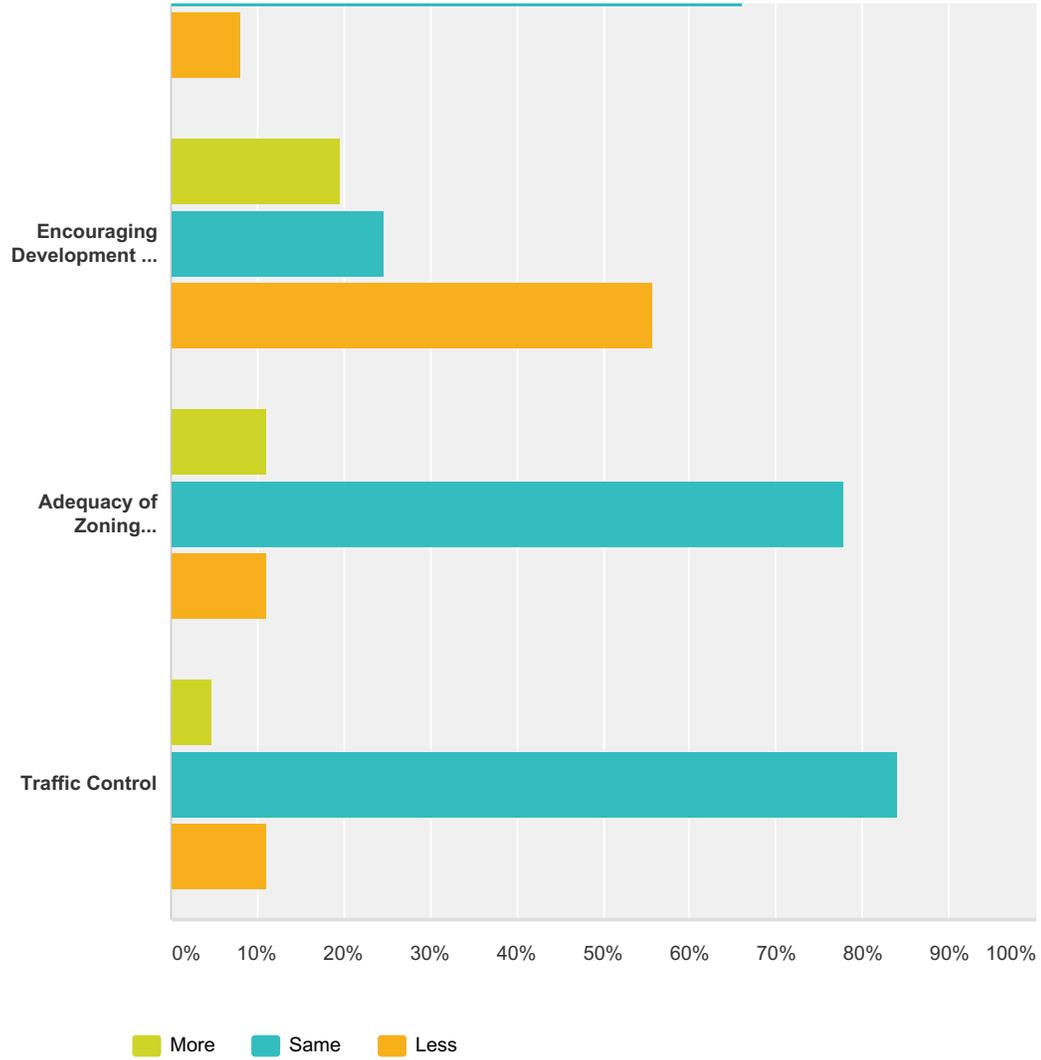
Answered: 65 Skipped: 27



# Deering Master Plan



## Deering Master Plan



	More	Same	Less	Total
Designation & Protection of Wetlands	34.38% 22	54.69% 35	10.94% 7	64
Protection of Woodlands & Wildlife Habitat	34.92% 22	60.32% 38	4.76% 3	63
Preservation of Farmland	38.10% 24	52.38% 33	9.52% 6	63
Protection of Ground & Surface Water	46.88% 30	46.88% 30	6.25% 4	64
Protection of Aquifer	45.31% 29	53.13% 34	1.56% 1	64
Preservation of Historic Sites & Buildings	26.98% 17	63.49% 40	9.52% 6	63
Operation of Parks & Recreational Facilities	26.98% 17	61.90% 39	11.11% 7	63
Development of Trails	34.92% 22	53.97% 34	11.11% 7	63
Expansion of Town Forests / Conservation Lands	39.68% 25	44.44% 28	15.87% 10	63

