



## Deerfield Selectboard/Planning Board

Monday 21 August 2023, 7:00 pm

8 Conway Street, South Deerfield MA 01373

### Deerfield Planning Board Minutes

Location: Remote on Zoom This meeting will be held remotely with adequate, alternative means of public access 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. Remote Meeting Connection noted below: Please click this URL to join.

<https://zoom.us/j/6200078930?pwd=Z2d6ZzNuMVhJMkJVT2VUYW9yaFhCQT09>

**Location:** Remote – Zoom

**1. Call to order – 5:31pm Denise Mason reads the introduction -** *(Refer to Deerfield website for the state-mandated introduction on the agenda)*

#### **2. Identify Board members in attendance**

Members Present online: Denise Mason (chair), Emily Gaylord, Andrea Leibson, Kathy Sylvester. Absent: Rachel Blain, Kathy Watroba, Analee Wulfkuhle

Also Present online: Peggy Sloan, FRCoG; Amy Hahn, Building Assistant.

Chair Mason opened the meeting at 5:31 pm.

#### **3. Old Business**

##### ➤ **Chapter 179 Review, Continued**

Added Hotel and Motel to the Use Table and added new Definitions for those uses to the Definitions Section.

Added a footnote to the Use Table regarding Mobile Homes to make it clearer since Definition of “Dwelling” does not allow or excludes mobile homes.

Added new definition of Lot Width and Lot Depth and revised the Footnotes to Section 2320. Table of Dimensional Requirements.

Changed Planning Board “shall” require to “may” require with respect to Performance Bonds in Section 3725.

Removed Section 4432. since parcel does not exist.

Changed Hotels and Commercial Recreation from By-Right Uses to Uses requiring a Special Permit in TOD District

Added three Performance Standards to Section 4955 that would apply to By-Right Uses in the TOD - The Performance Standards from Section 4900 that are proposed to apply are 1. Traffic generation, 2. Sound or Noise, and 14. Hazardous Materials.

Changed time frame for Decisions by Planning Board for Site Plan Review to 60 days from the close of the Public Hearing.

In Section 5850., Consultant selected by the Planning Board in coordination with the Planning Board administrator or the Town Administrator

Deleted missing Article # reference in Nonprofit event.

Updated the Conservation Subdivision Design Section to reflect changes suggested by the Conservation Commission by adding references to FEMA floodplain maps and term “delineation” of wetlands by Conservation Commission rather than “defined.”

Performance bond in now optional

➤ **Floodplain bylaw review**

Kayce has been designated Floodplain Coordinator

4309 need to consult with Town Counsel to reconcile G.L. c.40A agricultural exemption with NFIP requirements to review and permit all development in the floodplain overlay district, including agricultural structures such as barns.

Amy will forward to Kayce for Town Counsel

➤ **Next Steps**

Public Information Session scheduled for 9/11 PB meeting. Peggy will send PowerPoint presentation for to Denise.

Changes must be reviewed by Counsel; Amy will submit clean copy to Kayce

Find out deadline to be included in October 22 Town Meeting Warrant

Public information meeting potentially scheduled for September.

***Motion to adjourn, Rachel Blain, seconded Analee Wulfkuhle.***

***Vote: 6-0-0***

Respectfully Submitted,

Amy Hahn, Planning Board Administrative Assistant