

**Deerfield Planning Board
November 3, 2008**

Minutes

Meeting convened by John Waite, Acting Chair, at 7:06 P.M. at Deerfield Municipal Offices.

Members Present: John Baronas, Peter LaBarbera, James Pasiecznik, Lynn Rose, Roger Sadoski, Elizabeth Schmidt, John Waite

Others Present: Dave Robinson, Geoff Harris

Leader Home Center Site Plan Review

Mr. Waite recapped the Planning Board's discussion of the Leader proposal at the September meeting. He reported that the Leader proposal was first brought to the Planning Board on 9/26/08. Mr. LaBarbera noted that on that date the Planning Board approved the Leader proposal contingent on inclusion of an approved drainage system.

Mr. Baronas reported on the conversation he had on 11/3/08 (the day of this meeting) with Dan Lawrence, an engineer for the Town of Deerfield, about the Leader proposal on behalf of the Planning Board. He reported that Mr. Lawrence told him that he would fax a draft letter on the matter of the proposed drainage system for consideration by the Planning Board this evening. The FAX was not received prior to this meeting and Mr. LaBarbera said that he would need to see Mr. Lawrence's written statement before taking action on Leader's proposal.

Mr. LaBarbera stated that the Planning Board needs Mr. Lawrence's professional opinion whether of Leader's drainage plan is adequate to treat the potential volume of rainwater at the site. There was extend discussion of Leader's proposed design. Mr. Harris reported that the original drainage plan was overdesigned and was cost prohibitive. He stressed that storm water has gone untreated at the site without negative impacts for over 50 years and suggested that it is unnecessary to require a more elaborate drainage system. Mr. LaBarbera pointed out that new understandings and technology make it possible and appropriate to deal with storm water more responsibly.

Mr. Robinson stated that only the rear of the building will have run off. There will be side yards on 3 sides to allow infiltration of rain into the ground. He stated that there are two drainage lines into Railroad Street. Mr. Baronas stated that roof water is the biggest issue. Mr. LaBarbera stated that the sides and front drain into gardens and the back portion of the building directs water into new catch basins.

Mr. Waite noted that representatives from Leader had not spoken with Mr. Lawrence for many months, and not until Mr. Kubiak recommended that Leader return to the Planning Board. Mr. Waite stated that the Planning Board wants to see the Leader project get worked out. Mr. Baronas stated that Mr. Lawrence has two concerns: the underground galleys and the water quality unit. When Mr. Baronas could not confirm whether Mr. Lawrence had actually looked at Leader's new design, Mr. LaBarbera stated that the Planning Board needs to hear Mr. Lawrence's professional opinion on the design before taking action.

Mr. Waite raised the importance of the drainage system being able to treat oil contamination. Mr. Robinson stated that the galleys and hoods prevent surface water from going out of the drainage system.

Mr. LaBarbera asked if the design includes a written maintenance plan. Mr. Robinson stated that

there would be yearly management of the sumps. Mr. LaBarbera stated that it sounds as though Mr. Lawrence is not agreeable to rainwater going into the Town drainage system. He pointed out that too large a volume of rainwater could compromise the effectiveness of the drainage system.

Mr. Waite reiterated that Leader had failed to communicate with Mr. Lawrence to address some of these issues. Mr. Robinson stated that he was just told to return to the Planning Board. There was discussion of the expense of getting a building permit and Mr. Robinson stated that it was too late to begin the project in the Fall season.

Mr. Waite invited a motion, but Mr. LaBarbera urged the Committee to wait to hear what Mr. Lawrence says. Mr. Baronas stressed that the Planning Board's biggest concern is rain water. Mr. Sadoski stated that Mr. Robinson would have difficulty getting a permit without a clear decision from the Planning Board.

Mr. LaBarbera agreed to arrange a conference call with himself, Mr. Baronas and Mr. Lawrence to ascertain his professional opinion.

Other Business

Review of PB Minutes of August 4, 2008

Mr. Baronas moved to accept the minutes of 8/4/08 and Mr. LaBarbera seconded the motion. The motion passed with 4 votes in favor and 3 abstentions by necessity.

Review of PB Minutes of September 8, 2008

Mr. LaBarbera moved to accept the minutes of 9/8/08

Ms. Rose proposed the establishment of an elections calendar which would include postings of activities, public hearings, and agendas for Town Boards and Committees.

North Deerfield Railroad Yard

Ms. Rose discussed efforts to address environmental impact of operations at the North Deerfield railroad yard. She reported that there have been three spills of at least 200 gallons of fuel at the site in the past 2 years and there has been a public hearing to address every reported spill. Interested parties are monitoring attenuation efforts and a report is being generated to address a potentially productive aquifer.

Mr. LaBarbera asked if the railroad yard will be the site of a regional transit center and Ms. Rose reported that there is increasing use of the yard and that railroad officials are saying that the increased use has no impact. Ms. Rose will provide a more detailed report at the November meeting of the Planning Board.

Meeting adjourned at 8:59 P.M.

Respectfully submitted,
Karen Herold