## Deering Master Plan

Encourage Commercial / Retail Growth	<b>39.68%</b> 25	<b>33.33%</b> 21	<b>26.98%</b> 17	63
Encourage Development of Light Industry	<b>40.32%</b> 25	<b>29.03%</b> 18	<b>30.65%</b> 19	62
Improving Access to Deering Reservoir	<b>34.92%</b> 22	<b>55.56%</b> 35	<b>9.52%</b> 6	63
Encouraging the Tourism Industry	<b>33.33%</b> 21	<b>49.21%</b> 31	<b>17.46%</b> 11	63
Noise Control	<b>25.81%</b> 16	<b>66.13%</b> 41	<b>8.06%</b> 5	62
Encouraging Development of Industrial Parks	<b>19.67%</b> 12	<b>24.59%</b> 15	<b>55.74%</b> 34	61
Adequacy of Zoning Ordinance & Regulations	<b>11.11%</b> 7	<b>77.78%</b> 49	<b>11.11%</b> 7	63
Traffic Control	<b>4.76%</b> 3	<b>84.13%</b> 53	<b>11.11%</b> 7	63

**Q44 Please comment on any of the above issues or any others you believe are important to Deering:**

Answered: 26 Skipped: 66

# Deering Master Plan Update

## Visioning Session Discussion Groups

### Natural Features and Community Facilities 2014

Saturday, July 12, 2014

8:30 – 11:00 AM at the Town Hall

762 Deering Center Road, Deering

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### Natural Features and Community Facilities

#### Discussion Groups Summary

##### Natural Features You Love About Deering

- Open fields and open space
- Conservation lands and protected stretches of woods
- Proper woodlot management
- Big trees, old trees
- Proper care of working the land
- Views – mountain ridges
- High water quality – aquifer, streams
- Deering Reservoir
- Wetlands
- Beaver dams & ponds
- Town Beach/beach public access
- Wildlife – deer, bear, moose
- Wildlife corridors
- Wildflowers
- Birds, loons, raptors
- Diverse habitats
- Hiking trails, snowmobile recreational trails
- Stone walls
- Unpaved “dirt” roads

##### Community Facilities You Love About Deering

- Deering Church and East Deering Church
- Architecture
- Farmsteads
- Old Cemeteries
- Historic houses
- Gravel roads
- Historic Library
- Historic Town Center

##### Concerns within the Town

- Schools:
  - aging population
  - not enough kids
  - Associated costs for schools – fire, police
- For sustainable Rescue Squad, need a full-time EMT
- Internet service only available through phone lines
- Water quality at the Town Beach:
  - Usage, boats
  - Invasive species – Asian clams, milfoil
  - Boat launch and sizes of boats
  - Stewardship of Lake – wildlife, water quality

## Visioning Session Discussion Groups Natural Features and Community Facilities 2014

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- Too much reliance on volunteerism
- Protocol for invasive species not restrictive enough (found along roadways too)
- Concern for septic systems maintenance at Deering Lake
- Zoski Road/Route 149 – drainage into Lake
- Overall enforcement of Lake regulations not occurring
- Non-profit status of Lake
- Happy with waste management
- Fire boat manning and training
- Road maintenance – Town equipment
- Taxes around the Lake too high
- 0 building permits in 3 years issued
- Putting more land into conservation means fewer taxes collected
- Light pollution from ski areas, including Crotched Mountain, and places outside of Deering
- Concerns about sustained noise

### Opportunities to Enhance the Town

- Preserve water quality of Deering Lake
- Test for e-coli at Deering Lake and beach
- Provide access to public spaces – water, high ground, Contoocook, Piscataquog
- Place a toilet restroom structure at Deering Lake Town Beach
- Provide an incentive to farm or for open fields
- Develop Open Space Plan for conservation and acquisition of public land for public access
- Preserve scenic views (Poling property)
- Adopt regulations that don't discourage working the land
- Invest in a Community Center
- Invest in recreational fields - West Deering?
  - Consider Leasing land for recreational use
- Place gazebos at the center of Town
- Develop bike paths
- Develop more developed outdoor activity areas
- Establish a Recreation Committee
- Develop of Recreation Plan
- Open space and conservation lands attract more people
- Consider an Elementary School in Deering
- Decide whether to keep emergency response all volunteer
- Consider one Fire Department building and expanded mutual aid
- Develop a Town Park

