

EGREMONT PLANNING BOARD

Minutes: Wednesday November 9, 2016

The meeting opened at 7:03 PM.

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

Also: Robert Coons, Vicki Coons, David Campbell, Kevin Granger, Briony Angus and Brian Huntley of Tighe & Bond, Marj Wexler, Eileen Vining.

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.

Form A's:

Kevin Granger presented the Form A plan for his property on Baldwin Hill Road East/West. The Planning Board members had, on their own, inspected the driveway and property in question. A motion was made to accept the plan. The motion was seconded and unanimously endorsed by all four members in attendance. Plan was signed by the four board members. A check for the Form A filing had been presented at the last Planning Board meeting.

Pumpkin Hollow Road and McGee Road proposed solar arrays:

Brian Huntley of Tighe and Bond Engineers told Krancer that he thought that the amount of the check submitted previously for the proposed Pumpkin Hollow Road solar array was too low. He felt that the fee should also include the abutting towns' boards of selectmen and planning boards and also the Berkshire Regional Planning Commission. The answer to the fee question was not immediately clear.

Huntley also asked if the subdivision plan for Riverbend Subdivision could be amended to fit the plan for the solar array, which currently spans two building lots in the Pumpkin Hollow Road/Sky View Road area. The answer to his question, according to MGL Chapter 40 Section 81W, was no.

Huntley then asked to withdraw their application for Pumpkin Hollow Road without prejudice, and submitted a letter to that effect. The clerk will submit the letter to the Town Clerk. A copy of the letter, stamped by the Town Clerk, will go into the file. Huntley then said that the Pumpkin Hollow Road proposed solar array was on hold for the time being.

Tighe and Bond submitted a corrected application for the proposed McGee Road solar array, dated November 7, 2016. They also submitted a check for \$310.00 for the corrected abutters list for the McGee Road project, and the Planning Board returned a check previously submitted for \$20.00. Tighe and Bond the made a request for a new abutters list for 0 McGee Road, noting that the Egremont Assessors Office is only open Tuesday and Thursday. Huntley asked if the Planning Board had contacted an engineer to do a peer review of the project. Krancer answered that she had contacted Gwen Miller, a former Egremont Planning Board and a full-time planner for the Town of Lenox, for advice and names of engineers, which she had supplied.

Bob Coons, the property owner of the proposed McGee Road solar array, stated that he was in a "big hurry" and in "panic mode" to move this project along as fast as possible. Krancer and Pulfer assured Coons that the board was doing everything it could to expedite the process. When asked if he had looked into the possibility of putting his land into the Agricultural Preservation Restriction program, he answered that he and his father had looked into it but the process seemed too long for their purposes. Vicki Coons asked the Board what they could expect at the public hearing. Pulfer outlined what the process would entail and what the Planning Board's duties and responsibilities were.

Mail:

Copies of an article in the Wall Street Journal copied by Richard Allen and distributed to the Board, titled "Land Use Rules Under Fire."

A bill from the Berkshire Record for \$182.69, for two insertions (10/28/16 and 11/4/16) for legal notices published for the Appalachian Trail Conservancy Public Hearing.

Tear sheets from the Berkshire Record for the above-mentioned legal notices.

A bill from Berkshire Record for two insertions (11/4/16 and 11/11/16) for the proposed McGee Road solar array public hearing, in the amount of \$165.12.

Notice of Public Hearing from Town of Great Barrington board of Selectmen for special permit for Kimco Great Barrington 609, to be held November 28, 2016.

Minutes:

Minutes of Sept. 26,2016 were reviewed by the Board. These will be held until next meeting because Lucinda Vermeulen is not present tonight and Pulfer and Cherin had left the Sept. 26 meeting early.

Minutes of October 17, 2016 were reviewed by the Board. The minutes were approved with two corrections. Clerk will make the corrections and file with the Town Office Administrator.

Minutes of Special Permit Hearing for Hohman were read and reviewed. Board made corrections and the minutes were approved with corrections. Clerk will make corrections and file with Office Administrator.

Budget:

The budget figures had been emailed to the Board members but the file could not be opened. Krancer will ask Treasurer Vermeulen to send the budget outline in an Excel file.

Hohman Special Permit Hearing:

Krancer brought up the issue of the hours of operation at the proposed dog kennel, asking that the hours for special pick-up and drop-off be limited. Krancer asked David Campbell if, when he picked up his dog at a kennel after hours, did it cause a problem for him or the owners of the kennel. Campbell answered that it did not, as far as he knew. The other members of the board disagreed with Krancer, arguing that the language remain the same as it had been written in the application. It was suggested that the language of the conditions be amended to give the Planning Board some leverage in case late pick-ups became a problem. Pulfer will fill out the Special Permit "Record of Proceedings" and forward it to the Clerk.

Old and new business:

Krancer explained that as far as the Tremont Drive Form A plan for Rose was concerned, the board does not have to explain the reason for signing an approval for a Form A plan, as per advice from Town Counsel.

The next meeting will be November 28, 2016.

The meeting was adjourned at 8:55 PM.

Respectfully submitted,

Mark Holmes, Planning Board Clerk