

Planning Board Meeting  
Minutes - November 3, 2014

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

The meeting was called to order at 7:00 pm with the reading of the agenda by John Waite at the Town Hall, 8 Conway St., South Deerfield.

Minutes of the October meeting were reviewed and approved. (4-0-1) Note was made that there had been some difficulty with the video from which the minutes were prepared. As the meeting progressed members recalled some of a discussion missing in the minutes.

Old Business - At the last meeting Pat Smith (FRCOG) came prepared with material to present regarding Affordable housing as the state defines it. As the discussion progressed it became clear that the Planning Board's (PB) definition of "affordable" and the state's were quite different. One, that of the state (MGL 40B), seems to encourage new construction and requires deed restrictions, among other things. PB members felt housing, especially rentals at a locally reasonable rent constituted affordable housing.

Following a brief visit from Selectman, Carolyn Ness who, without listening to discussion, interrupted to describe her version of what she would like to see i.e. small clusters of senior housing scattered about town. Further discussion at that meeting was tabled.

Since no mention of any discussion was included in the minutes of the October meeting, John W. asked for comment from members. Kip said that the town purchased the pickle property to keep a big developer from coming into town and putting up an affordable housing project as per the state's definition. He went on to explain a provision of MGL 40B required a 30 year deed restriction on property, something most local landowners would not want to do. He thought this could be resolved if a stipulation was added that this not be required of towns with populations under a certain number.

Roger said when asked in surveys people say they prefer to live in their homes, but will also say that they are in favor of senior housing. This did not mean if senior housing were built they would move into it.

John W said he thought that the initial impetus for housing was to find a way to create middle income/work force housing reportedly not currently available in Deerfield. A small change in zoning to permit multi-family houses in more areas might be enough to encourage this form of affordable housing. It was pointed out that without any zoning changes one could always go to the ZBA to get a permit to do this. Some members thought there are already many apartments in town that are affordable for working people. Not many are available right now.

John will talk to Pat Smith before the next meeting. There is no interest in the state's affordable housing plan. Interest is in looking at possible minimal changes that could be made to encourage smaller/ multi-family units.

New Business - The Conway Planning Board submitted a letter requesting support from neighboring Planning Boards to develop noise standards and possibly air and water standards for proposed gas compression stations that will be constructed along the proposed natural gas pipeline that is intended to pass through several Franklin County Towns including Conway, Deerfield, and Shelburne. John will draft a letter of support.

Notice of a public hearing by MassDOT on a project to replace the existing bridge over rail road tracks at McClelland Farm Road on November 18, 2014 @ 7:00 pm was read.

Next meeting will be December 1, 2014 @ 7:00 pm.

There being no further business before the Board, the meeting adjourned.

Respectfully submitted,  
Priscilla Phelps