## Visioning Session Discussion Groups Natural Features and Community Facilities 2014

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- Seek out opportunities for snowmobile trails on Conference Center land
- Investigate School impact fees
- Pool regional resources for ambulance service
- Develop an impact study for fire and rescue service
- Invest in cable internet infrastructure
- Get involved with the NHDES Lake Host Program
- Develop water quality protocols for the Town Beach
- Pay more attention to Watershed Ordinance
- Purchase conservation land, including protect Mansionville Brook
- Protect the West Deering aquifer
- Purchase land for wildlife corridors
- Purchase land for recreational use, bike paths, recreational fields, trails
- Develop comprehensive Conservation Plan
- Consider relocation of the fire boat
- Increase non-residential tax base
- Need younger volunteer base as current volunteers get older
- Attract more Community organizations
- Develop a wind ordinance
- Develop a hilltop preservation ordinance

# Deering Master Plan Update

## Visioning Session Discussion Groups

### Economics and Land Use 2014

**Saturday, July 12, 2014**

**8:30 – 11:00 AM at the Town Hall**

762 Deering Center Road, Deering

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#### Land Use Observations within the Town

- Land uses and lot size requirements must preserve or enhance property values while decreasing tax rates.
- Opportunities for change exist, but Zoning must maintain and protect the character of Deering.
- Current lot size is 2 acre zoning.
- Need to change the ordinance to allow for “in-law apartments.”

#### Economic Observations within the Town

- Where could a Commercial District be located along Rt 149?
- Is there a limit on tax exempt land?
- Does attracting business stimulate growth?
- What kind of business(es) could thrive in Deering?
- How can we balance “commercial” vs. “community?”

#### Opportunities to Enhance the Town

- Land Use
  - Land use must “fit” Deering.
  - Allow for “in-law apartments.”
  - Allow single dwellings to be converted into apartments, where appropriate, in Town.
  - Retain the two-acre lot size throughout Town.
  - Allow more agricultural uses.
  - Create a Commercial District, potentially along Rt 149.
  - Three districts could be created that could have an economic impact: commercial, industrial (specifically light industry) and agricultural.
- Economic Development
  - Agricultural businesses fit well in Deering.
  - Co-ops, farm stands, and ice cream stands fit in Deering well.
  - Define any new Commercial District to encourage certain businesses that “fit” Deering’s community character (i.e. retail vs. industry).
  - Encourage “light industry” where appropriate.
  - Develop strategies that make Deering a “destination” for people to visit for economic development purposes.

# Deering Master Plan Update

## Visioning Session Discussion Groups

### Transportation and Housing 2014

**Saturday, July 12, 2014**

**8:30 – 11:00 AM at the Town Hall**

762 Deering Center Road, Deering

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#### Transportation Observations

- Old County Road repairs are excellent
- Reservoir Road needs repair
- Route 149 needs repair
- Bicycle use and lack of shoulders a concern. Request NHDOT to add shoulders to Route 149 in future?
- East Deering Road issues (washouts, curves, blind intersection)
- Pedestrian use of Route 149 and East Deering Road a concern
- Speed concerns on Old County Road and East Deering Rd.
- Snowmobile Trails are disconnected
- Gravel roads work - residents prefer them
- More bike trails
- Possible Park and Ride lot? Potential public/private agreements for the use of existing parking areas should be investigated.
- The airport is an asset to the town and needs to be used more.
- Concern was noted regarding bridge and culvert maintenance
- The existing volunteer driver program should be advertised. Possible van purchase in coordination with Hillsboro a possibility?
- Economic development in Deering can be fueled by fostering recreational activities such as biking and snowmobiling.
- Consider striping the fog line of certain roads.

#### Housing Observations

- More senior housing is needed
- Allow multi-use for housing
- Flexibility in property use (single family to duplex)
- Foster more services for seniors
- Maintain higher density options
- Explore potential funding programs (state/federal) for improving specific properties
- There are parking issues related to rental properties
- Foster rental properties
- Allow companies to come to Deering to provide senior services