

Deerfield Planning Board  
April 16, 2008  
Minutes

PUBLIC HEARING on proposed amendment to the proposed rezoning of Oxford Property to include Parcel 6 with the Highway Garage in the Expedited Permitting District  
Hearing called to order in Deerfield Municipal Offices at 6:34 pm

Members Present: Peter LaBarbera/Chair, John Baronas, Lynn Rose (left at 6:50), Roger Sadowski,

Members Absent: James Pasiesnik, Elizabeth Schmitt, John Waite (arrived at 6:50)

**Notice of Public Hearing**

The Deerfield Planning Board will hold a public hearing on a proposed amendment to the Town of Deerfield Zoning Map. The amendment proposes to change the zoning district designation of the parcel known as Assessors Map 169 parcel 6, from district C-I to an Expedited Permitting District (EPD). The public hearing will be held on **Wednesday, April 16, 2008 at 6:30 p.m.** in the Town Offices located at 8 Conway Street, South Deerfield, MA. Copies of the proposed Zoning Map amendment may be viewed at the Office of the Deerfield Town Clerk weekdays between the hours of 9:00 a.m. and 4:00 p.m.

MOTION: Mr. Baronas moved that the Planning Board recommend to Town Meeting that the .707 acre parcel owned by the Town, and on which the Highway Garage is presently situated, be included in the proposed Expedited Permitting District. Ms. Rose seconded the motion. The Board approved the motion unanimously.

Mr. LaBarbera proposed that the Board ensure that the Expedited Permitting District complies with all present and future storm water regulations.

MOTION: Mr. Baronas moved that the Planning Board make an amendment to the proposed rezoning of the Oxford Property to the effect that the district must comply with an applicable town storm water rules, development policies, bylaws and/or regulations. Ms. Rose seconded. The Board voted unanimously to approve the motion.

The Board discussed a request from the Oxford Property Steering Committee that the Planning Board to recommend that Town Meeting approve the proposed rezoning of the Oxford Property from C1 to Expedited Permitting District. Mr. Baronas expressed concern about the fact that Site Plan Review for the proposed EPD would be conducted by the Select Board, instead of the Planning Board. He stated that removal of the Planning Board from the process constituted a loss of Checks and Balances for the Town.

Mr. LaBarbera stated that the Oxford Property offers opportunity for greater oversight, due to the fact that the Town owns the property and the Select Board is the entity that will need to sign off on the sale. Mr. Sadoski stated that the Oxford Redevelopment Steering Committee will stay involved with the process of developing the property and will offer input. Mr. Baronas stated that all such input would be advisory and that the Select Board would have the ultimate authority, but what experience do they have. Mr. Waite stated that there are many checks. Mr. Baronas stated that the WMass ECE are going to be there along the way. Mr. Baronas also said that he would vote to endorse the proposed rezoning, but wanted to make it clear that he feels that it is inappropriate for the Planning Board to be removed from the deliberative process.

Mr. Sadoski said that the Steering Committee will be involved throughout the process and that there is expertise within the Steering Committee. Mr. Waite asked if the Zoning Board of Appeals will exercise control over the EPD and Mr. LaBarbera said it will not. Mr. Sadoski clarified that the ZBA will control only

if the EPD exceeds lighting limitations. Mr. Baronas stated that the Town was sacrificing democracy in order to expedite development.

MOTION: Mr. Waite moved to recommend that Town Meeting approve the proposed rezoning of the Oxford Property from C1 to EPD. Seconded by Mr. Baronas. The Board voted unanimously to approve the motion.

Meeting adjourned at 7:04 p.m.