

Deerfield Board of Selectmen

May 6, 2015

A regular meeting of the Deerfield Board of Selectmen was posted for 5:30 PM, May 6, 2015, at Deerfield Town Hall, 8 Conway Street, South Deerfield, MA.

PRESENT: Wolfram, Ness, Gilmore; also Kayce Warren, Town Administrator

The meeting was called to order at 6:02 PM.

Minutes from Previous Meetings

It was MOVED by Gilmore, SECONDED by Wolfram

To accept the minutes from April 22, 2015, as presented

VOTED: 3, 0, 0.

Selectmen's Comments and Announcements

Ms. Ness announced that Mary Dejnak was the winner of the "Code Red" contest for an emergency radio.

Ms. Ness also congratulated John Paciorek, Mark Gilmore, Kevin Scarborough, Dick Calisewski, and Zach Smith for their participation in a "Table Top" Emergency Management exercise sponsored by the FBI.

Ms. Ness outlined several upcoming activities related to "Old Home Days."

Ms. Ness detailed changes to prices for trash bags, and reviewed fees related to the Deerfield Transfer station.

Ms. Warren reminded viewers of the "Franklin County Clean Sweep" scheduled for May 16, 2015.

Mr. Wolfram congratulated Ms. Ness on her recent re-election.

Class Night is Wednesday, June 3, at Frontier. Graduation is Friday, June 5.

Board of Health Comments

Ms. Ness urged residents to check themselves and their children for ticks during and immediately after outdoor activity.

Tilton Library RFQ Award

It was MOVED by Gilmore, SECONDED by Wolfram,

To award a contract for the repair and repainting of soffits at Tilton Library, to Bruce Tolda, Northeast Painting, 881 N. King Street, Northampton, MA 01060 (Tel. 413-586-5013), his being the most responsive and responsible bid.

VOTED: 3, 0, 0.

Deerfield Spirit Shoppe – Request of Change of Hours

It was MOVED by Gilmore, SECONDED by Wolfram

To approve the requested change of hours for the Deerfield Spirit Shoppe

VOTED: 3, 0, 0.

Memorial Day Activities

There was some discussion in regard to Memorial Day Activities. Planning is ongoing.

Special Town Meeting

It was MOVED by Wolfram, SECONDED by Gilmore

To hold a special town meeting will be held on June 17 at 7 PM in the Deerfield Municipal Offices, 8 Conway Street, South Deerfield.

VOTED: 3, 0, 0.

It was MOVED by Wolfram, SECONDED by Gilmore

To open the Warrant for Special Town Meeting on May 6, and to close the warrant on May 20.

VOTED: 3, 0, 0.

Traffic Count Request

There was some discussion about how to make use of the service offered by FRCOG to provide 'traffic counts' on town roads. There was some discussion about locations, including North Main Street near the Dry Bridge, and at the Main Street / Elm Street / Sugarloaf Street intersection. Gilmore suggested the railroad crossings at Pleasant Street and North Hillside Road.

Kevin Scarborough addressed the board. Suggested that Pleasant Street was already done. Asked about specific locations.

After some discussion, it was decided to request traffic counts at Hillside Road, North Hillside Road, and Elm Street.

Gilmore: This is going to help us have our residents be safe during construction related to railroad crossings.

Highway Superintendent's Job Description

The board considered the revised job description as submitted by the Personnel Board. There was some discussion of supervisory duties as detailed in the job description.

Some alterations to the description were considered. There was some discussion about the approval process. It was determined that a joint meeting with Personnel Committee was necessary to resolve any issues, and finalize the job description. Joint Meeting scheduled for May 20, 2015, 6:40 PM.

Public Hearing: New England Natural Bakers

Ms. Ness called the hearing to order at 6:30 PM.

The public notice was read.

Presentation by Associated Builders and New England Natural Bakers.

The board recognized Kim Masiuk, a civil engineer from Associated Builders, and John Brucek, representing New England Natural Bakers, Inc.

Mr. Brucek explained a bit about the company's history, including it's ownership model, expectations for future growth, and overall use of the land.

Question: You're buying a large parcel of land, and the building will take only a small portion of that. What will you be doing with the rest of the land?

Answer: (Brucek): About two acres are lost due to requirements for setbacks, boundary requirements, etc. A total of about six acres will be used for the building, plus parking areas, truck delivery areas, etc.

Ms. Masiuk made a presentation on the history of the property, the process by which the project was developed, and the various wetlands restrictions, and the process by which those restrictions were complied.

Ms. Masiuk described the general operation of the facility once built, and addressed concerns related to vegetation, light pollution, loading dock operation, the very minimal use of refrigerated trucks for delivery, and other concerns.

