

**Planning Board Meeting  
Minutes – Aug 5, 2013**

Present: Paul Allis, Roger Sadoski, John Waite, Alyssa Larose (FRCOG)

**The Housing Production Plan Subcommittee Meeting** was called to order at 6:05 pm.

Present were Alyssa Larose (FRCOG) and M.J. Adams (FCRHRDA), Betty Turner (COA and original housing committee member) and Diana Damon (Director Senior Center)

Alyssa reviewed the Deerfield Housing Production Plan purpose, outline, and process.

To be exempt from the provisions of MGL 40B the Town needs to show that 10% of the Town's housing is affordable. Currently, Deerfield has only 1.5% affordable housing and needs to show progress toward being exempt from 40B in order to have some control over housing development. The plan will be for five years, with a production goal of 11 units per year ( .5%), based upon the 2010 Census. The completion date for the plan is the end of December. Questions were asked about what affordable housing means and how it might apply to a landlord who has existing unit(s) to rent at rates in the affordable range.

This discussion will be continued at the next meeting, August 26, 2013 beginning at 6 pm. A second meeting is scheduled for Sept 18, 2013 at the Senior Center around 11:00 to noon to gather additional input.

**Planning Board Joint meeting with Zoning Board: Walter's Propane**

Present: Max Antes and John Baronas joining the board members already present.

Pat Smith (FRCOG), Jean Christie (Tighe&Bond), Tony Wonseski, PE (SVE), Greg Gardner(property owner), Richard Calisewski (building inspector}, Ben Byrne (Conservation)

At 7:08 pm John Waite read the notice of the joint meeting aloud.

Tony Wonseski, the engineer from SVE, began by responding to a concern about the load capacity of the bridge over the stream (Bloody Brook) leading to the site by presenting a report from David Vreeland, PE identifying the types of vehicles that can safely use the bridge. He said the permit from DOT for a driveway will be amended to accommodate a change of use. In response to a concern about getting emergency vehicles to the site, he felt there was sufficient turn-around room for emergency vehicles.

He noted there is an open Order of Conditions for the bridge area which, on the advice of DEP, will remain open until the Conservation Commission is ready to issue an Order of Conditions for this new project. He pointed out erosion control measures.

The site will be used for the storage of empty propane tanks and the trucks that deliver propane to customers. The trucks will be filled at an off-site distribution facility. Questions were asked about a process for collecting the gas residue when tanks are burned off and a possible requirement for a fire suppression system. The current plan does not include bulk storage of propane on site, although mention was made of a small tank to fill the little tanks for RVs, etc.

The plans show a Butler style building that may be constructed at a later time. Mr. Calisewski reminded that when a building permit is applied for the regulations will be based upon the code that is in place at

the time the permit is requested, which likely will differ from the current code. The plan presented includes drainage assuming the presence of a building. Bio-retention areas were pointed out in the drainage plan. Included is cross-lot drainage across other land of Greg Gardner.

Ms. Christie of Tighe & Bond reported on concerns raised by her review of the plans, noting that the explanation presented at this hearing had addressed some of them. Ms. Smith also had comments which, now that what was going to be happening at the site was more clearly known, had been addressed.

Pat Smith noted that the property was improperly identified. 236 Greenfield Rd is another property; this site has no number.

Concern was noted about the plan of Greg Gardner to maintain a right-of-way through the property to come and go to get to his property. It seemed to those present that this would increase traffic through the site.

There being many questions to be answered, the ZBA voted to continue the hearing until August 26, 2013 at 7:00 pm.

Likewise, in a motion made by John Baronas, seconded by Max Antes, and voted, that the Planning Board continue the public meeting to August 26, 2013. So voted 5,0,0. (John Baronas left briefly)

**Other Planning Board business:**

**Minutes:** Max Antes moved, and John Waite seconded, that the minutes of July 1, 2013 be approved. So Voted 4,0,0. (John Baronas returned)

**Public Comment:** none

**Request to return unused funds:** Deerfield Academy (DA) has completed the project and submitted as-built plans. The Conservation Commission has determined that the conditions imposed have been met, and has signed a Certificate of Completion. There are remaining funds from the peer review which need to be returned to DA. John Waite was uncertain about what the Planning Board needs to do. He will talk to Priscilla.

Max Antes moved, and John Baronas seconded, a motion to adjourn the meeting at 9:20pm. So Voted 5,0,0

The next meeting on August 26, 2013 will begin at 6 pm for the Affordable Housing Group, followed at 7:00 pm with a joint Public Hearing on the Walter's Propane matter, and regular business.

Submitted by,  
Priscilla Phelps