

**Deerfield Planning Board
March 5, 2007**

Minutes

Meeting convened at 3:15 p.m.

Present: Peter LaBarbera, Lynn Rose, Roger Sadoski, John Baronas, John Waite.

Bill Ciulewicz, 41 Conway Street, Proposed Rezoning

Mr. Ciulewicz is suggesting that the zoning of the Conway Street area be changed back to residential only. Currently the zoning is residential/commercial. He is concerned about traffic in the area if it becomes more commercialized. There is currently a home hair salon, a plumbing business and a cell phone store in that area and it is a quiet neighborhood. More business will create more traffic. The total number of houses that would be affected is roughly eleven. The proposed zoning change the zoning District classification of land bounded by Greenfield Road to the west, Boston & Maine Railroad to the east, Bloody Brook to the south, and Pleasant Street to the north, from District C-I (commercial) to District RA (Residential-Agricultural). The schools are traffic generators and the residents of the neighborhood would like to eliminate an increase of traffic.

Peter LaBarbera feels that the town should typically cluster similar uses. Commercial without a traffic solution wouldn't work and residential with all of the current traffic doesn't work either. The clustering of schools and commercial zoning makes sense in Mr. LaBarbera's opinion.

The process to change zoning was discussed. An article at Town Meeting would need to be added. The Selectmen could add such an article or getting a petition with 10 signatures could also add an article to the Town Meeting.

Planning Board's position on rezoning issue

- The Board needs to look at the long term and find out why it was rezoned to begin with before taking a position.
- Because this area is on town water and town sewer makes it a better choice for commercial zoning. Commercial zoning where only septic is available is not recommended.
- Increased traffic in this area is reason to have it rezoned to residential.

Mr. Ciulewicz has a right to poll the neighborhood and do a petition and to take it to town meeting.

It is also possible to put limitations on the size of a unit or type and size of home business.

John Paciorek's input on Conway Street rezoning:

- The Board needs to look at zoning throughout the entire town.
- What entrance/gateway do you want to go into town 1) Elm Street; 2) Sugarloaf Street or 3) N & S Main Streets
- Could get state or federal grants to do planning (i.e., the Town of Conway received \$900,000)
- Make proposal for traffic study of intersection of Conway Street and Route 5 &10. The FRCOG is willing to do 2 or 3 traffic studies per year for free.

- Seed money is needed. Bernie Kubiak is working to get FRCOG person to be available on an hourly basis.
- Focus business more on the downtown area – away from this neighborhood.

John Baronas asked how many of the 11 homes in the area are 2 family homes. The response was roughly 25%.

Currently the zoning is CI. Mr. Ciulewicz has no problem with home businesses being in that area. A possible solution would be to place a size restriction on commercial space in order to make sure a superstore of any kind is not allowed to build.

The state encourages mixed use; (i.e., business on first floor; home on the second floor).

If a home is on town sewer, a one-family could be converted to a two-family.

John Waite made a motion that the Planning Board request \$10,000 from the town meeting to use to hire someone to help write grants to do some of the towns longer term studies and planning that we need to do, which would in turn look for grants to do that work. Lynn Rose seconded the motion. Vote passed unanimously (5-0).

Application Form for Site Plan Review

fee schedule – basic fee schedule \$250 plus \$10 for every 100 square feet;
review consultant paid by the applicant.

New Agenda Item

- Do we want to join with other towns to share a Board staff person
- The Board already has a staff person doing mailing and minutes
- The Board would be looking for more technical expertise for:
 - o interpreting bylaws;
 - o gathering data for grants

Meeting adjourned at 4:30 p.m.

Respectfully submitted,

Patricia Kroll