

**Deerfield Planning Board
May 5, 2008**

Minutes

Meeting convened at 7:00 p.m. in Room 130 at Deerfield Municipal Offices.

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

Also Present: Tom Johnson, Coler & Colantonio; Kevin Kelly, Principal of Deerfield Elementary School; Dorothy Baronas; Mark Wightman

Deerfield Elementary School Site Plan Review

Deerfield Elementary School wants to reconfigure an existing parking lot to address safety issues related to student drop off and pickup on the Deerfield Elementary School campus. A previous design was rejected by the Planning Board.

Mr. LaBarbera reported that the Deerfield Fire Chief and Deerfield Highway Superintendent have reviewed the site plan and have no concerns about it. He also reported that Weston & Sampson raised issues that have been addressed. Mr. Sadoski reported that the Deerfield Police also reviewed the plan and has no concerns about it.

There are currently 70 parking spaces. The redesign provides parking for 135 vehicles with 8 handicap accessible spaces. The retention basin is enlarged to accommodate increased rain runoff from paved areas. A sidewalk has been added to direct foot traffic to the crosswalk. One Way Only signs and a No Parking Fire Lane will be posted.

7:30 pm The discussion of the Deerfield Elementary School Site Plan was temporarily suspended and Mr. LaBarbera opened the public hearing on the proposed changes fees schedule. The public hearing was promptly postponed until the applications of the Deerfield Elementary School and Mrs. Baronas and the discussion with Mr. Wightman could be addressed.

The discussion on the Deerfield Elementary School was continued. Mr. Kelly stated that it will be necessary to change the traffic culture and that he will have people directing traffic and helping to re-educate drivers during the first weeks of the school year in fall 2008. Mr. Waite asked if the redesign will include designated parking for small vehicles. Mr. Johnson said that the design does not include the small vehicle parking which Mr. Waite suggested. Mr. LaBarbera expressed concern about the lack of fencing around the retention basin. After general discussion, Mr. Sadoski proposed that the Board leave the issue up to the applicant.

Mr. Baronas moved to approve the Deerfield Elementary School Site Plan as presented. Mr. Sadoski seconded the motion. Motion approved unanimously (5-0).

Baronas ANR Review

Dorothy Baronas presented an ANR proposal for the reconfiguration of her property lines. The land is situated at the intersection of Whately Road and Town Farm Road, and straddles the Deerfield and Whately town boundary line. Mr. Waite moved to endorse the new lot lines for the Baronas property as presented. Mr. Sadoski seconded the motion. The motion was passed with 4 votes. Mr. Baronas abstained.

Wightman ANR Site Plan Discussion

Mr. Wightman presented an ANR proposal for a subdivision for 3 estate parcels on Conway Street. The area of three estate parcels is: 15.26 acres; 15.084 acres; and 16.712 acres, each with 200' frontage. Mr. Wightman reported that he has obtained approval from MassHighway to create the necessary curb cuts on Route 116.

Mr. LaBarbera stated that the frontages of lots #2 and #3 are illusory, because the slope of the frontage of these two lots is too steep; therefore, they are not buildable lots for zoning purposes. He stated that this is grounds for denying the ANR plan on these two lots. If the applicant is able to construct a driveway for each lot that can accommodate passage of emergency vehicles to within 100 feet of proposed buildings, the determination can be removed. Mr. Wightman stated that he has engineered designs for constructing the necessary driveways.

Ms. Rose suggested that the Planning Board needs to visit the site before taking action. She moved that the discussion on the Wightman ANR be continued until May 19, 2008, after Mr. LaBarbera has consulted with the Town Attorney on the matter of illusory frontage and after the Planning Board has visited the site. Mr. Waite seconded the motion. The motion was passed unanimously (4-0).

Public Hearing on Proposed Regulations for Revised Fees Schedule

Mr. LaBarbera reconvened the Public Hearing. Ms. Rose moved to approve the regulations as presented. Mr. Sadoski seconded the motion. Vote passed unanimously (4-0).

Meeting adjourned at XXXX p.m.

Respectfully submitted,
Karen Herold