

## **Deerfield Planning Board**

**February 1, 2010**

### ***DRAFT Minutes***

**Meeting Opened:** 6:16 P.M. at Deerfield Municipal Offices.

**Members Present:** Paul Allis, John Baronas, Lynn Rose, Roger Sadoski, Elizabeth Schmitt, John Waite - Chair

**Members Absent:** Max Antes

**Others Present:** Debbie Shriver, Steve Schechterle, John Lowe, Fran Naida, Walter Sadoski, Mark Gilmore, Jay Vinskey, Kevin Chrobak

### **Introduction**

Mr. Waite provided a summary of the meeting agenda and introduced the members of the Planning Board. There was a brief discussion of the absence of Mr. Antes who has not attended a Planning Board meeting for several months, because of his job.

### **Proposed Stormwater Bylaw**

Mr. Waite provided a brief history of the Stormwater Bylaw Subcommittee, a subgroup of the Planning Board which included John Baronas and Roger Sadoski. He introduced Debbie Shriver, a Deerfield resident who works for the Massachusetts Watershed Coalition. Ms. Shriver reported that she worked with the Stormwater Bylaw Subcommittee under a grant from the Massachusetts Environmental Trust to help craft the proposed Stormwater Bylaw. Ms. Shriver made a PowerPoint presentation which will be replayed on Deerfield Community TV prior to Town Meeting. Ms. Shriver reported that the proposed bylaw can be adopted as a general bylaw, in contrast to a zoning bylaw, under the Home Rule Procedures of M.G.L. Chapter 43B, Section 13.

Mr. Gilmore urged the Planning Board to publicize the proposed bylaw prior to Town Meeting and to be sure to submit an article for the Annual Town Meeting warrant before the deadline. The Board expressed support for the bylaw, but no action was taken.

### **Zoning Bylaw Review**

There was discussion of efforts to inform the public of the review of the zoning bylaw and the plan to mail a notice of the next review session to residents in the study area. There was discussion of comments gathered during the 1/6/10 information session. (A summary of the comments compiled by FRCOG consultants is attached.) Mr. Waite welcomed additional comments from members of the audience, which addressed the limited study area, the need for a big picture approach, the need for a maximum footprint in excess of 12,000 square feet, the need for a maximum square footage that would allow for a second level, the relative impact of different types of development, and traffic issues. Discussion emphasized enabling expansion and new development and noted the option of seeking a variance or special permit to address special circumstances.

There was discussion of plans for a public hearing in March and the need to extend the FRCOG contract which was due to expire at the end of February 2010.

**Motion:** Ms. Rose moved to extend the FRCOG contract to allow Ms. Sloan and Ms. Smith to assist with the public hearing. Mr. Baronas seconded. Motion passed: 6-0-0.

### **Greenfield Savings Bank Site Plan Review**

Mr. Vinskey and Mr. Chrobak presented a preliminary plan for the renovation of the Greenfield Savings Bank in preparation for a Site Plan Review in March. Discussion focused on the addition of a remote teller, plans to increase the building footprint by 3000 square feet, additional parking, new lighting, resurfacing the parking lot, management of stormwater runoff, relocation of bank entrance, and parking within 10 feet of a property line.

### **FY11 Operating Budget**

There was discussion of the Board's annual operating costs.

**Motion:** Mr. Baronas moved to request \$10,000 from Town Meeting for the Planning Board operating budget for 2011. Mr. Allis seconded. Motion passed: 6-0-0.

### **FY11 Technical Assistance Budget**

There was discussion of the need to pay for legal advice and for technical assistance from an engineer and FRCOG.

**Motion:** Ms. Rose moved that the Planning Board request \$5000 from Town Meeting for technical assistance in 2011. Mr. Allis seconded. Motion passed: 6-0-0.

### **Review of Minutes**

*Minutes for 1/6/10*

Mr. Waite noted that the Planning Board had not received FRCOG's compilation of public comments on the proposed changes to the zoning bylaw and recommended that consideration of the minutes be deferred.

*Minutes for 12/14/09*

**Motion:** Mr. Allis moved to accept the minutes of 12/14/09, as presented. Ms. Schmitt seconded. Motion passed: 6-0-0.

### **Technical Assistance from FRCOG**

There was discussion of projects for which the Planning Board might request assistance from FRCOG, including technical assistance with ANR applications, Formula Business Zoning, the Green Communities Initiative, organizational development and development of a library of resources.

### **Grandview Estates**

There was a brief discussion of Grandview Estates Subdivision. No action.

### **Next Meeting:** Monday 3/1/10

6:00 P.M. **Public Hearing** Proposed Changes to Zoning Bylaw

7:00 P.M. Stormwater Bylaw

8:00 P.M. **Site Plan Review** Greenfield Savings Bank

**Adjournment:** Mr. Baronas moved to adjourn. Ms. Schmitt seconded. Motion passed. Meeting adjourned at 9:07 P.M.

Respectfully submitted,  
Karen Herold