

## **EGREMONT PLANNING BOARD**

**Minutes: Monday October 17, 2016**

The meeting opened at 7:04 PM.

Present: Helen Krancer, Lucinda Vermeulen, Don Pulfer, Greg Cherin, Mark Holmes

Also: Peter Schoeffer, Jeannine Schoeffer, Adam Brown of Appalachian Trail Conservancy, Tom Benjamin of Regenerative Design Group, Brian Huntley of Tighe and Bond Engineers, Briony Angus of Tighe and Bond Engineers, Marj Wexler.

The Chair read the following: *The official record of this meeting is being kept via written minutes. The Planning Board is not recording this meeting. Anyone wishing to record this meeting must inform the Chair prior to the meeting.* No one so stated.

### **New Business:**

Adam Brown from the Kellogg Conservation Center presented a new plan for a parking area at the Kellogg Conservation Center at 62 Undermountain Road in South Egremont. The redesigned plan calls for 46 parking spaces on the north side of the house and office, with a proposed 27' x 45' maintenance shed. Tom Benjamin of Regenerative Design addressed the plan's drainage and bio-swales. The KCC held a public information meeting in early July to inform their neighbors and abutters about their plans for the new parking spaces. The application was submitted to the Egremont Town Clerk on 9/30/2016. The Planning Board discussed dates for Special Permit Public Hearing for this application and decided to hold the Hearing on Tuesday, November 15, 2016. The Planning Board Clerk will send a notice to the legal section of the Berkshire Record for the Hearing, to be published on the publishing dates of October 27, 2016 and November 3, 2016. The Hearing will be held Town Hall Meeting Room.

This is for a Special Permit Amendment. A check for \$295.00 was presented to the Planning Board. The fee was for \$315.00 but Brown had previously submitted a check for \$15.00 to Will Brinker for the abutters list fee. The \$15.00 will be credited to the ATC. A list of abutters was submitted to the Clerk for notification.

Briony Angus and Brian Huntley from the engineering firm of Tighe and Bond in Westfield, MA presented two applications for special permits for two separate; large-scale ground -mounted solar arrays, one for 26 McGee Road and one for 29 Pumpkin Hollow Road. The applications for the special permits were submitted to the Town Clerk on October 17, 2016. Tighe and Bond also submitted, as part of the special permit application, a certified abutters list for both properties and a site plan

review. Checks were submitted to the Treasurer for \$330.00 for McGee Road application and \$290.00 for the Pumpkin Hollow Road application. The Planning Board scheduled Special Permit Hearing dates for Wednesday November 9, 2016 for the Pumpkin Hollow Road application and Thursday November 10, for the McGee Road application.

Upon further review by the Board, it was evident that the abutter's list for both properties seemed to be in error, as to the number of abutters for each parcel in question. The Planning Board voted 3-2 to accept the applications, with the condition that Tighe and Bond contact the Board of Assessors about the apparent discrepancy in the respective abutters lists.

The McGee Road solar array is to consist of approximately 9,000 solar modules and the Pumpkin Hollow Road array is to contain approximately 3,600 modules.

The Clerk will contact the Berkshire Record and have the notices published in the October 28, 2016 and November 4, 2016 issues of the newspaper.

**Tremont Drive Form A:**

Peter Schoeffer of Tremont Drive in Egremont explained that he had met with Richard Rose of 38 Rowe Road, whose property also abuts Tremont Drive, about the issue of the recently approved Form A plan for an additional lot on Tremont Drive. He asked that the Egremont Town Counsel, Jeremiah Pollard, look at his research in this issue.

Schoeffer wrote a second letter to the Egremont Planning Board, and asked that it be passed on to attorney Pollard. Schoeffer then asked if the Planning Board could rescind its decision to approve the Form A for the Rose property. Krancer answered that, to the best of her knowledge, the board cannot overturn its endorsement once the plan has been endorsed.

She said that she has not, however, heard back from Pollard about whether the issue can be redressed.

**Mail:**

Notice of All-Boards meeting on October 24, from Egremont Office Administrator Mary Brazie.

Fax from Alexandra Glover dated 9/27/2016 pertaining to the dates for the Hohman Special Permit rescheduled hearing

Notice from Office Administrator Mary Brazie, acknowledging receipt of Hohman Special Hearing notification.

Memo from Office Administrator Mary Brazie acknowledging receipt of the Planning Board's Memorandum titled "Report to Select Board" on the Proposed Bylaw Changes, Village and Rural Districts Public Hearing.

Notice of Decision on Special Permit, Town of Great Barrington Planning Board, granting special permit to Marcia Stamell and Arthur Yanoff of 624 South Egremont Road, for a 40-foot long 6-foot high fence.

Notice of Decision on Special Permit, Town of Great Barrington Board of Selectmen, granting special permit, with conditions, to Dante Realty LLC for a eight-unit multifamily residence at 16 South Street in Great Barrington.

Memo from Office Administrator Mary Brazie, outlining the Town of Egremont Computer, Electronic Mail, and Internet Policy.

Bill from Berkshire Eagle for legal notice printed for the Hohman Special Permit Hearing, for \$80.48

Tear sheets and invoice from the Berkshire Record for legal notices printed in the Record for the Hohman Special Permit Hearing. The invoice was for \$0.00 because of error on the part of the Berkshire Record in not publishing the second notice for the Hearing.

**Minutes:**

Reading and review of the minutes was postponed until the next meeting.

The next Planning Board meeting will be Tuesday November 1, 2016.

The meeting was adjourned at 10:00 PM.

Respectfully submitted,

Mark Holmes, Planning Board Clerk