



Town of Deerfield Meeting Notice

Deerfield Municipal Offices
8 Conway Street
South Deerfield, MA 01373
Ph: 413-665-1400
Fax: 413-665-1411

Board/Committee: Planning Board

Date: October 2, 2023

Time: 6:00 PM

Location: Hybrid – Zoom and Main Meeting Room, 8 Conway Street, South Deerfield MA

This meeting will be held in a hybrid fashion with the opportunity for both in-person attendance and remote participation in accordance with House Bill Number 58 of the 193rd General Court, which extended the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c.30A § 20, until March 31, 2025. 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.

Remote Meeting Connection noted below:

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

Meeting ID: 911 604 1580 Passcode: 570012

Dial-in Number: 312-626-6799, 929-205-6099, or 833 548 0276 US Toll-free

Meeting attendees should mute phones (* 6 for landlines) unless asking question or commenting. All attendees should wait to speak until other participants are finished.

Agenda

1. Call to order.
 - Guidelines for business meeting: speak one-at-a-time; follow Deerfield Code of Conduct (respectful, considerate, courteous); concise, and recognized by the Chair
2. Identify Board members in attendance
3. Review minutes: 5/8, 5/22, 6/5, 6/26, 9/11
4. Old Business
 - **Chapter 179 Review Public Hearing** -- The Town of Deerfield will hold a Public Hearing pursuant to M.G.L. Chapter 40A ("the Zoning Act"), Section 5 on October 2, 2023 at 6:00 p.m. The Public Hearing will be 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 and will be for convenience only. In the event there are technical difficulties, the Chair may decide that the hearing will continue as the meeting is being held in person as noted above.

The purpose of this Public Hearing is to provide interested parties with the opportunity to comment on the proposed revisions to Deerfield's Zoning Bylaws to address inconsistencies, update sections, and provide a new Official Zoning Map. The proposed Zoning revisions include changes to many sections of the Zoning Bylaws including: Section 2100. Districts, Section 2200. Use Regulations, Section 2300. Dimensional Requirements, Section 2400. Rate of Development, Section 3100. Townwide Parking & Loading Requirements, Section 3200. Signs, Section 3300. General Landscaping Requirements, Section 3400. Driveway Regulations, Section 3600. Conservation Subdivision Design, Section 3700. Environmental Regulations, Section 3800. Solar Energy Systems, Section 4100. Planned Industrial District, Section 4200. Watershed Protection Districts, Section 4300. Floodplain District, Section 4400. Wireless Communications District, Section 4500. Earth Removal, Section 4600. Adult Use Overlay District, Section 4660. Marijuana Establishments, Section 4700. Expedited Permitting District, Section 4900. Performance Standards for Manufacturing, Processing, Assembly or Fabrication, Section 4950. Tourism Overlay District, Section 5300. Special Permits, Section 5400. Site Plan Review, and Article VI. Definitions. In addition, a new Official Zoning Map showing all overlay districts is proposed. The complete text of the proposed Zoning Bylaws revisions and proposed Official Zoning Map is available for review in the Foyer of the Municipal Offices, 8 Conway Street, South Deerfield and online at www.deerfieldma.us in the calendar event.

5. New Business
 - Standard Conditions for SPRs
6. Other business not reasonably anticipated 48 hours prior to posting of the meeting
7. Public Comments (state name/address; one comment per person, 2-3 minute maximum)
8. Reports (committees, seminars, etc.)
9. Review Mail
 - Abutting town hearing notices & decisions
10. Next Meetings: 11/6, 12/4
11. Adjourn

** The matters listed are those reasonably anticipated by the Chair which **may** be discussed at the meeting. Not all items listed **may** in fact be discussed, and other items not listed **may** also be brought up for discussion to the extent permitted by law.*