

**Deerfield Planning Board  
June 2, 2008**

**Minutes**

Meeting convened at 7:17 P.M. at Deerfield Municipal Offices

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

**Others Present:** Mark Wightman

**Review of Minutes**

John Waite moved to accept the minutes of 5/5/09 as amended. Mr. Baronas seconded the motion. The motion was passed with 3 votes and one abstention.

John Waite moved to accept the minutes of 5/19/08 as amended. Mr. LaBarbera seconded the motion. The motion passed with 3 votes and one abstention.

**Wightman ANR Plan**

Mr. LaBarbera briefly reviewed the Board's discussion of the Wightman ANR Plan at the previous meeting which focused on Plan A and Plan B. Under Plan A, Mr. Wightman would construct three separate driveways and under Plan B he would seek a variance to build a shared driveway for the three lots. Mr. LaBarbera stated that, in the interest of time and because the Board had expressed general agreement on Plan B, he had drafted and presented to the Town attorney a Covenant that addressed only Plan B. He stated his understanding that the Board would endorse the ANR plan if the ZBA grants Mr. Wightman a variance for a shared driveway and if Mr. Wightman constructs the driveway in accordance with the conditions of the variance.

Mr. Wightman asked if it would be possible for him to obtain a building permit for the purpose of constructing the driveway. Mr. LaBarbera reported that it is the opinion of the Town attorney that no permit should be issued prior to the construction of the driveway. Mr. Wightman explained that he will need a permit in order to build the driveway. Mr. LaBarbera suggested that the Covenant could state that no permit for constructing a single dwelling could be obtained until the driveway is constructed. Mr. Wightman stated that he had no problem with that.

There was general discussion of proposed language for the Covenant.

John Waite moved that the Planning Board endorse the Wightman ANR Plan for 3 lots as presented on the condition of a signed Covenant between the Planning Board and the property owner and contingent on ZBA approval of a shared driveway substantially similar to the layout shown in Item #8. Ms. Schmitt seconded the motion. The motion was passed unanimously.

There was general discussion about Mr. Wightman's options, in the event that the ZBA fails to grant the variance he seeks. There was discussion of the difficulties encountered by the Planning Board and by Mr. Wightman as they discussed Mr. Wightman's plans.

**Commercial Rezoning**

Mr. LaBarbera proposed that the Board use a portion of the \$10,000 that has been allocated to fund a study of commercial zoning by the Franklin Regional Council of Governments to pay for a consultation with the Town attorney about options for crafting a commercial zoning that will protect local

businesses against competition by large chain businesses. The Board agreed that it will be important to hold public forums on the matter. Mr. LaBarbera reported that he had taken the initiative to discuss the issue with the Town attorney and to determine when he would be available to meet with the Board.

After discussion of possible dates, it was decided that the Board will meet with the Town attorney in the Municipal Offices at 7 P.M. on June 24, 2008.

Mr. Waite moved to adjourn. John Baronas seconded the motion. The motion was passed unanimously.

Respectfully submitted,  
Karen Herold