

Planning Board Minutes

Regular Meeting – December 7, 2015

A regular meeting of the Deerfield Planning Board was held on December 7, 2015, at the Deerfield Town Office, 8 Conway Street, South Deerfield, MA.

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

Not Present: Roger Sadowski

Guests: Doug Finn, Pat Smith

The meeting was called to order at 7:00 PM, and a quorum was declared.

Agenda

John Waite read the agenda aloud.

Minutes

The minutes were read. A correction to the Date was noted: It should read November 16, 2015.

It was MOVED by Mr. Komosa and SECONDED by Ms. Blain

To accept the minutes as amended.

So voted 6,0,0.

Public Comment

Doug Finn reported on the status of the Pocumtuck Drive "Lot #11". Mr. Finn stated that the building commissioner believes a right-of-way – whether public or private – is sufficient to allow an ANR on a property. No one has requested the ANR on Lot #11 as of yet.

Board Business

- a. The order of conditions was received from the Conservation Commission and reviewed; the final Site Plan Review Decision for 901 River Road solar project, as approved in November, was signed.
- b. We reviewed informally the solar project for Mill Village Road Project; Doug said that it was still pending. No application has been formally received for a solar project at that address.
- c. Fee schedules: The board reviewed the draft submitted with our changes with Pat Smith; she will create a final draft document to use at the public hearing at our next regular meeting.

- d. Storm Water bylaw: Kip feels that residential land disturbance size be changed from 1 acre to 60,000 sq ft. Lot size could be connected to whether the lot has town sewer and/or water, or a well and/or Title 5 septic. It was decided that it is time to review dimensional zoning requirements over the next 6 months. We will ask Doug to get minutes of meeting when the last zoning was set up.

New Business

NONE

Other Discussion

FRCOG - John Baronas - Pipeline discussed

Next Meeting

Monday January 4, 2015, 2016 7pm – Deerfield Town Hall

Adjourn

It was MOVED by Mr. Komosa and SECONDED by Ms. Blain

To Adjourn.

VOTED: 6, 0, 0.

The meeting was adjourned at 8:55 PM.

Attest,

Paul Allis, Clerk