Ms. Masiuk described lighting – 16 feet off the ground, 'dark sky' friendly, with cutoff shields; future lighting adjustment can be made through the cutoff shields and dimming options that are being planned.

Traffic generation was discussed. 300-350 trips per day is anticipated (previous studies showed up to 6,000 trips per day for a multi-use facility, and 1,000 for a single use facility). The original Oxford Company had a far higher impact than either study.

24' wide access to all sides of the building is planned.

Gas, electric and other utilities will come from Merrigan Way. Water line from Coates Avenue will be relocated during the construction process.

Expected water use will be about 2,400 GPD. Grease-traps inside and outside the building will pre-treat water prior to emptying into the sewer system.

Information presented about storm-water management. Conservation Commission and DEP has been working with Associated Builders to help create an appropriate storm-water management system. A series of shallow (2-foot deep) basins will be constructed to help manage water runoff, and allow reinfiltration of storm-water into the on-site ground. Because of the high ground-water level, no deep storm-water basin could be constructed.

Ms. Masiuk discussed concerns about residual odor. The new equipment that is going to be installed will significantly limit odors. The expectation is that there will be no odor detectable by abutters. Additionally, there will be no yeast to be disposed of in the waste-water systems.

There was discussion about lighting, including some details of the photo-metric plans.

A rendering of the façade of the building was presented, with details about the screening planned to help soften the visual impact of the building.

Comments from Conservation Commission

Steve Barrett, Chair of the Conservation Commission, stated that Associated Builders has worked with the conservation commission and Mark Stinson (DEP) to address issues related to the proximity of the site to the river and wet areas. An Order of Conditions has been completed. Speaking personally, Mr. Barrett said that he was satisfied with the work that has been completed so far, and is looking forward to completion of the project.

Question (Bruce Hunter): What were the storm-water basins designed for?

Answer (Kim Masiuk): The storm-water management system is designed for a 100-year storm, even if the ground is frozen.

Question (Bruce Hunter): How much water will they hold and for how long?

Answer (Kim Masiuk): They are designed to drain within 24 hours. The west basin (#1) will hold 20,000 CuFt; the East North Basic (#2) will hold about 38,000 CuFt.

Question (Bruce Hunter): How high is seasonal high ground water from the basins?

Answer (Kim Masiuk): At a minimum, 2 feet below the bottom of the basins, which is required.

Question (Bruce Hunter): How does the plan deal with oil, gas, other fuels that might be on the pavement?

Answer (Kim Masiuk): The 'sheet flow' system is designed to deal with these types of materials, using 'sweeping' procedures, and other techniques. These are outlined in the Storm Water Management plan that was submitted. (Ness: You are encouraged to peruse the plan at your convenience).

Other comments:

Question (John Waite): Are you doing a peer review?

Answer (Carolyn Shores Ness): No.

Question (John Waite): But DEP has been involved?

Answer (Steve Barrett): Yes, from the beginning. DEP has provided extensive regulatory technical assistance. There have been multiple visits to the site, and this plan represents a hell of an improvement to what's there now.

Answer (Kim Masiuk): We also expect that there will be no source-point discharges, once the improvements to the site are complete.

Mr. Waite expressed his support for the project, stating that 'it's a great project, a huge improvement to the project, and we're very excited about it'.

Other items that the previous "Oxford Property Committee" were interested in included 'green-ways' or walkways to allow individuals to walk from the site to the downtown. Ms. Masiuk discussed the deliberations over the development process.

Question (Carolyn Shores Ness): Could there be a path that could be maintained across the site for employees to easily access downtown?

Answer (John Broucek): I like the idea, but we need to be concerned with costs.

Answer (Kim Masiuk): There is also an issue of liability that could arise.

Question: Did you consider a "Green Roof"?

Answer: We did, but it is an incredibly expensive option. Also considered permeable pavement, but that is not advised due to storm-water management concerns.

Question (John Waite): Where will the storm-water eventually go?

Answer (Masiuk): Into the local aquifer – there should be no more water going into the brook.

Question (John Waite): What about signage?

Answer (Kim Masiuk): No signage has been discussed at this point.

Answer (Broucek): It's unlikely that we'll have a sign on Sugarloaf Street, but the details are yet to be worked out.

Question (Bruce Hunter): Is the new water main in an easement?

Answer (Kim Masiuk): Yes. (Roger Sadoski) That easement was requested by the Water Department, and it is satisfactory.

Question (Bruce Hunter): Re/ demolition of old town garage: what is being removed?

Answer (Kevin Scarborough): The town is removing the existing structures, including the wooden shed, the garage, foundation, and all other related improvements.

Question (Bruce Hunter): Has NENB asked for removal of anything specific?

Answer (Kim Masiuk): No.

Carolyn Shores Ness: Removal of materials is part of our contract.

