

Planning Board Meeting Minutes – March 26, 2012

Present: Paul Allis, Lynn Rose, John Baronas, Roger Sadoski, Max Antes, John Waite arrived late.

The meeting was called to order by Lynn Rose at 6:10 PM.

Minutes: Minutes of the March 6th meeting were accepted with addition of a comment that the abutters list found on line should not be relied upon, one reason being that only the owner of condos shows up. The vote was (3-0-2)

Public Hearing: Proposed Bylaw Changes

Mr. Waite read the notice of hearing

A sign-in sheet was passed around for all present to sign.

Pat Smith (FRCOG) distributed copies of the proposed revisions, as of the last meeting. She said there were two sets of comments from Town Council, copies of which she provided.

A suggestion was that section 263 be replaced in entirety.

Definition of DBH – John Baronas explained that it is a commonly used term for indicating at what height the diameter of a tree was being measured. (Diameter at Breast Height).

Council commented that land development activity is not a commonly used phrase; the suggestion is to replace the wording with “disturbance of land,” using the definition found in the site plan regulations. The definition in storm water regulations is slightly different. Mr. Baronas suggested that landscaping could be used as a disguise for disturbance of land. This was discussed at length. A motion was made by Lynn Rose, seconded by John Baronas, and voted, to add a definition of land disturbance as used in the storm water bylaws, to Article 6 of the zoning bylaws. The vote was defeated (1-5-0).

After further discussion a new motion was made by Ms. Rose, seconded by Mr. Antes, to use the original language of 5413 and add a definition of development to Article 6 of the zoning bylaw. The definition of development to be the same as used in the storm water bylaw. The vote was (5-1-0).

Assessor, Bruce St Peters was invited to raise the questions he had. In item 5412, regarding the expanding of parking areas, he asked if roadways would be included. He explained it might be necessary to make a roadway to add a parking area. His interest was that parking areas might be paved; impervious surfaces are taxable. Thus the Assessors would want to be appraised of the plan. The Board then spent time discussing the parking lot/area issue. In the end the decision was to leave the wording as it was currently proposed.

Section 5424 is a new section to be voted on. Since the procedure is that mailings for public hearings are now being done by the administrative staff, a motion was made by John Baronas, seconded by Paul Allis, and voted (3-0-1), to accept council's recommendation for section 5424 with the addition of "sent by the administrative staff by."

Mr. St. Peters wanted to recommend that in the case of site plan review, that Assessors be asked to verify the land under consideration is not under Chapter 61A. Referring to the fees and expenses, he wanted to note the fee for an abutters' list has changed from \$10.00 to \$15.00. He also requested that the fees be made payable to the Town of Deerfield. The \$15.00 does not include two sets on labels.

Item 5411 – Ms. Smith said this item was confusing as currently written. She suggested totally rewriting it to clarify it. After much discussion the motion by John Baronas, seconded by John Waite, was to accept the FRCOG wording as of 3/26/2012 with the time period changed to 5 years. An amendment was made to make it 3 yrs. The amended motion was voted. (3-0-1)

Item 5421 – The number of copies will be an original and nine (9) hard copies. Also added is "business" to the time period.

Ms. Smith had also prepared a draft article which can go to Mr. Kubiak for inclusion on the annual warrant. The timeline for getting all of this completed remains the same.

The public hearing on Bylaw changes closed at 8:15 pm.

New Business: The anticipated request for a common driveway has not materialized.

Next meeting will be April 2, 2012. Possible agenda includes the Decker letter and a letter from W.D. Cows regarding a rezoning issue.

A motion was made by Mr. Baronas to adjourn the meeting.

Respectfully submitted,
Priscilla Phelps