

**Planning Board Meeting
Minutes - April 1, 2013**

Present: Paul Allis, Rachel Blain, Lynn Rose, John Waite, John Baronas, Max Antes, and Roger Sadoski

The meeting was called to order by Chair, John Waite at 7:08pm. He began by reading the agenda for the evening.

Minutes: A motion was made by Rachel Blain, seconded by John Baronas, and voted to accept the minutes of the March 4, 2013 meeting. (6-0-1)

Old Business:

Public Hearing on the rezoning of portions of North Main Street continued from the previous meeting. At 7:15 pm Mr. Waite summarized the discussion from the previous session. He said several comments have been received from several Town boards and committees, some which he proceeded to read. The Zoning Board Chair submitted that the Town didn't need more dense housing. The Conservation Commission saw no advantage to changing zoning. The Police department saw no problem as long as houses were clearly marked; however closer housing could increase the potential for conflicts.

The Building Commissioner, who was present, had several comments. He said that under current zoning many lots are nonconforming, requiring special permits to make any changes. He reminded that even with rezoning, wetland issues would limit development. He thought it interesting that although the CVRD zoning is limited to the sewer area, there is no by-law requirement that houses be connected to the sewer. According to Mr. Calisewski the state regulation is that if the sewer line passes a property, the residence must be connected to it. With regard to the areas currently zoned industrial, he noted many lots have no access; his suggestion was to change them to either R/A or CVRD.

There were also several letters from residents; some were in favor of changes, others were against any change. Pelican sent a letter regarding lot 151.14, which it owns, as a zoning change may affect what can be done on that lot. Mr. Waite read the letter. To clarify the proposed changes Mr. Waite pointed them out on the map projected for all to see. Note was made that a 2/3 rds. vote would be needed to make a zoning change.

Mr. Decker took the floor to thank everyone for participating and to encourage that the rezoning question be brought to the Town for a vote.

At 8:17 pm Rachel Blain made a motion, seconded by John Baronas that the hearing be closed.

ANR – Greenfield Road

Present: Greg Gardner, owner
Anthony Wonseski, PE (SVE)

Mr. Gardner presented plans, revised as requested, to show both the existing lot line and the proposed change. After discussion, **John Baronas moved and Rachel Blain seconded a motion that the plan dated March 19, 2013 be accepted as presented.** The vote was unanimous. **(7,0,0)**

Mr. Wonseski, an engineer from SVE, spoke about the intended use of the property. He explained that Walter's Propane wishes to move its operation to the site. He anticipated appearances before the Planning Board and Conservation Commission as a Site Plan, Special Permit, and NOI will be needed. His concern was the fees. He was hoping there could be some relief, possibly consolidation of some fees, as Deerfield's fees are high compared to other towns. Mr. Waite located a provision in the regulations that permitted consolidation of fees.

Deliberation:

At 8:40 pm the Board returned to a discussion of the hearing held earlier in the meeting regarding rezoning a portion of North Main Street. The impact of the proposed change from R/A to CVRD was thought by several to be minimal. Keeping development closer to the town center was seen as desirable. Lots currently R/A or split RA/Industrial in the proposed area to be changed will become CVRD, with the following exceptions: Lot 151.11 (Pelican) will remain Industrial, and lot 151.14 will remain split- Industrial to the rear and changed to CVRD in front.

Rachel Blain made a motion, seconded by Paul Allis, that the Planning Board recommend to town meeting that zoning on North Main Street be changed to CVRD per a map dated March 4, 2013, but leave Industrial on 151.11 between 151.10 and 151.12, as recommended; 151.14 will remain Industrial in the rear and changed to CVRD in front. The proposed change to Industrial on lots 151.11; southerly portions of 151.6, 151.5, and 151.1 shall be eliminated and those lots shall remain CVRD as currently zoned. The vote: 4,2,1

Extension of FRCOG Contract: A motion was made by Paul Allis, and seconded by Lynn Rose, to extend FRCOG contract for Pat Smith's services to cover the term to June 30 by up to \$2,500.00 using monies from the Planning Board revolving fund. The vote: unanimous 7,0,0.

Housing Production Plan: Lynn Rose reported that she had requested this item be added to the agenda. She said the Town doesn't meet a quota for low income housing. This need for housing has been identified for inclusion in updating the Town's Master Plan. This is an opportunity to work with the FRCOG, which has \$7,000 available. Additional funds can be requested from CPA funds, 10% of which must be used for housing.

Reports:: Paul Allis has prepared a report for the Annual Report. Lynn Rose reported on a clean-up of materials from the aquifer that have gone off-site at the rail yard. She also reported that the Open Space Committee will conduct a survey.

A motion was made, seconded, and voted to adjourn at 9:15 pm. Next meeting will be May 6, 2013

Respectfully submitted,
Priscilla Phelps

Documents: Map dated March 4, 2013
Pelican letter