



Deerfield Planning Board
8 Conway Street, South Deerfield MA 01373
November 14, 2022

Pursuant to a notice duly filed with the Town Clerk, the Planning Board held a Hearing on November 14, 2022 at 7 PM at the Municipal Offices, Main Meeting Room, 8 Conway Street, South Deerfield, MA. And via remote participation.

Members Present: Analee Wulfkuhle, Andrea Leibson, Denise Mason, Emily Gaylord, Kathleen Sylvester (remotely), Kathy Watroba, Rachel Blain

Also Present: John Furman, P.E. of VHB

1. Chair Denise Mason opened the meeting at 7 PM.

Hearing: V.E.S.H. Parking Lot Expansion Site Plan and Stormwater Permit. – Hearing convened at 7 PM with notice read into the record: Notice is hereby given that the Deerfield Planning Board will hold a Public Hearing on **Monday, November 14th at 7:00 pm** on an application filed by **Veterinary Emergency Services Hospital** for Site Plan approval for property located at **141 Greenfield Road (Map 141 Lot 8)** to construct a 50 space parking lot with independent stormwater management as provided by Zoning Bylaw c.179 §5412 and Stormwater Bylaw c.155 §155-6 Application documents available for review in Foyer of Municipal Offices or online at www.deerfieldma.us.

2. Exhibits:

- a. Site Plans: V.E.S.H. Existing Parking Lot Expansion, 141 Greenfield Road, Deerfield 01342
- b. Stormwater Report: V.E.S.H. Existing Building Expansion, 141 Greenfield Road, Deerfield 01342
- c. Memorandum: Existing Conditions Traffic Investigation

3. Discussion:

- a. Maintenance of existing and planned retention ponds. Suggestion was made to include maintenance of both retention ponds a condition of issuance of Permit.
- b. Replacement of vegetation: Disturbed area will be loamed and seeded
- c. Amount of fill required to level site: 1,620 cubic yards

- d. Availability of electric vehicle charging stations: not necessary due to short term nature of parking
- e. Impervious vs pervious pavement: pervious pavement is incompatible with existing soils and will become ineffective when sanded. Sediment removal is accounted for in submitted plan.
- f. Light Pollution: Lighting is LED pointing down. As per Site Plan page 12, foot candles drop significantly outside of parking lot. No light leaves the VESH property.
- g. Stormwater Management: Post construction maintenance and pollution prevention plans are in stormwater report.
- h. Maintenance of stormwater handling structures: Suggested maintenance plan is included in stormwater report. Suggestion was made to require maintenance reports be submitted to the Town of Deerfield, annually
- i. Traffic: Expansion is not generating new use, only accommodating current overuse. Traffic studies show existing lot is insufficient for current use. Cars regularly park on grass outside of parking lot.

Motion to request Peer Review to be paid by applicant: Andrea Leibson

Second: Kathy Sylvester.

No further discussion by Planning Board

Vote:

	In Favor	Opposed	Abstain
Analee Wulkuhle	X		
Andrea Leibson	X		
Denise Mason	X		
Emily Gaylord	X		
Kathleen Sylvester	X		
Kathy Watroba	X		
Rachel Blain	X		

Board members planned site visit accompanied by John Furman of VHB

Motion to continue Hearing to 7 PM January 9, 2023: Rachel Blain

Second: Emily Gaylord

No further discussion by Planning Board OR Summary of further discussion.

Vote:

	In Favor	Opposed	Abstain
Andrea Leibson	X		
Denise Mason	X		
Emily Gaylord	X		
Kathleen Sylvester	X		
Kathy Watroba	X		
Rachel Blain	X		

Respectfully Submitted,

Amy C Hahn, Administrative Assistant