

**Deerfield Planning Board
September 5, 2006**

Minutes

Meeting convened at 7:11 p.m. in Room 130 at Deerfield Municipal Offices. The meeting was held on the 1st Tuesday of September, because the 1st Monday of the month was a holiday – Labor Day.

Members Present: Peter LaBarbera - Chair, John Baronas, Roger Sadoski, Elizabeth Schmitt, John Waite

Members Absent: James Paciesnik, Lynn Rose

Also Present: Paul Allis, Jack Melcher (MacLeay Associates); Dan Lawrence (Weston & Sampson); John Paciorek, Sharon Paciorek; and abutters to the Allis property.

Mr. LaBarbera stated that business of the meeting would be a Site Plan Review for a proposed cell phone store; continuation of a Site Plan Review for a proposed farm stand and package store; consideration of an ANR plan; and the possible continued consideration of another ANR plan.

Allis Site Plan Review

Paul Allis owns a 2-family residential property in the Commercial Zone and proposes to add 597 square feet of commercial retail space for the purpose of selling cell phones. Mr. Allis reported on changes made to his designs in response to recommendations presented by the Planning Board on August 15, 2006. He reported on changes to commercial parking and residential parking areas.

Mr. LaBarbera announced a recess of the Allis Site Plan Review and opened a public hearing on a proposed farm stand and package store and, with consent of project applicant, immediately recessed the hearing to allow the Board to complete the Allis Site Plan Review.

Mr. Allis said that signage will comply with Deerfield zoning bylaws. Abutters expressed concerns about increased traffic and Mr. LaBarbera stated that commercial zoning typically draws increased traffic. Mr. Sadoski noted that existing trees on the residential side of the building meet zoning requirements, but asked if applicant intends to add plants which will provide additional screening. Applicant said that he did not.

There was extended discussion of the storm water drainage system. Mr. Melcher stated that there would be no increase of runoff to the street. Mr. LaBarbera noted that the outflow will go onto Mass Highway property and applicant will need to check with Mass Highway on the matter. An abutter expressed concern that his property would be negatively impacted by snowplowing in the new design. Mr. Lawrence suggested the installation of a berm in order to make a clear demarcation between the two properties.

An abutter expressed concern that moving residential parking will compromise her property value. Mr. LaBarbera asked if the planting of more vegetation would help. Mr. Lawrence noted that the canopy of the existing maple trees is quite high. He suggested that shorter vegetation could be planted in a zigzag pattern to block visibility of cars.

Mr. Baronas moved that the Planning Board approve the Site Plan contingent on the applicant meeting all conditions specified by the Planning Board:

1. grading of the South East parking area and installation of an earth berm to run parallel with the property line to minimize surface runoff onto adjacent property;
2. mature sugar maple trees along SE portion of the property shall remain intact, except for maintenance pruning;
3. shrubbery of varying heights shall be planted inside of the SE property line; and
4. the retail store will be open to the public during specified hours

Ms. Schmitt seconded the motion. The motion was passed unanimously (4-0-0).

The Planning Board meeting moved from the Planning Board office into Main Meeting Room.

Hearing on proposed Farm Stand and Package Store

Steve Upton presented, and asked for, information related to procedural and enforcement issues.

John Harmon presented details on the proposed lighting plan as well as the designs for streets and sidewalks and landscaping and the drainage system. As Mr. Harmon was explaining the proposed storm water drainage system, the videotaped recording of the meeting ended.

(These minutes were completed from a videotaped record of the meeting, which ended abruptly after 2 hours and 2 minutes.)

Respectfully submitted,
Karen Herold