

DEERFIELD PLANNING BOARD

MINUTES - OCTOBER 5, 2015

A stated meeting of the Deerfield Planning Board was held on October 5, 2015, the Deerfield Town Hall at 8 Conway Street, South Deerfield.

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

Absent: Roger Sadoski

Also Present: Pat Smith, FRCOG; Doug Finn, Kayce Warren, Steve Pistrich

A quorum was declared, and the meeting was called to order at 7:00 PM.

PUBLIC COMMENT

Steve Pistrich was present to inquire about progress in revising the sign bylaw, in particular the off-premise regulation. He was advised that the board had taken a look at the sign bylaws at a recent meeting and determined that no changes were needed. Enforcement would help.

MINUTES

During discussion of the minutes note was made that some information discussed at earlier meetings did not get included in minutes of those meetings. In particular a discussion about off-premise signs. The September 24th meeting minutes contained a typo error on the project fee. A motion was made by Kip and seconded by Rachel to accept the minutes of Sept. 24, 2015, as amended. The vote was 4-0-2.

NEW BUSINESS (NOT ON AGENDA):

Present – Doug Finn, Executive Assistant

STAFF CHANGES

Doug explained there has been a shifting of staff to provide more administrative assistance to the building department. Doug said he will now be the primary contact/staff assistant for the Planning Board. He raised some thoughts he has on potential changes in the way the staff can serve the needs of the Board such as preparing and posting of agendas and preparation of minutes. Other routine assistance needs were discussed and suggestions were made about how best to accomplish them. There was some discussion of hiring someone to take minutes. The Town Administrator joined the discussion providing some background on how the current system evolved. This will be continued further.

OLD BUSINESS

Storm water By-Law - Kip suggested that the amount of land that can be disturbed before an engineered storm water management plan is required be changed from one acre to 60,000 square

feet. This was discussed at length with John W reminding the purpose of the by law was to prevent moving water from flowing on to someone else's property. Prior to creation of the by-law this was a common complaint of people; since its creation there have been no complaints brought before the board. Kip gave examples of wording in the by-law that, in his opinion, make it expensive for persons to build in Deerfield. Possibly the definition of the word of "disturbance," (as in disturbed land) could be clarified. After lengthy comment back and forth the suggestion was made that Kip go through the bylaw and red line areas that could be clarified or improved.

NEW BUSINESS

Fee Schedule – A possible public hearing on changes to the Fee Schedule was discussed, and a date set for November 2nd. Paul will be in contact with Doug to get this posted.

It was MOVED by Komosa, Seconded by Blain

To appoint John Baronas as representative for the Deerfield Planning Board at the FRCOG Planning Committee.

VOTED: 6, 0, 0.

UPCOMING MEETINGS

On October 22nd, the board will attend the Conservation Commission meeting to hear the result of agreements worked out between the Environmental Consultant and New England Environmental.

Agenda for the November 2nd meeting will include a public hearing on the fee schedule, followed by continued discussion of the Storm Water By-Law, and discussion of other uses to the Zoning By-law, lot sizes, and zoning on North Main Street.

ADJOURNMENT

It was MOVED by Rachel Blain, SECONDED by Kip Komosa

To Adjourn.

APPROVED: Unanimous

Respectfully submitted,

Douglas C Finn