

EGREMONT PLANNING BOARD

Minutes: March 13, 2017

The meeting opened at 7:04 PM.

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

Also: Mike Parsons, Ed Regendahl, Marj Wexler, Eileen Vining.

The Vice-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:

Egremont Planning Board Public Hearing Notice, 377 Builders LLC, April 4, 2017, copy from Mary Brazie, receipt of notification of abutters.
Returned Abutters notice addressed to Rose M. