

Town of Deerfield  
PLANNING BOARD MINUTES  
March 7, 2011

**Present:** John Waite (Chair). Bette Schmitt, Roger Sadoski, John Baronas, Max Antes  
Lynn Rose  
**Absent:** Paul Allis

Meeting called to order at 7: 03 PM

**Agenda:** Review minutes  
Public Comments  
Decision Items  
Old Business – 2 ANR's  
Correspondence

**ANR PLANS**

1.     **Applicant:** Rick Hartshorn  
       **Location;** 270 Upper Road  
       **Purpose:** To reconfigure existing parcel to create Lot A, a 3.87 acre parcel  
                  and add balance of Calvin W. Hartshorn to 270 Upper Road

Mr. Hartshorn explained how the property which was initially two parcels would be reconfigured by moving a property line so that the resulting Lot A could be sold. Lot B will be combined with the balance of the property resulting in two reconfigured lots. A motion was made by John Baronas, seconded by Bette Schmitt, to accept the plan. The vote was unanimous. (6-0-0)

2.     **Applicant:** Gregory Gardner  
       **Location:** 239 Greenfield Road

The Plan was approved at the last Board meeting, provided the mylar was the same as the reduced size plan reviewed by the Board. All that was needed is for members to sign the mylar.

**MINUTES**

**February 28, 2011** – Correction to add that the minutes of 12/6/2010 be further amended to include reference to confirmation by the Chair that 12,500 sq ft is the correct number for commercial land. Ms. Rose proposed another correction to the 2/07/11 minutes to read," John Waite proposed a subcommittee come down to work with the administrative staff to develop ANR and Site Review forms and bring back to the Board for a vote." Under budgets change the stormwater bylaw to stormwater regulations. Under Schechterle fee- add the wording "which covers the administrative costs associated with this project." A motion was made by Lynn Rose, Seconded, and voted to accept the minutes of February 28, 2011, as amended. (5-0-1)

**January 3, 2011** Mr. Waite noted the words Stormwater bylaw, on page 1, should be Stormwater regulations. Ms. Rose wants to add that the comment that chemicals were OSHA approved does not apply. (page 2 under Public Comments.) On page 3, the public hearing was suspended at 8:50 PM and continued to a date certain. A motion was made, seconded, and voted to accept the minutes, as amended. (5-0-1)

### **SOLAR OVERLAY DISTRICT**

**Energy committee:** Present: M.A. Swedlund, Stacy Metzger

Ms. Swedlund was present to ask the Planning Board to set a date for a public hearing to present to proposed overlay district to the public. Posting of the notice should be March 11<sup>th</sup> for the Public Hearing on March 28<sup>th</sup>.

Ms. Swedlund said Town Council has recommended some changes, which are being worked out with the FRCOG. Ms. Swedlund said she represents the Deerfield Energy Committee, a subcommittee of the Board of Selectmen. She said the Town is in the process of becoming a Green Community in accordance with a state law passed in 2008 which creates as opportunity for towns, once qualified, to apply for significant grant monies. There are 5 parts to this plan. One is "as-of-right" zoning and required expedited permitting for an area in town that will allow at least one of 3 things: 1.) alternative energy production, 2.) alternative energy research, and/or 3.) alternative energy generation.

The committee found that Mr. Kubiak had already been working on an RFP for solar installations on the closed landfill site. Mr. Baronas suggested that perhaps the area included in the proposed solar overlay district was too limited. He gave as an example a farmer who might chose to have a solar installation on his property. Ms. Swedlund explained that the proposed overlay areas would be for large installations, involving 10 or more acres of land. Mr. Antes spoke of a concern about compromising the integrity of the cap on the dump (which does not have a liner).

A motion was made by Ms. Rose, seconded by Mr. Baronas, and voted, to hold a public hearing on a Solar Overlay District on March 28, 2011. (6-0-0)

### **ANR Application Procedure:**

Although the Board had voted to approve the new procedure for the ANR application process, it turned out that there were additional changes. The Board revisited the final draft submitted by Pat Smith, of FRCOG. A motion was made by Ms. Rose, seconded by Ms. Smith, and voted to approve the ANR packet dated 3/7/2011 which superceeds the one approved on 2/28/11. (6-0-0)

**Planning Board Fee Schedule:** Pat Smith provided sample fee schedules for the Board to review. The Board has a schedule adopted on 2008. The Board would like to see the minutes of the meeting where the schedule was discussed and adopted. Fees will be considered at the next meeting.

**Representation on other committees:**

Planning Board members are represented on several different committees.

**Agriculture Commission:** Mr. Baronas reported that he has attended the AG Committee meeting on Saturday. He said the commission has no powers, but serves in an advisory capacity. He found the meeting very informative.

**Community Preservation Committee:** Roger Sadoski represents the Planning Board on the CPC. He gave a brief report on the applications that have been received by the CPC. He reported that Dan Graves is the new Chair of the committee, but he wasn't sure what committee/board he represented. A motion was made by Mr. Baronas, seconded by Ms. Schmitt, and voted to re-appoint Roger Sadoski to represent the Planning Board on the CPC. (5-0-1)

**Regional Planning Board:** Ms. Rose said she serves on the Regional Planning Board. She said she was unable to attend the last meeting at which a plan for monitoring the health effects on towns south of the nuclear plant was presented. The area to be monitored doesn't extend as far as Deerfield. She did note she was glad that there would be some monitoring.

**Oxford Redevelopment Committee:** Mr. Waite is on this committee. He said the committee hasn't met in a long time. At that last meeting the Town was interested in selling a portion of the pickle site to an abutter, Thayer St. Associates. It had seemed like a good idea to him; he wants to find out why nothing has happened.

**Other matters**

**Mail:** Stan Rosenberg's municipal conference – April 9<sup>th</sup>.

Town of Sunderland is working on zoning bylaw revisions.

**Stormwater Regulations:** Ms. Rose asked if the Board was ready to hold a Public Hearing on the Stormwater regulations. Did they want Pat Smith to be present? Possible dates mentioned were March 28<sup>th</sup> and April 4<sup>th</sup>. A question was raised about whether there is a requirement to hold a public hearing. She noted that the Board needs to finalize the regulations.

**Elections** It was reported that John Paciorek is not running for re-election to the Board of Selectmen. Mr. Baronas said Bette Clark, an Equine Attorney, has taken out nomination papers. She has been a big help on the Ag Committee.

Two members of the Planning Board are up for re-election. (Roger Sadoski, Jr. and Bette Smidtt)

Motion was made to adjourn at 9:PM.

Respectfully submitted,

Priscilla Phillips

