

**Deerfield Planning Board
September 8, 2008
Minutes**

Meeting convened at 7:18 P.M. in Room 131 at Deerfield Municipal Offices.

Members Present: Peter LaBarbera - Chair, John Baronas, Lynn Rose, Elizabeth Schmitt, John Waite
Members Absent: James Paciesnik, Roger Sadoski
Also Present: Dave Robinson, Geoffrey Harris

Review of Minutes

John Waite moved to approve the minutes of 9/5/06. The motion was seconded by Ms. Schmitt. Motion passed: 4-0-1.

Leader Home Center Site Plan Review

Mr. Robinson reported that Leader would like to submit an addendum plan for drainage system at the site of a proposed expansion of business operations at the corner of Conway Street and Elm Street. The addendum would encompass the plan previously presented to the Planning Board, but it would eliminate two items: the water quality section and the galley section in the yard. Mr. Robinson explained that Leader proposes to direct drainage right onto Railway Street.

Mr. LaBarbera noted that the plan calls for a cluster of 3 galleys. Mr. Robinson stated that the cost of installing galleys is extremely high and unwarranted. The proposed expansion would not change conditions which have existed without problems for 50 years. No gutters have been installed and rain has flowed into street drainage. There has never been surface drainage installed on site and there have been no problems, even in winter.

Mr. Waite asked what a galley is. Mr. Robinson stated that a galley is a reservoir. Mr. Waite asked if there are other options. Mr. Baronas explained that some reservoirs have a hood and uses sump pumps which require regular maintenance. Mr. Robinson stated that nothing was done at Leader before and that the property has been maintained. He stated that Mr. Harris would annually inspect the property for proper drainage. Mr. Baronas stated that maintenance is key. Mr. Robinson stated that yearly maintenance would be an acceptable condition and would be no problem. He stated that there is no standing water surface drainage.

Mr. Baronas stated that the problem occurs when drainage paths are filled up. He expressed concern about the problem of oil from contractor's vehicles going into the Town water system. Mr. LaBarbera stated that galleys have a leaching chamber which can address contaminants; he asked what alternate means the petitioner proposes to use to address the function that would be provided by galleys.

Mr. Robinson stated that a computer projection indicates that incoming water has increased, but that projection is incorrect. He stated that less water is coming in. He stated that the addition of gutters to direct rain water to sewer drains would not burden the drainage system. Mr. LaBarbera explained that coarse sediments in a galley are slowed and collected and increasing the depth of sumps improves their effectiveness.

Mr. Robinson reported that the plan calls for 4 foot sumps which would be cleaned out. Mr. LaBarbera explained the leaching that occurs in a galley. He asked Mr. Robinson why they did not use another computer modeling program, if the first one over-estimated projected water flow on the property. Mr. Robinson explained that they believe that 10 catchment basins should address all water flow issues. Mr. LaBarbera asked if all the catchment basins would have sumps. Mr. Robinson stated that only the last pipes in the drainage system will have hoods and sump pumps and they will pipe to Railroad Street. All will have sumps.

Mr. LaBarbera asked what happens in a galley. Mr. Robinson stated that surface water is never allowed to go out.

Mr. LaBarbera suggested that the Town engineers should look at the proposal to amend the plan. He suggested that Mr. Robinson write a letter to the engineers explain their reasons and demonstrate that not a lot would be sacrificed by eliminating the proposed elements of the drainage design.

Mr. Robinson complained that he had already discussed his proposal and reasons with the Town engineer, but the engineer had not relented and was insisting that Leader put everything in by the book. Mr. LaBarbera explained that the engineer was following Massachusetts Storm Water Standards and that Mr. Robinson can state in his letter that he is proposing not to follow those Standards and address what would be lost as a consequence.

Mr. Robinson stated that he would draft a letter to the engineer. Mr. LaBarbera suggested that Mr. Robinson ask the Town engineer to quantify the issues so the Planning Board can make an informed decision. Mr. LaBarbera asked about the cost difference between the original design and proposed addendum. Mr. Robinson stated that the addendum would be ½ or less as expensive. The estimated cost is \$76,000 for all the nuts and bolts of installation. Mr. LaBarbera estimated that it costs approximately \$10,000 per galley and 3 galleys would cost \$30,000. Mr. Robinson stated that it will be necessary to remove soil, up to 20,000 yards for 2 galleys. Mr. LaBarbera noted that a galley is approximately 2 ft by 6 ft.

Ms. Rose asked what assurances there are that Leader will maintain the modified drainage system. Mr. LaBarbera stated that the Planning Board could require a report of maintenance from Leader, or if Leader subs out the maintenance, there could be a report from them to the Planning Board. Ms. Schmitt asked to whom the report would be given. Mr. Baronas suggested the report could be submitted to the DPW.

Mr. LaBarbera suggested that annual maintenance should occur in June and that big storms should prompt inspections of the system. The Town engineer could oversee the inspection and Leader could absorb the expense. Mr. Robinson asked if the Town could be responsible for maintenance and Mr. LaBarbera suggested that it is necessary to keep the Town out of the responsibility of monitoring. Mr. Harris stated that Leader is willing to do the monitoring.

