

Planning Board Meeting
Minutes – January 5, 2015

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

The meeting was called to order at 7:03 pm with the reading of the agenda by John Waite at the Town Hall, 8 Conway St., South Deerfield.

Minutes of the December meeting were tabled for further discussion.

Old Business:

DEDIC: Present – Paul Olszewski

Paul O. gave a progress report on a request for funding for technical assistance from the FRCOG to upgrade the DEDIC master plan. He is hopeful that there will be an article on the annual warrant to expand the zoning for the industrial park. He explained that DEDIC is a 121C corporation; the intent is to adjust the charter to include commercial as well as industrial and manufacturing activities in the park. He will check on possible requirements for a public hearing regarding this change.

DEDIC is concerned about the condition of some of the properties in the industrial park and plans to contact tenants regarding their status.

New Business:

ANR – Steam Mill Road – Present - Dan Werner, surveyor
Property owned by Theodore and Norma Gewanter

Before Mr. Warner had a chance to present the plan, Kip made a motion that the plan be signed, as the time period of 21 days had passed, and the plan should be automatically accepted. He referred to MGL Chapter 41, section 81P. He said the office had set the 21 day period as January 9, 2015 (which excludes weekends and holidays). His contention is that the count should have been for calendar days.

Mr. Warner said he wasn't sure if he had presented the correct plan, as two plans had been prepared with the only difference being the size of the two lots. A motion was made by John Baronas, seconded by Roger, and voted to sign the plan. (6-0-0) If the plan presented turns out to be the wrong one, Mr. Warner will bring the correct one in for the Board to sign.

ANR – The Oxford property - 9 Jewett Road

Paul Allis announced that he had to abstain from participation, as he is an abutter. Board members viewing the plan for the first time were uncertain about what they were being asked to approve. The application indicated lot 169-6 and lot 168-21. It seemed to the Board that many things were shown on the plan which made it confusing. After John Waite said he

couldn't sign the plan, it was agreed to table any action until such time as someone from the Town could be present to explain what was going on.

Housing Production Plan – The Board looked at housing regulations, to accommodate a perception that people wanted more flexibility. Affordable housing has been discussed. The Town doesn't have the infrastructure to support Affordable Housing, as defined by the state. There is interest in housing for seniors. It was generally agreed that the Board should work with the Board of Selectmen on this. For the time being this will be tabled.

Letter from WD Cows, Inc. – John W. read a letter advising that Cows does not permit any trail building, marking, or mapping on its timberland.

Expedited Permitted District - Chapter 43 D has provisions for reducing the time necessary for permitting to be accomplished in specific areas. Kip raised some questions about who wrote the EPD guidelines for Deerfield as he thought they did not concur with state requirements. John W. said this was not on the agenda for this meeting and should be tabled until another meeting.

At this point John W. left the meeting, requesting the John B. take over as Chair for the balance of the meeting.

Discussion of Clerk and Vice-Chair positions – The work of preparing the agenda has not been fulfilled by the Chair for several months. Previously, there was a vice-chair who assumed this responsibility. Most agreed that appointment of someone to that position was a good idea, but the Chair should be part of that discussion. This will be on the next meeting agenda.

Paul advised that he has not been re-appointed by the board to serve as Clerk. After discussion a motion was made by John B, seconded by Rachel, that Paul serve as Clerk for this election cycle. Paul said he would like some guidance from board members. An item will appear under Old Business at the next meeting.

Minutes- Minutes were tabled earlier in the meeting for further comment. Roger felt that what appeared in the minutes did not reflect what he thought he had communicated. Since the minutes are the official documentation of the Board, they should correctly reflect what happened. Members have the obligation to be sure they are correct. A suggestion was made that minutes be forwarded well in advance of meetings so board members could review and comment prior to the meeting. The December minutes will be reviewed at the next meeting at which time amendments can be made.

Along these same lines it was suggested that persons who wished to have items on the agenda notify the Chair so that everyone would be aware of what would be discussed. It would be helpful to provide information that could be previewed ahead of time as well.

Subcommittee reports – Since no one is currently representing the Planning Board on the Open Space Committee, it will be removed from the agenda. Added will be Community Preservation Act; Roger is the representative.

Agenda – John B suggested that it might be helpful to set time limits for items on agenda.

Next meeting will be February 2, 2015 @ 7:00 pm.

A motion was made by Roger , seconded by Rachel , and voted to adjourn.

Respectfully submitted,
Priscilla Phelps

Document list:
CW Cows letter