

Town of Deerfield
Planning Board Minutes
November 8, 2010

Present: John Baronis
John Waite
Bette Schmitt
Max Antes
Paul Allis
Lynn Rose
Roger Sadoski

Meeting called to order at 7:05 PM.

Public Comment:

1. Sarah LaFleur, Director of Conservation and Planning for W.D. Coles, Inc. Coles owns land at the corner of I-91 and RT 116. She's aware that the town has recently done some rezoning, in which she's sorry she didn't get involved. The land of interest is zoned RA. Coles would like to explore rezoning for uses other than RA. She would also like to explore something other than single family homes on that land. Most of this 62 acre parcel is currently in Chapter 61. Coles also owns approximately 100 acres of timberland on the Conway border off Whately Glenn. To the question of how to go about requesting a zoning change, the Board suggested she might begin with a formal letter. Another route could be to present a petition article to the town. The Board would like some time to explore the appropriate approach.

2. John Galenski - Wants to rebuild a tobacco barn that was taken down just a little over two years ago. He was told by the building inspector that as the barn is over 600 sf. he needs a site review. The building will use the same footprint as the one previously removed. The location is 96 N. Main Street, almost across from Pleasant Street. It meets all setbacks Building will be used to store equipment.

Review Agenda: Minutes; Pat Smith FRCOG will not be present but left some ANR documentation for review; M.A. Swedlund would like to be on next meeting agenda; Bob Decker – rezoning; Old Business; Organizational review.

Minutes: None available - will have for next month.

ANR Application revisions - Lynn Rose received information in today's e-mails from Pat Smith. Paul Allis said the information received from Pat Smith (FRCOG) came from the Town of Gill. Introduction page needs to tell people right away whether they need to fill this form out. Gill uses the state regulations which it staples to its form.

A check list on the front page should help the Town Clerk to decide if the application is complete. A plan signed by a registered land surveyor must be included in the

submission along with a mylar, two (full size ?) copies and copy in .pdf format. It should be submitted on a CD as that's the closest thing to a hard copy. All should be delivered at least 48 hours before the scheduled meeting.

When submitted the application needs to be date stamped and also stamped paid. The Town Clerk should have a check list to use in determining that the application is complete before accepting the application prior to submission to the Board. A process needs to be established so that applicants receive notice of times for meeting with the PB. This is something the administrative person should automatically put on the PB's agenda. The PB needs to be aware of the submission as there is a time frame within which the board must act. The Town Clerk is the timekeeper.

There are three possible outcomes of submissions: 1) the Board will endorse.; 2) application will be returned for more information; or 3) a subdivision application. Will be required. The applicant is responsible for registering the accepted plan at the Registry of Deeds.

Complaints about communications with town office. One PB member reported he called town hall and asked for the Planning Board's assistant. He was told there wasn't a specific person, anyone who answered would help. So he asked who does it the most. He said there's no "press 7 for Planning." PB members have not been receiving messages (emails), including copies of agenda.

Bylaw Development – This will be discussed next time. Lynn Rose spoke of a need to create a schedule. Deb Schriber is coming to the next meeting. A full presentation of the stretch code will be done for some committee, so it can be on TV -. probably the Selectboard (as it has a bigger audience) A public hearing from the Planning Board needs to be scheduled regarding a change in bylaw – solar overlay district

Reference to Public Comment re: Chapter 61A 10 year plan. There is no time limit on land in 61, but if land is taken out in less than ten years, there are premiums that have to be paid back to the town. [taxes that were reduced by Chapter 61] Sara LaFleur said she didn't have anything in mind. But generally when someone comes to the PB he/she has something in mind. I-91 is largely the boundary line farming on the west side, residences on the east side. The request appears to be spot zoning - how does it fit into the rest of the town?

Old Business -

1) Michael Fisher – ANR plan – Fisher has now sent in enough information showing who all of the owners are. All have signed. He has submitted copies of deeds from the past several transactions. The question is whether there was a r-o-w. Documents in hand at this time seem to indicate there never was a right of way. There may be another document that indicates a r-o-w that he has chosen not to show. The set of plans originally submitted (that have since disappeared) showed a boundary.. If the PB had just seen this plan (and not the missing plan) it could sign off on. But having seen the other set of plans, this cannot be done.. There's a line that he wants to take out, a change

from plan book 122, pg 87. Someone needs to contact him to show where the line was. Does he have the maps that show the old lines.

2) Bob Decker – Mr. Decker came last meeting. He has sent us a letter with some suggestions for changes in zoning: 1) to expand center village district to railroad bridge along North Main Street and 2. allow commercial uses along the westerly side of the center district. There's a land locked commercial zone behind a residential area with no way to get there. There's a section that has town sewer that isn't recognized as having town sewer. And that determines the size of the lots. HAP would know if the sewer goes there.

Zoning was first established around 1969. The industrial park was created when I-91 went in. The chairman will let Mr. Decker know we've started to review his request.

Correspondence:

Capital expense request – we're not doing anything

Workshop on transferring highway median strips into commercial areas.

Mail synopsis sheet - want things of interest flagged.

Next Meeting : December 6th

Meeting adjourned at 8:55 PM

Respectfully submitted,
Priscilla Phelps