Comments from Building Commissioner

None.

Comments from the Fire Department

None – fire control systems, access to water supply, and access to building in case of a fire, are satisfactory.

Dumpster Locations and Types

Dumpsters are expected to be 'tight' – fully enclosed, and will be screened from view.

Truck Deliveries

Truck Deliveries are expected between the hours of 7 AM and 4 PM.

Snow Management

There are several areas designated for snow removal on site.

Light Spillage from Parking Lot

There is a hedgerow planned for the east side of the employee parking area to help screen car headlights from abutting neighbors along Sugarloaf Street.

Other Comments

Deborah Dachos (26 South Main Street) spoke about some concerns, related to placing special permitting authority to place conditions on the permitting of the property. Ms. Dachos asked as to whether her comments would be considered.

Ms. Shores Ness read the letter into the record (attached). Specific concerns:

- Hours of operations: The Board of Selectmen declined to limit hours of operation, but Mr. Broucek stated that there will be two shifts, with truck shipping and delivery only occurring during the first shift.
- Refrigerated truck deliveries, idling trucks, etc. Mr. Broucek: "Very occasionally, a refrigerated truck will make a delivery. " No idling or overnight truck parking will occur at the site. Broucek: "Of the 8 to 10 trucks we receive daily, the average length of stay is about 20 minutes. Nothing overnight."
- Sound in excess of 80 db/a. Response (Ness): The operation is not expected to produce noise, but the Building Commissioner will be making occasional readings of sound as needed or necessary.
- Soundproofing of generator: Response (Masiuk): "The generator is only for emergency use only." Broucek: "In case of an outage, we need power to empty the tunnel ovens, keep dock doors opening and closing, and allow for safe computer shutdown." Mr. Gilmore stated that the generator will likely be quieter than most residential generators.

Gilmore: Emergency Generators normally are 'programmed' to automatically start once weekly at 6 AM. Please ask the manufacturer set the generator start to a later time, so as not to bother neighbors.

Broucek agreed.

Ms. Dachos was pleased with the responses, and expressed her thanks for the opportunity to have her concerns heard.

Conclusions

The Board of Selectmen thanked the various town officials for their input and support of the project.

There being no further comments, it was MOVED by Wolfram, SECONDED by Gilmore

To close the public hearing.

VOTED: 3, 0, 0.

The chair declared the public hearing closed at 7:29 PM.

It was MOVED by Gilmore, SECONDED by Wolfram

To approve the project as presented, and to authorize the Chair to sign a decision letter on behalf of the Board.

VOTED: 3, 0, 0.

Town Administrator's Report

There was some discussion on the potential for a warrant article related to a change in the use schedule for the Expedited Permitting Overlay zone. This may appear as a warrant article on the special town meeting on June 17, 2015.

Letter of Support

It was MOVED by Ness, SECONDED by Wolfram

To write a letter to appeal the decision related to the fluvial-geomorphic management plan.

VOTED: 3, 0, 0.

The letter will be completed when documentation is completed, and a template for the letter will be sent to other interested communities for their consideration.

Letter of support for Rural EMS Services

There was some discussion in relation to the efforts to support funding for Regional EMS services provided by the state.

NENB TIF Committee Report

The committee has met, and a proposed TIF schedule has been drafted. The assessors have reviewed the tentative schedule, and have given preliminary approval.

Primos – Liquor License Followup

Manager of Primos Restaurant has been contacted, and he did not receive the notice in time to attend the hearing. He is willing to attend a meeting, but is considering abandoning their liquor license altogether. A follow-up hearing will be tentatively schedule for June 3.

Deerfield Academy – One Day Liquor License Permit

It was MOVED by Gilmore, SECONDED by Wolfram

To issue the one-day permit to Deerfield Academy for an event to happen on May 19, 2015, and authorize use of signature stamps for the permit.

VOTED: 3, 0, 0.

Transfer Requests

The board considered two transfer requests from the Police Department, but chose to act only on one.

It was MOVED by Gilmore, SECONDED by Wolfram

To approve the transfer request of \$4,879 from the Police Payroll Account to the Animal Control Account.

VOTED: 3, 0, 0.

SCEMS Appointment

It was MOVED by Gilmore, SECONDED by Wolfram

To appoint Timothy J. Drumgool as a Paramedic-level EMT (FT).

VOTED: 3, 0, 0.

Upcoming Meetings

- May 20, 6:30 PM
- June 3, 6:30 PM
- June 17, 6:30 (Prior to Special Town Meeting)

Adjourn

It was MOVED by Wolfram, SECONDED by Gilmore

To adjourn with the signing of the Warrant.

VOTED: 3, 0, 0.

The board adjourned at about 8:25 PM.

Respectfully submitted,

Douglas C. Finn