Mr. Baronas stated the need for routine inspection. Mr. LaBarbera stated that the Town engineer could monitor. Mr. Robinson stated that Leader is willing to do what needs to be done. Leader is a business which intends to be a permanent presence in Deerfield. Mr. LaBarbera stated that the Department of Environmental Protection does not want open bodies of water; they want every possible water source underground.

Mr. Baronas stated that a galley does last over 15 years; it is like a leach field and needs to be taken all apart when it reaches the end of its usefulness. Mr. LaBarbera stated that they can collapse. Mr. Baronas spoke of the need for deep basins and stated that the use of a hood and PVC looks nicer than other options. Mr. Robinson stated that black PVC pipe is nicer, but not always in stock. Mr. Baronas reiterated that deep sumps and regular maintenance are the most important elements.

Mr. Waite asked why Leader had delayed so long in getting back to the Planning Board; he stated that the Planning Board had discussed its conditions for approval and instructed Leader to request storm water comments from the Town engineer in October 2007. OOOOOOOO There was discussion about various aspects of the design and proposed operation, including snow removal, location of the dumpster, and location of utilities. Mr. LaBarbera stated asked about water usage. Mr. Robinson stated that the plan calls for 2 water inlets and 2 sewer outlets, one of each would be removed.

Mr. LaBarbera stated the Planning Board would want to receive an AS BUILT Plan. Mr. Baronas stated that it would be important to have the AS BUILT Plan for future reference. Mr. LaBarbera stated that Leader would be looking for a new decision from the Planning Board.

Mr. Robinson explained that Leader had not communicated with the Town engineer after their last meeting with the Planning Board; Mr. Harris had canned the project because of the expense. Mr. LaBarbera suggested that Leader put their proposal in writing to the Town engineer with a hard copy to the Planning Board.

Mr. Waite stated that anything new was likely to improve the Leader site. Mr. LaBarbera stated that there is no correspondence from the Town engineer in Leader's file (see minutes of October 15, 2007) and that the Planning Board will consider Leader's request after receipt of a statement from the Town engineer.

Mr. Waite recommended that the Planning Board consider only the proposed addendum, and not the whole design. Mr. LaBarbera mentioned a copy of the ZBA decision. He stated that the proposed modification of the site plan starts the clock again. Mr. Waite stated that approval of the addendum would come with contingencies and several issues were mentioned, including the location of the dumpster and snow removal. Mr. LaBarbera stated that snow carries a lot of contaminants.

There was discussion of ways to record and track Planning Board actions that would ensure proper follow up for those actions. There was discussion of the need to reconsider the required number of copies of a proposed plan an applicant must submit to the Planning Board. No action was taken.

Review of Minutes

The minutes of August 4, 2008 were tabled.

Mr. Waite moved to approve the minutes of July 2, 2008. Mr. LaBarbera seconded the motion. The motion passed: 3-0-2 abstentions

Suggestion for Select Board

Ms. Schmitt suggested that Deerfield should create an electronic calendar of Board and Committee actions. Mr. LaBarbera stated that it would be helpful to be able to use an electronic calendar to post public hearings continued hearings and meeting agendas.

Review of Zoning Bylaws

There was discussion of the presentation by Attorney Bobrowski regarding a proposed expansion of the Use Table and prohibition of formula restaurants. Ms. Rose reported that Attorney Bobrowski advised the Planning Board to begin the process in order to be ready for Spring 2009 Town Meeting. Mr. LaBarbera stressed the need to build public support and consensus. There was discussion of ways to inform residents of Deerfield of the issues. Mr. Waite will contact the author of a book which addresses the impact of big box stores and formula restaurants on the economic life of communities.

Archiving

The Planning Board Administrator requested authorization to work beyond the contracted hours in order to complete archiving tasks. The administrator was asked to propose a schedule for completing the archival tasks for presentation to the Planning Board.

The Administrator requested authorization to purchase materials needed to archive Planning Board records. Ms. Rose moved to authorize the purchase of 3 file boxes and equipment needed for repairing and preserving materials. Ms. Schmitt seconded the motion. Motion passed unanimously.

Resignation of the Chair

Mr. LaBarbera submitted his resignation as Chair of the Planning Board, effective immediately. There was discussion of Mr. LaBarbera's good service as Chair. Planning Board members discussed how to govern itself, since no one was willing to serve as Chair. It was decided that the members of the Board would take on specific responsibilities and the Board would seek assistance from professional staff from the FRCOG to dealing with applications. Mr. Waite will convene meetings and Ms. Schmitt will sign financial documents. Other responsibilities will be assumed as needed.

Reimbursement of Mark Wightman's Unused Fees

Ms. Schmitt moved to return the balance of the fees which Mr. Wightman put on account for use by the Planning Board for legal or engineering consultations regarding his ANR Plan. Mr. Waite seconded the motion. The motion passed unanimously.

Next Meeting

The next meeting of the Planning Board will be the first Monday of October: 10/06/2008.

Respectfully submitted,

Karen Herold