

EGREMONT PLANNING BOARD

Draft minutes: Monday August 15, 2016

The meeting opened at 7:08 PM

Present: Helen Krancer, Greg Cherin, Lucinda Vermeulen, and Mark Holmes. Don Pulfer joined the meeting at 7:35.

Also: Kelly Tryon, Peter Nikitas, Alexandra Glover, Marj Wexler, Eileen Vining.

Form A's:

Kelly Tryon of Berkshire Geo-Technologies presented a plan for Virginia Race on Egremont Heights Road. Parcel 2 (0.066 acres O) was added to the land of Carrk and Wignall to include their house and well on their property, which had formerly been on Virginia Race' land, Parcel 1 (3.681 acres). The plan was approved unanimously by the Planning Board. Kelly Tryon will submit three more copies for the various boards, as she only brought 3 copies and the Mylar.

Peter Nikitas of Foresight Land Services, representing Richard and Grace Rose of 38 Rowe Road, brought From A plan for land with frontage on Tremont Drive, which was originally presented on August 1, 2016 meeting of the Planning Board. The Roses were also represented by Alexandra Glover of law firm of Lazan, Glover and Puciloski. She submitted a letter to the board explaining why the Planning Board should sign the plan. After some discussion the board approved the plan and signed the Mylar and two copies of the plan. Nikitas will submit four more copies for the various boards.

Mail:

Bill from Walters Kluwer for \$245.70 for "Handbook for Massachusetts Land Use and Planning."

Bill from Shoppers Guide for \$102.00 for publication of display ad for Planning Board public hearing on July 20, 2016.

Town of Great Barrington Board of Selectmen Notice of Public Hearing for Special Permit application of Dante Realty LLC, to legalize a multi-family dwelling at 16 South St. Hearing will be held at 7:00 PM on Monday Sept. 12, 2016 at Town Hall.

Memo from Mary Brazie about newsletter article due by August 24, 2016. Greg Cherin wrote a draft of the Planning Board's article. He will add to it and submit it by the deadline date.

Minutes:

Minutes of June 11, 2016 Public Information Meeting on the proposed bylaw changes were read and reviewed. A few corrections and additions were suggested.

The clerk will make the changes and send the draft to the board again for review.

Minutes of the July 20, 2016 public hearing on the proposed zoning bylaw changes were read and reviewed by the board. Corrections were made and the board approved the minutes with corrections. Clerk will make the changes and send to the board for review before filing.

Minutes of Planning Board meeting of July 13, 2016 were reviewed and approved with one correction. Clerk will make the correction and file with Office Administrator.

Minutes of Planning Board meeting of August 1, 2016 were read and reviewed by the board. Some corrections were suggested. Clerk will make the corrections and send to the board for review.

Minutes of the site visit of to Rose property on Tremont Drive on Tuesday August 9, 2016 to were reviewed. Changes were suggested and clerk will make the changes and re-send to the board for review.

Old and new business:

Lucinda Vermeulen reported on her research into possible replacements for the broken file cabinet in the Planning Board meeting room. Possible vendors include Amazon, Staples and GA Blanco. It was tentatively decided to purchase a 5-drawer file cabinet from GA Blanco.

Village and Rural Districts:

Helen Krancer discussed the concept of creating a “vision” of what the proposed village districts mean as a way of presenting the idea to the public. The proposal of a questionnaire for the purpose eliciting opinion and comment on the proposed districts was discussed, and was objected to by Krancer because she felt the board still needed to have a clearer idea of how the process will evolve. It was suggested that because the village growth at this time is minimal—the fastest growth and changes occur in the “Rural” area—that there is not an urgency to develop village district zoning at this time. Krancer also thought the board should concentrate on refining the Common Driveway bylaw, as it has been suggested that it is too cumbersome and confusing as currently written.

It was also suggested that the board propose a bylaw amendment article that simply defines the village and rural districts, but goes no further—no frontage, setback, acreage, usage or other changes to the present zoning.

Lucinda Vermeulen suggested that the board needs to do more outreach to the community as far as the board’s proposed changes to zoning are concerned.

It was decided that the board put on the warrant for the Special Town meeting only Article One, which would create the Village and Rural districts.

There was discussion on how to protect open space in the town. Pulfer said he would gather some information and data on open space bylaws from other towns in

the area. It was also suggested that a site plan review be included in any proposed rural district changes in the bylaws.

The next meeting will be Monday August 29, 2016 at 7:00 PM.

The meeting was adjourned at 9:36 PM.

Respectfully submitted,

Mark Holmes, Clerk