

Planning Board Meeting Minutes

Regular Meeting – March 7, 2016

A regular meeting of the Deerfield Planning Board was held on March 7, 2016, at the Deerfield Town Office, 8 Conway Street, South Deerfield, MA.

Present: John Waite, Kip Komosa, Paul Allis, Roger Sadoski, Rachel Blain, and John Baronas

Not Present: Max Antes

Guests: Pat Smith, FRCOG and Jeffery D. Squire, Landscape Architect for, The Berkshire Design Group, Inc.

The meeting was called to order at 7:09pm.

John Waite read the agenda aloud

Review of Minutes

The minutes of February 1, 2016 were reviewed.

It was MOVED by John Baronas, SECONDED by Henry Komosa

To accept the minutes as amended.

VOTED: 4, 0, 2.

3. Public Comment

There was no public comment.

4. Old Business

a. Zoning bylaws review – Continued -- Lot Size Review

- i. We reviewed the Use Regulations (2200) for self-storage warehouse. The board decided to change the heading title to Self-storage/ warehouse and the use table to NO under RA, CVRD & EPD and by special Permit in the CI, CII, I & PI.
- ii. We took up the discussion of section (2300) Dimensional Requirements regarding frontage and Minimum Lot Size in RA. Discussion ensued and the board decided to put the topic on the back burner.
- iii. There will be a Public Hearing scheduled to discuss the zoning changes at our next meeting April 4, 2016 at 7:00pm.

New Business

- a. The board discussed the need to be alerted to plans that might affect the planning board by other town boards and committees. The topic was tabled until our next meeting.
- b. (Rachel recused herself at this point due to conflict of Interest) Jeffery D Squire presented plans for Eaglebrook School to install solar panels on the campus. They are seeking a Special Permit for the installation of **Large-Scale Ground-Mounted Solar Electric Installation** (generating capacity greater than 10KW but no more than 2MW and not occupying more than 10 acres of land). There are questions that need to be answered but we are scheduling an Public Hearing for the project, in case they get resolved in a timely fashion, for April 4, 2016 at 7:30pm

Mail:

1. There was a request for Comment from the Zoning Committee regarding the Atlantic Furniture's change of use for 5 Industrial Drive West.
2. There was another request for Comments regarding a request for relief from the Building Commissioners decision not to permit a common driveway request by Daniel Maltby.
3. There will be a Citizen Planner Training Collaborative on March 19th in Worcester.

Set Date for Next Meeting

Monday, April 4, 2016, 7pm – Deerfield Town Hall

Adjourn

It was MOVED by Kip Komosa, SECONDED by John Baronas

To Adjourn.

VOTED: 6, 0, 0.

The meeting was adjourned at 9:09 PM.

Attest,

Paul Allis, Clerk