

## **EGREMONT PLANNING BOARD**

**Minutes: Monday December 12, 2016**

The meeting opened at 7:00 PM.

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

Also: Marj Wexler, Adam Brown, 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.

### **Mail:**

Copy of Hohman Special Permit decision mailed to the abutter.

Notice of Decision on Special Permit, Town of Great Barrington Selectboard, for Mary F. Rivers, 3-unit multifamily residential property at 137 Bridge Street, Great Barrington. Selectboard voted to grant the special permit on November 28, 2016.

Notice of Decision on Special Permit, Town of Great Barrington Selectboard, for KIMCO Great Barrington, property at 300 Stockbridge Road Great Barrington, to allow up to 3 businesses in former K-Mart building. Selectboard voted to grant the Special Permit on November 28, 2016.

Letter from Lazan Glover Puciloski regarding the ANR endorsement for the Rose property on Tremont Drive.

Memo from Egremont Office Administrator Mary Brazie regarding the Egremont newsletter article, which is due on December 27, 2016. Vermeulen will write a draft of the Planning Board article.

### **Form A's**

None

### **Appalachian Trail Conservancy Special Permit Amendment Hearing**

The minutes of the Appalachian Trail Conservancy Special Permit Amendment hearing were reviewed prior to the Board addressing some issues with the Special Permit Amendment with Adam Brown.

The Planning Board examined the zoning bylaws, specifically 6.2.4 to see how they applied to the ATC's application.

6.2.4.1 The board found that the project meets the criteria of 6.2.4.1 and voted unanimously to accept.

6.2.4.2: The board found that the project meets the criteria of 6.2.4.2 and voted unanimously to accept.

6.2.4.3: The board found that the project meets the criteria of 6.2.4.3 and voted unanimously to accept.

6.2.4.4: The board found that the project meets the criteria of 6.2.4.4 and voted unanimously to accept.

6.2.4.5: The board found that the project meets the criteria of 6.2.4.5 and voted unanimously to accept.

Pulfer proposed that the drainage plan and bioswale design be inspected before the construction starts.

Adam Brown introduced a paragraph into the record of the Special Permit Amendment Application that addressed the drainage issue and restrictions that will be imposed on the Special Permit Amendment and the Storm Water Management Plan. It was decided by the Board that the engineering report would be reviewed by the Planning Board (and by an outside consultant if it is deemed appropriate) when it becomes available. The Board voted unanimously to include this in the Special Permit.

Don Pulfer addressed the issue of the lilac screening and proposed that language be inserted in the Permit that specified that the lilacs not block the house or expand to the south. The Board voted unanimously to include it in the Special Permit.

The board also voted to include language in the permit that overnight parking will be permitted with registration. The specifics of that process will be left up to the ATC.

Krancer also proposed a condition that if a path is to be built between the Kellogg Center and the Appalachian Trail, the abutters concerns will be considered.

Currently, the foot traffic from the Kellogg Center to the Appalachian Trail goes down the driveway and south on Undermountain Road to the trail crossing. There is no path from the Kellogg Center buildings to the AT presently, according to Brown.

Pulfer will write a draft of the ATC Special Permit Amendment Decision and circulate to the board members for review.

**Old and new business:**

Don Pulfer attended a seminar on "How to Hold a Perfect Public Hearing."

**Budget:**

The board reviewed the budget spread sheet. Some corrections were made in the entries.

**Minutes:**

The minutes of October 25, 2016 meeting were read and reviewed. The minutes were approved with some minor corrections. Clerk will make corrections and file the minutes with the Office Administrator.

Minutes of November 1, 2016 meeting were reviewed by the board. Clerk will make corrections and distribute to the board again for review.

Minutes of November 9, 2016 meeting were reviewed by the board. Clerk will make corrections and file with the Office Administrator.

The next meetings will be: Monday December 19, 2016 and Tuesday, January 3, 2017.

Meeting was adjourned at 9:25 PM.

Respectfully submitted,

Mark Holmes, Planning Board Clerk