

Planning Board Minutes
Meeting – July 7, 2014

Present: John Waite, Paul Allis, John Baronas, Roger Sadoski, Kip Kimosa
Absent: Max Antes

The meeting was called to order by John Waite at 7:05 pm with a reading of the agenda.

Minutes: Minutes of the June 2, 2014 were reviewed. In the portion regarding the Housing Production Plan addition of a list of recommended zoning changes should be added.

Public Comment: none

Old Business:

Housing Production Plan – Mr. Waite announced that there is a potential for a grant for planning assistance toward moving forward with an affordable housing project. Information will be available by phone on Thursday at 9:am. Kip said he was interested. Paul said without some serious public outreach he was concerned that the Town would not support affordable housing. Kip said the Town could do a lot to make it easier for a developer to be interested in building in Deerfield. Current bylaws, especially the “stretch code” make it more costly to build in Town.

Energy Committee - Announcement was made of a meeting to be held tomorrow at FRCOG headquarters in the Olver Center to discuss the RFP for a solar project in Deerfield. FRCOG is assisting in preparing the FRP.

Signage - Present: Steven Pistrich, Dick Calisewski

Mr. Calisewski responded to a letter previously submitted by Mr. Pistrich. He commented on the mission of MassDOT in removing signs located in the highway setback areas along Rts. 5 & 10 resulting from the actions of a few individuals. He then discussed issues related to signage in Town. While the regulations themselves are halfway decent, there is no mechanism in the Town’s bylaws [Chapter 179] for fining or otherwise penalizing offenders. Mr. Pistrich wanted to discuss a particular sign, however, he was advised he could not do so at this meeting. According to Mr. Allis interest in signage issues was first raised by the ZBA Chairman at a meeting in August 2011. He should be invited to participate. Following a lengthy discussion, Mr. Calisewski agreed to do some research and Mr. Kimosa agreed to check with other towns to see how sign issues are handled. This will be discussed further at a future meeting.

New Business:

Officers on the PB - Selecting someone to serve as vice-chair to help with the follow-up work between meeting was discussed, but no one was appointed. Paul Allis agreed to continue to serve as clerk for the Board.

Storm Water - Mr. Waite gave a brief history of development of the Storm Water Bylaw. Mr. Kimosa had requested that the Board review the storm water regulations which he feels are costly. He gave examples of ways in which the regulations increased project costs. He felt requirements, as written are very complicated and seem to require an engineer to decipher. He agreed to review the policy and mark-up items that he feels could be simplified for discussion at a future meeting.

New Item: Mr. Calisewski asked the Board to consider a change of zoning for the Industrial Park to include commercial. He noted that Commercial as well as Industrial zoning might be more suitable for the park at this time. A suggestion was made that it might be beneficial to have a Planning Board representative on DEDIC.

Subcommittee Reports:

Regional Planning Committee: John Baronas reported most of the discussion at the last meeting was about closing of the nuke plant and its effect on employment in the area. There was some discussion about affordable housing. He questioned the interpretation of the data collected.

Notice of activities in protest of a plan for installation of a pipeline passing through Deerfield were announced. There will be a march beginning at Clarkdale Orchards and following the pipeline route to Dracut.

Bridge over railroad at McClelland Farm Rd- A letter received from Green International Affiliates regarding a MassDOT plan to replace a bridge over the railroad at McClelland Farm Road was noted.

A motion was made by Roger Sadoski, seconded by Kip Kimosa, and voted, to adjourn at 9:30 pm. (6,0,0)

Respectfully submitted,
Priscilla Phelps