



## Deerfield Selectboard/Planning Board

Monday 9 January, 2023, 7:00 pm

8 Conway Street, South Deerfield MA 01373

Pursuant to a notice duly filed with the Town Clerk, a meeting of the Planning Board was held on January 9, 2023 at 7:00 remote on Zoom Meetings normally held at the Municipal Offices are being held remotely, with adequate, alternative means of public access and, where required, public participation provided, in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c.30A § 20. Meetings are typically broadcast on Frontier Community Access Television (FCAT). Meeting available on YouTube: <https://www.youtube.com/watch?v=QVIMsrPHU6g>

Members Present: Analee Wulfkuhle (chair,) Denise Mason (vice-chair,) Andrea Leibson, Kathy Sylvester: On line Kathy Watroba, Absent: Emily Gaylord, Rachel Blain

Also Present: Amy Hahn, Mark Wightman, Bob Walden, Eric Malloy

1. Chair Wulfkuhle opened the meeting at 7:00.

2. No minutes to review.

### Old Business

3. VESH, represented by Mick Petrin from from VHB to present modification to plan, a concrete pad for a modular building. Needs to be forwarded to the peer reviewer per Mr. Petrin.

Public hearing for VESH plan continued to February 6, 2023 at 7:00 pm.

***Motion to continue public hearing for VESH site plan review and stormwater Andrea Leibson; seconded by Denise Mason. 5-0-0***

4. Concerning Condominiums at Sugarloaf: (Wulfkuhle recused as abutter)

Vice Chair Mason reports that there are issues that need to be addressed before the PB signs the Certificate of Compliance: silt sacks that need to be removed, stormwater system needs to be clean out and the catch space with the silt deposits needs to be stabilized. These are not issues in dispute with the peer review.

Mark Wightman notes that silt removal will be an ongoing part of maintenance, suggests that the silt sack on the most southern basin is not removed for the time. The storm basins have been cleaned twice. Any construction has been done at the request of the owners. He reports that there is a small peninsula of siltation at the culvert coming into the south filtration basin that will be seeded with grass in the spring and that two or three trees planted that died.

Denise Mason asks that the silt sacks need to be removed, and perhaps the HOA can replace them. There were concerns about the silt sacks. There was a letter from Mr. St. Peters.

Bob Walden reports that the issues seem to be minor.

Vice Chair Mason asks Mr. Wightman to put his concerns in writing and present it to the Inspection office. We will put it on our February meeting agenda.

Bruce St. Peters, 19B Snowberry Circle, is concerned that the silt sack may be plugging and a catch basin that doesn't seem to be draining. He has concerns about a change an easement from December 28, and the easement he reports concerns a row of trees and an oil/water separator. His concerns are reported in his letter.

5. Kathy Sylvester reports on Accessory Dwelling Unit bylaw reviewed by our attorney.

3910, #4, We can eliminate perhaps.

3920 The language triggers the two-thirds majority vote at town meeting

3960 requested by Bob Walden to offer more "teeth" to enforcement

Chris Curtis made edits for clarity.

Ready for public hearing.

***Motion to present edited version of ADU at public hearing at February 6, 2023 at 7:00 Andrea Leibson, seconded Denise Mason. Vote: 5-0-0***

6. Roles and Responsibilities. In particular, prior to the Special Town Meeting it seemed that it fell to the Planning Board to advise on municipal building and acquisitions. The CCI now has much of that charge and is a way that we can stay current with the town projects. We have a member who is PB representative (Wulfkuhle) as well as other representation (Mason, CCI Chair, and Leibson, Open Space representative.)

## **New Business**

7. ANR for 105 Pine Nook Road, Eric Malloy representative of the Rogers family.

It is a separation of the house from the rest of the property and the exclusion area from the APR. The septic/leach field is across the street and is in APR, but it will have an easement that would allow the access for a new owner of the property.

Bob Walden sees no issues with the separation/exclusion area. They are excluding the septic from the APR so that they can sell the house.

***Motion to endorse the ANR for 105 Pine Nook Road, Kathy Sylvester, seconded Denise Mason. Vote: 5-0-0***

8. Requests for Letters of Support

i. Open Space and Recreation Plan

We have reviewed the plan and support the submission to the office of the Executive Office of Energy and Environmental Affairs.

Andrea Leibson reports that there are many recommendations that would fall under the purview of different board and committees. How are the priorities determined and how are the projects identified?

Wulfkuhle: What is the strategic plan and who will move it along and put the projects before town boards and committees?

Mason: Important to build timelines and delegate issues to the various appropriate groups. The Open Space Committee would do well to meet directly with these groups to check in with them.

***Motion to write a letter to the FRCOG that will forward it along in support of the Open Space plan, Kathy Sylvester, seconded, Denise Mason. Vote: 5-0-0***

ii. Senior Housing Ad Hoc Committee CPC application  
CPA funds were approved for the Senior Housing Ad Hoc Committee to begin market studies and resident surveys to start moving forward with developing affordable senior housing. This committee will be requesting \$60,000 more to finishing the site evaluation. This effort is coordinated with the other projects and groups and committees marshalling those projects.

***Motion to write a letter in support of the Senior Housing Ad Hoc request for CPC funding, Denise Mason, seconded, Andrea Leibson. Vote: 5-0-0***

9. Analee Wulfkuhle reports that FRCOG is calling for DLTA grants. Planning Board needs funding for a resident survey to begin updating the Master Plan. Selectboard is looking at the top three issues for focus. (This is different than our need for FRCOG's technical review of our bylaws.) Due date is January 27.

Continued discussion of Deerfield's need for hiring a town planner.

10. 2024 Budget is due in the next month as well.

***Motion to adjourn: Rachel Blain Second: Denise Mason***

***Vote: 7-0-0***

Respectfully Submitted,

Rachel Blain, Planning Board Clerk