



Deerfield Selectboard/Board of Health

September 28, 2022 6:00 pm

8 Conway Street, South Deerfield MA 01373

Pursuant to a notice duly filed with the Town Clerk, a meeting of the Deerfield Selectboard/Board of Health was held on September 28, 2022, at 6:00 pm at the Deerfield Municipal offices, Main Meeting Room, 8 Conway Street, South Deerfield, MA. Meeting was recorded by FCAT. This meeting was held in a **hybrid** fashion with the opportunity for both in-person attendance and remote participation in accordance with Chapter 107 of the Acts of 2022 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, 2023.

Board members present: Tim Hilchey, Trevor McDaniel, and Carolyn Shores-Ness

Also present Kayce Warren, Town Administrator; Carlene Hamlin, Interim Town Clerk; Alex White, Health Agent; Bob Walden, Building Commissioner; Kevin Scarborough; DPW Superintendent; Mark Stadnicki, Tony Wonseski, SVE Associates; Jeff Ethier, Nupro, LLC; Derek Helie, One Development, Julie Chalfant, TBAC Chair; Analee Wulfkuhle; Kathy Watroba; Kathy Sylvester; Bruce St. Peters; and other members of the public.

1. McDaniel calls the meeting to order at 6:00 pm

The Board acknowledges the struggles in Florida and sends their support to those affected by Hurricane Ian

2. Public Comment – Up to 20 minutes with each speaker timed at approx. 2 minutes; see Public Comment Procedure voted 2/9/2022

3. Schedule Hearings

- 6:15 pm Expedited Permitting Project – NUPRO, LLC

McDaniel reads the hearing notice into the record

- Helie from One Development provided a high-level overview of the project with initial renderings of the building and site plan. Wonseski dove deeper into details of the project highlighting some of the history of the Oxford Pickle Factory site. Furthermore, reiterates details outlined in the Project Narrative and addressed preliminary questions from the board including lighting, screening, and parking.

Motion to approve – Ness

**Second: Hilchey
(3-0-0)**

Vote: Hilchey – aye, McDaniel – aye, Ness – aye,

Ness discussed the potential for mosquito dunks into the catch basins to subdue the mosquitos in the. Wonseski was supportive of the recommendation and will

incorporate into the design.

Pat Woods, Thayer Street: Yankee Candle Air Pollution concerns

- Ethier responded manufacturing process must be in a low dust environment, noise very little noise/air pollution, urethane much cleaner process than other products.

Bruce St. Peters, Snowberry Circle: Noise pollution, roof top units, air conditioner
Derek will not have any roof top units and noise pollution below 65dbs for the processes.

Analee Wulfkuhle, Mountain Road: EV Charging Stations, potential for changing pervious pavement instead of asphalt.

Rocky Foley: Where is the loading dock, would appreciate evergreen screening in addition to the existing tree line.

Kathy Sylvester: Supportive of EV Charging Stations implemented, and supportive of Pervious Pavement.

Kathy Watroba, Thayer Street: What is the schedule for deliveries? What is the fire pump room and how can combustion be contained. How long is the construction period? Dust, noise, etc. measures to mitigate issues.

- Helie fire suppression designed to meet NFPA standards and further stringent insurance requirements from Nupro's provider. Construction timeline would take roughly 1.5 years. Water trucks would be on site to mitigate dust.

Erica Franks, Thayer Street: Security concerns and would like to have personnel
Derek spoke to temporary fencing around the whole site during construction and would have permanent fence installed, security, but would not have a security guard.

