

Planning Board Minutes –
Meeting – September 3, 2014

Present: John Waite, Paul Allis, John Baronas, Roger Sadoski, Kip Komosa, Rachel Blain
Absent: Max Antes

The meeting, held at 8 Conway Street, So. Deerfield, was called to order by John Waite at 7:10 pm with a reading of the agenda. Ms. Blain announced that she is now an official member of the Board. Mr. Waite noted that Max Antes has missed several meetings.

Minutes: Motions were made to accept minutes of several meetings:

June 2 – motion by Roger, seconded by Kip, as amended, vote 5-0-1

July 7 – motion by Kim, seconded by Roger, vote 5-0-1

July 15 – motion by John B., second by Roger, vote 5-0-1

August 4 – motion by John B., second by Kip, as amended, vote 5-0-1 *

*John B. wanted the term “nobody” changed to “some people”.

Mail: Mail was reviewed.

Public Comment: none

Old Business:

Housing Production Plan: Present- Pat Smith (FRCOG), Alyssa Larose (FRCOG),
Grant opportunity - At the last meeting, Ms. Larose advised the Board of an available PATH grant with a potential \$25,000 that could be directed toward a feasibility study for a housing project for seniors. There appears to be a potential site on Braeburn Road. There has been an access problem at the site; however, purchase of a property currently for sale could resolve that issue. The suggestion was made that CPA funds can be used to purchase the property.

A motion was made by Ms. Blain, seconded by Mr. Baronas, and voted (5-1-0) to recommend the Town apply for a PATH grant to address senior housing at the Braeburn Road site or another suitable site.

The Board of Selectmen, having just adjourned its meeting was invited to informally join the discussion. Ms. Ness spoke about the failure of previous efforts due to scare tactics suggesting low income housing would invite undesirable “outsiders” into town. She said in many cases those outsiders would actually be parents of persons who live in Deerfield who wished to be close to their children, but not live with them. Mr. Gilmore said he thought people hadn’t taken senior housing plans seriously. Mr. Komosa said if Deerfield’s permitting process wasn’t so complicated and expensive he would build senior housing. He was prepared to support his statement.

Ms. Larose introduced the inclusionary zoning information. The purpose being to encourage development of housing that is affordable and accessible for the senior population (which is growing) as well as housing for working people in a mixed use environment. She gave a review and recommended that members take time to review it further and be prepared to move forward at the next Planning Board meeting.

New Business:

DEDIC: Present – Ralph Healy, Bob Decker members of DEDIC

Mr. Healy read a letter from Paul Olszewski requesting the Board support changing zoning of the industrial park to accommodate changes in the economic climate. The park is zoned PI (Planned Industrial) in keeping with the original intent to create jobs. Now that manufacturing is not happening, DEDIC would like to add a commercial zoning use (C-II) to revitalize potential job creation. Sometime was taken to look at the Use table for changes that might be needed. Use of the Special Permit process was suggested as a way to meet the request. The Board became involved in a discussion about special permits, which board (Planning or ZBA) should be the granting authority. Someone pointed out that if the Planning Board was the grantor of Special Permits, appeals could go to the ZBA (Zoning Board of Appeals). Ms. Smith will look into this and report back.

Storm Water Discussion: Mr. Komosa said he was not ready to make his presentation.

Regional Planning Board Representative: John Baronas agreed to continue as the Deerfield representative on the FRCOG regional planning committee. Meetings are usually the last Thursday of the month.

Next Meeting: The next meeting will be October 6 @ 7:00 pm. DEDIC will be first on the agenda, followed by the Housing Plan discussion.

A motion was made by Roger Sadoski, seconded by John Baronas, and voted, to adjourn at 9:07 pm.

Respectfully submitted,
Priscilla Phelps

Documents: DEDIC letter
Inclusionary Housing draft document
Timeline for zoning