

Deerfield Planning Board
October 4, 2004

Minutes

Meeting called to order at 7:05 in Municipal Offices.

Present: Peter LaBarbera, Carolyn Ness, John Baronas, Roger Sadoski.

Absent: Jim Pasiecznik, Elizabeth Schmitt.

John Waite arrived at 7:08.

- I. Mizula APP Subdivision – Mathews Road
Four legal documents presented as required by Planning Board:
 - Massachusetts Conservation Easement to Deerfield Land Trust
 - Right of Entry Easement to Town of Deerfield
 - Grandview Declaration of Rights and Restrictions Governing the Use of Common Drive
 - Form 'D' Covenant to Deerfield Planning BoardPeter reviewed above documents prior to meeting, determined that they meet conditions and recommended at meeting that Planning Board members sign the mylars, indicating final approval.

Check for \$400 received from applicant for recording fees.
Applicant has 3 years after signing date to complete new road and guardrail.
- II. David & Edward Laczynski ANR
Don Mailloux of Upton Massamont Realtors is present and speaks on behalf of the Laczynski's (also present)
Property address is 84 S. Mill River Road.
Homeowners want to divide property into 2 parcels, resulting in original house on approximately 2 acres with 200' frontage and second parcel with approximately 98' frontage and with barn(s) and greenhouses on property.
Barn on second parcel does not meet side setback requirements;
Planning Board suggests checking with ZBA for a variance on side setback for barn.
Applicant will return for next Planning Board meeting scheduled for Monday, November 1, 2004 at 7:00 p.m.
- III. Streetscape Redesign & Gateway Zoning
Board discusses possibility of a November 15, 2004 public meeting that includes a facilitator.

IV. Meeting Minutes - September 20, 2004

John W. moves to approve as amended with last line deleted in Section II, Baronas ANR. Carolyn seconds. Vote 4-0-1. John B. abstains.

V. Correspondence

Memo from Town Administrator re: ZBA requirement that Building Commissioner review signs and requiring Planning Board to address sign issue.

Notice of ZBA hearing on Breslau/Billias application for shared driveway at 595 River Road.

Notice of Massachusetts Federation of Planning and Appeals Boards Annual Meeting in Worcester on October 23, 2004. Peter will look into membership information.

Next meeting scheduled for Monday, November 1, 2004 at 7:00 p.m.

Carolyn moves to adjourn. John W. seconds. Vote 5-0-0.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,

Elizabeth Bukolsky
Administrative Assistant
Deerfield Planning Board