

PLANNING BOARD MEETING
Minutes – May 24, 2012

Present: John Waite, Paul Allis, Max Antes, Rachel Blain
Absent: John Baronas, Lynn Rose, Roger Sadowski

Public Hearing held jointly with the Conservation Commission

Deerfield Academy - 53 Old Main Street – improvements to physical plant.
Present: Chuck Williams, Director of Facilities, Tony Wonseski from SVE,
Jean Christy from Tighe & Bond

A presentation by SVE of the plans to correct the problem of floor drains discharging into wetlands and other associated drainage corrections was made. Explanation of areas to be reclaimed and repaved, or newly paved were shown. Construction of a dumpster pad, relocation of mulch and sand storage containers is shown on the plans. Ponding in gravel areas will be eliminated.

Ms. Christy, who is doing the peer review, pointed out a couple of items for consideration. She suggested there be provision for inspections of erosion control measures during construction. She also suggested possible consideration of provisions for what would happen should the pump station fail. It's not something that happens very often. She said the plan calls for ½" pipe, which is normal, but she suggested that it might be wise to consider a 1" pipe. Mr. Williams said the plant has total generator capacity.

A comment was made that it would be good to hear from the DPW on how it felt about the handling of storm water passing through the wash bay drains. Mr. Williams said the drains could be covered when not in use.

David Keith, an abutter, said he could see that a lot of his concerns were being addressed in the plan: however, he had issues with sound and smell. He said the air hose on the compressor used to blow grass and debris off equipment was "pretty darn loud." He didn't like idling trucks, plus the smell of stuff left in the compactor. He hoped there would be some regulation of the hours of operation. Mr. Waite addressed these complaints saying they were good points, but not part of the storm water review.

Ms. Christy and Mr. Wonseski will work together to resolve any remaining issues and return on June 28th with final plans for approval. By agreement, the meeting will be a joint meeting of Planning and Conservation Boards.

Scheduling: The Planning Board took a few minutes to set meeting dates for June 4th to be devoted to re-zoning requests. Minutes will be reviewed then. The Board will also attend a follow-up joint meeting with the Conservation Commission on June 28st to continue the hearing on the application of Deerfield Academy for improvements to the physical plant. A quorum of the Board will need to be present. There will probably be no meeting in July.

Mail: The Board was also interested in the Zoning Board Hearing on June 21st re: a common driveway on 323 Conway Road. Mr. Waite thought this might be a Planning Board matter. He took a quick look in the zoning code book, noting that the Planning Board can issue Special Permits, but it wasn't clear to him whether this was a Zoning or Planning Board issue. He will investigate this further.

The Planning Board adjourned its portion of the meeting.

Respectfully submitted,
Priscilla Phelps