Motion to authorize Town Administrator to offer the Peer Review Contract with Berkshire Design – Hilchey

***Second: Ness
(3-0-0)***

Vote: Hilchey – aye, McDaniel – aye, Ness – aye,

Motion to authorize Berkshire Design Group work collaboratively with SVE Associates to complete Peer Review in a timely manner– Hilchey

***Second: Ness
(3-0-0)***

Vote: Hilchey – aye, McDaniel – aye, Ness – aye,

Motion to continue Nupro, LLC Hearing to November 2 at 6:15 pm – Hilchey

Second: Ness

Vote: Hilchey – aye, McDaniel – aye, Ness – aye, (3-0-0)

4. Appearances

5. Selectboard Reports/Announcements

- Emergency Management Plan Update
6. Board of Health Reports/Health Agent Discussion Items/Reports/Announcements
- Senior Flu Clinic September 30th Holy Family Parish Church
 - October 22nd Drive Through Flu Clinic at Highway Garage
 - Covid-19 Vaccination Clinic at Deerfield Elementary School September 30th 3:33 to 7 pm
7. Minutes
8. Discussion/Decision Items
- Acting as Sewer Commissioners: Sewer Bylaw Amendment Proposal, Regulations, Home Rule Petition/Special Act (1935 Acts 343) for Review and Approval; Regulations

Bruce St. Peters, Snowberry Circle: Concerned about addition of requirement of hearings removed, and concerns the Selectboard may have too much power at any point in time.

- The Commission discussed processes on how best to address the percentage in future projects the Town would be responsible for. Town Meeting would be the forum were the residents could support the proposed percentages of a given project or not. The Sewer Commissioners in the future would make decisions based on as much input as possible.

Motion to approve the Sewer Bylaw as revised to be published for a public hearing – Ness

***Second: Hilchey
(3-0-0)***

Vote: Hilchey – aye, McDaniel – aye, Ness – aye,

- Special Town Meeting Warrant; Special Town Election
 - The Board discussed individual articles and vetted new funding amounts

Motion to approve Article 6 for Additional costs associated with the 350th Celebration for \$30,000 – Ness

***Second: Hilchey
(3-0-0)***

Vote: Hilchey – aye, McDaniel – aye, Ness – aye,

- Yankee Candle Village Special Liquor License October 8-10th

Motion to approve the 3 One Day Liquor Licenses for October 8-10th – Ness

***Second: Hilchey
(3-0-0)***

Vote: Hilchey – aye, McDaniel – aye, Ness – aye,

- Placeholder: Leary Lot/Hamshaw Lumber
 - Warren would update Hamshaw Lumber regarding the Warrant Articles and update

the board in a future meeting.

- Placeholder: Policies – Telecommuting, Dress Code, Drug, Revisions to Harassment, HIPPA
 - Warren brought Policy concepts to the Board and would move forward with Counsel to work on said policies.
- Placeholder: Appointments/Resignations- Asst. Town Administrator

9. Mail

- Federal Energy Regulatory Commission
- Chris Curtis Letter
- Jim McGovern Thank You for Library Funding Support

10. Town Administrator's Report/Updates

- Warren discussed next steps moving forward for the Special Town Meeting and working towards associated goals.

Motion to approve the changes as discussed to Special Town Meeting Warrant and prepare documents for Selectboard to sign at their convenience – Ness

Second: Hilchey

Vote: Hilchey – aye, McDaniel – aye, Ness – aye, (3-0-0)

11. Items Unanticipated 48 hours prior to posting

- Recommendation for Design Services 1888 Building
 - Chalfant discussed the process for selecting, interviewing, and finalizing the candidates for the services. Bh+a, PRA, Dietz & Co were the top 3 candidates and recommended Bh+A designer services.

Motion to negotiate a contract for the 1888 Building Design Services with Bh+A with the stipulation to discuss replace the civil engineering component of the proposal– Hilchey

***Second: Ness
(3-0-0)***

Vote: Hilchey – aye, McDaniel – aye, Ness – aye,

- Request for Comments Zoning Board of Appeals 6 Rail Yard Road & Map 9 Lot 7

12. Upcoming Regular Meetings- October 19, 2022; Nov. 2, 16, 30, 2022; Dec. 14, 28, 2022.

13. Adjourn

Motion to adjourn at 8:25 pm – Hilchey

Second: Ness

Vote: Hilchey – aye, McDaniel – aye, Ness – aye, (3-0-0)

Respectfully submitted,

Alex Hercheneder

Documents List:

- Selectboard/Board of Health Agenda, 09/28/2022 rvsd
- Selectboard/Board of Health Packet, 09/28/2022 rvsd 3

Approved October 12, 2022