

## **EGREMONT PLANNING BOARD**

### **Minutes: Monday November 28, 2016**

The meeting opened at 7:02 PM

Present Don Pulfer, Greg Cherin, Lucinda Vermeulen, Mark Holmes.

Vice Chair Don Pulfer 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 Vice Chair prior to the meeting.*  
No one so stated.

#### **Mail:**

Letter from eight abutters of proposed McGee Road solar array dated November 28, 2016, stating their opposition to the construction of the array. Letter will be included in the public record of the Special Permit Hearing.

Letter from Bob and Vicki Coons, received November 23, 2016, stating their reasons for wanting to install a solar array on their property on McGee Road.

Letter from Elisabeth Goodman of law firm of Cain Hibbard, dated November 18, 2016, representing Eve and Brett Goldberg of 39 McGee Road, stating objections to proposed solar array at McGee Road.

Memo from Egremont Board of Selectmen regarding policy on Use of Legal Counsel.

Memo from Office Administrator Mary Brazie regarding change of date of Egremont Holiday party.

Two invoices from Berkshire Record for publication of legal notices for Special Permit Hearings

Bill dated 10/31/2016 for \$79.06

Bill dated 11/10/2016 for \$165.10

#### **Citizen's time:**

##### **Kellogg Conservation Center:**

Don Pulfer mentioned that the Planning Board has no engineering data or drainage plan for the proposed new parking lot plan for the Kellogg Conservation Center. He suggested that the Special Permit be approved pending a satisfactory environmental report. Adam Brown pointed out that the archeological site review must be

completed before the engineering study can be undertaken. He also suggested that the archeological site review might not happen if there was a possibility of the Planning Board not approving the Special Permit. Pulfer looked up the timeline of the Special Permit process and concluded that the Appalachian Trail Conservancy has one year from the date of the granting of the Special Permit to commence the work involved.

The Board will wait until the next meeting, when hopefully the full board will be in attendance, to write up the Special Permit.

**Budget:**

The Board reviewed the proposed budget request for 2017-2018. Vermuelen will make two minor corrections to the request and distribute to the board again.

**McGee Road Special Permit:**

An opinion from Town Counsel Jeremiah Pollard was received, recommending that the Planning Board reject the Special Permit Application based on the fact that the Town has an LGSPI overlay district and that the applicant did not present any reason that putting it there would cause a hardship to the applicant.

The four attending members of the Planning Board agreed informally that a motion would be made to reject the Application at the Continuation Hearing for McGee Road solar array on November 29, 2016, but no decision was made at this meeting.

**Hohman Special Permit:**

Lucinda Vermeulen brought up a typographical error on Page 3 of the Hohman Special Permit application. The clerk will file the record of procedures of the Special Permit for Jonathan and Amanda Hohman with the Town Clerk on November 29, 2016.

The next meeting of the Planning Board will be Monday December 12, 2016 at 7:00 PM.

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Mark Holmes, Planning Board Clerk