

Deerfield Planning Board
Minutes – April 4, 2011

Present: John Waite, Paul Allis, Max Antes, John Baronas, Roger Sadoski, Jr.,
Bette Schmitt
Absent: Lynn Rose

Meeting called to order at 7:09 PM by John Waite, Chair. The agenda was read.

Minutes: A motion was made by Paul Allis, seconded by John Baronas, to accept the minutes of March 28, 2011. The vote was 4 in favor and 2 abstentions. (4-0-2)

Public Comments: none

Public Hearings

1. **Stormwater Regulations:** Present: Deborah Schriver

Mr. Waite read the notice of hearing. Ms. Schriver presented "Draft10" dated 4.4.11. She pointed that there were two items that had been added, one being the application fee of \$100 along with a provision that a fee of \$1.00 per abutter be added for processing and mailing notification letters. Waite pointed out that the Town is now going to do the notifying, rather than the applicant. The other item that needed to be added was the number of copies needed. That number is 7.

The next step is for the Planning Board to decide to adopt the regulations. She cautioned that if, once adopted, there were further changes a new public hearing would be needed.

Mr. Waite thanked Ms. Schriver for her assistance in the process of getting to this point.

A resident, Mr. Gary Allen, had questions about the bylaw. Ms. Schriver gave a brief explanation of the bylaw, passed by the Town last year. The purpose of the meeting is to present the public with the proposed regulations needed to implement the bylaw.

Mr. Allen spoke of his concerns about a drainage problem in the Bloody Brook-Kelleher area. In the 19 years that he has lived in the area he has never had water in his basement, but last year and again this year he has. He wants to know who he should go to. Mr. Waite advised that his concern was not something the Planning Board could address and suggested that he speak with the DPW or Selectmen.

Mr. Antes said having the Town notify abutters put one more obstacle in the path of development. He feels that the process is being taken out of the hands of the

land owner or project manager. Ms. Schriver said the change reflects advice from Town Council

Mr. Waite closed the public hearing at 7:50 PM .

Immediately following the hearing, **a motion was made by Paul Allis, seconded by Bette Schmitt, and voted to accept the stormwater regulations as written.** The vote was 5 in favor, 1 opposed, and no abstentions. (5-1-0)

2. Zoning Bylaw Revisions and Solar Electric Installations

Continuation of the hearing begun on March 28th, 2011.

Mr. Waite said that following last weeks hearing, Pat Smith sent the items discussed to the Energy Committee and the Town. Some feedback was received and Ms. Smith has prepared a revised version incorporating the changes/ additions. For the purposes of the meeting she had provided copies of just the revised sections.

Mr. Waite had an opinion from Council regarding changing the definition of municipal facility to add “operated **for** the Town of Deerfield. In discussion of this change, Mr. Allis said it appeared that the Town was saying it did not wish to operate a solar electric generating facility but wanted to reap the benefits.

Section 3840 requires a special permit be issued by the Special Permit Granting Authority for the Large Scale Ground-Mounted Solar Electric Installation and the Extra-Large-Scale Ground-Mounted Solar Electric Installation. This authority is identified in 3841 as the Planning Board.

The public hearing was closed at 8:09 PM

A motion was made by Paul Allis, seconded by Bette Schmitt, that the Planning Board recommend the changes to bylaws as written. During discussion Mr. Antes asked for some clarification regarding permitting should a project on a site, such as the capped landfill, be expanded. The vote was unanimous. (6-0-0)

Preparing for Town Meeting Lynn Rose has prepared a report that she will present at Town Meeting Mr. Waite said he agreed with Ms. Rose that it is important that people know that the Planning Board is doing.

Planning Board Reports

Mr. Allis attended a conference in Worcester. He said he wasn’t prepared to report this evening, but he did comment that he thought the Deerfield Board was stronger than some boards. He said there were three sessions: One was about Planning Boards, Zoning Boards, what they are and what their responsibilities are. A second Planning Board session was about the Open Meeting law. He thought Deerfield was on the right track. He said that

minutes, once approved, are the official instrument of the Board. He also said that under the Open Meeting Law just a general listing "Old Business" on the agenda is not sufficient. If there is specific old business to be discussed it needs to appear on the agenda.

Correspondence

Stan Rosenberg will hold a meeting on Saturday.

Printout of the Planning Board budget showing status as of the end of March. Mr. Waite questioned the remaining balance, noting that according to the sheet only 11.25% of the budget has been used. He said the budget request for FY12 was acceptable as submitted.

Mr. Waite read the Notice of Public Involvement regarding the East Deerfield Rail Yard will be held on April 13th at 6:00 PM at Town Hall.

Mr. Baronas announced that the Agriculture Commission will meet on April 13th. The discussion will be about getting locally grown foods into the schools.

Mr. Waite said he will be the moderator at a meeting in Greenfield on Wednesday night about getting food grown locally into local stores and schools. The CDC is freezing locally grown vegetables so they will be available during the winter months. He said there are orders for 100,000 pounds already. The demand is there and so is the supply.

The next meeting would normally be May 2nd, but due to Town Meeting, the next meeting will be Tuesday, May 3rd.

A motion was made by John Baronas, seconded by Bette Schmitt, and unanimously voted to adjourn the meeting at 8:30PM. (6-0-0)

Respectfully submitted,

Priscilla Phelps

