

1. Agenda

Documents:

[2022-03-01-AGENDA\\_PB.PDF](#)

2. Meeting Materials

Documents:

[LEGAL\\_AD\\_AMENDMENT\\_198\\_MILL\\_VILLAGE\\_ROAD\\_.PDF](#)  
[LEGAL\\_AD\\_SITE\\_PLAN\\_REVIEW\\_NORTH\\_MAIN\\_ST\\_MAP151-LOT\\_1\\_.PDF](#)

*A regular meeting of the  
**Deerfield Planning Board**  
will be held on  
January 3, 2022 at 7:00 pm*

## **AGENDA**

This meeting will be held in a hybrid fashion with the opportunity for both in-person attendance and remote participation in accordance with the Governor Baker's June 16, 2021 Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, including an extension of the remote participation provisions of his March 20, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A §20. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless otherwise required by law. Members of the public with particular interest in any specific item on this agenda should make plans for in-person vs. virtual attendance accordingly. For purposes of in-person attendance, the Town of Deerfield will host the meeting in the Main Meeting Room of the Deerfield Municipal Offices, with remote participation details noted below.

Join Zoom Meeting

<https://us06web.zoom.us/j/9116041580?pwd=NkRHV3gzSWYvSm1JR0xlQXphUkt5UT09>

**Meeting ID:** 911 604 1580    **Passcode:** 570012

**Dial-in Numbers** 312-626-6799,929-205-6099, or Toll Free 833-548-0276

1. Call to order.
  - Meeting guidelines: speak one-at-a-time; follow Deerfield Code of Conduct (respectful, considerate, courteous); concise, non-repetitive; recognized by Chair
2. Identify Board members in attendance
3. Review minutes: 11/01/2021,11/15/2021, 12/06/2021
4. **Public Hearing** – Ember Gardens, Change of Ownership Public Hearing\* (Site Plan Review, Special Permit, Stormwater Management)
5. **Public Hearing** -Town Park, 135 North Main St.
6. Old Business
  - Planning Board Priorities
    - Priorities draft
    - Planning Board Roles & Responsibilities
    - Fee Schedule
  - Sugarloaf Condos stormwater enforcement – update
  - Tourism Overlay District pending questions -update

7. New Business
  - FY '23 Budget – Planning Board
8. Other business not reasonably anticipated 48 hours prior to posting of the meeting
9. Public Comments
10. Reports (committees, seminars, etc.)
11. Review Mail
12. Next Meetings: 02/07/2022 (Remote? Hybrid? In-Person?); 03/07,04/04
13. Adjourn

\* Public Hearing Process:

Presentation → Public Comments (state name/address, one comment per person, 2 minute maximum, recognized by Chair) → Closing statements by Presenter → VOTE to close Public Hearing → Planning Board deliberations → VOTE on final decision

TOWN OF DEERFIELD  
PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
January 3, 2022

Notice is hereby given that the Deerfield Planning Board will hold a Public Hearing on January 3, 2022 at 7:00PM. This is a request to amend the Site Plan, Special Permit, and Stormwater Permit issued to Suns Mass Inc. by the Planning Board for the Town of Deerfield for the marijuana cultivation operation to be located at 198 Mill Village Road as follows with amended applicant Ember Gardens Production, LLC, 254 Newhill Ave., Somerset, MA 02726; amend Condition 19: the within special permit shall not be transferable by the applicant, and further, shall immediately terminate should the Applicant cease operation of the marijuana establishment; should the Applicant's license from the Commonwealth of Massachusetts expire or be terminated; or should the Applicant assign, convey, or otherwise transfer the within approval and permit contrary notwithstanding the above prohibition. Notwithstanding the foregoing, the Planning Board may amend the within special permit from time to time and may waive any portion of this Condition 19, the foregoing shall be at the sole discretion of the Planning Board.

Meetings are being held in a hybrid fashion with the opportunity for both in-person attendance and remote participation. For purposes of in-person attendance, the Town of Deerfield will host the meeting in the Main Meeting Room of the Deerfield Municipal Offices at 8 Conway St. South Deerfield MA 01373. Remote participation noted below.

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Meeting ID: 911 604 1580

Passcode: 570012

Dial in: 1 (929) 205-6099 or 1 (301) 715-8592

Toll Free: (877) 853-5257

Copies of the Site Plan application are available by request via email and are also available on the Deerfieldma.us website.

PUBLISH: December 20 and December 27,2021

TOWN OF DEERFIELD  
PLANNING BOARD  
NOTICE OF PUBLIC HEARING  
January 3, 2022

Pursuant to Deerfield Chapter 179 §5400 Notice is hereby given that the Deerfield Planning Board will hold a Public Hearing on January 3, 2022 at 7:00PM for a Site Plan Review submitted by The Town of Deerfield to construct a municipal park to include athletic fields, accessible paths, picnic areas and future improvements. The subject property is owned by the Town of Deerfield and is proposed to be accessed through the frontage by a paved 22-foot-wide entrance driveway. On an 8.48-acre parcel of land located on North Main St, (Map 151/Lot 1), zoned Industrial (I) and owned by the Town of Deerfield.

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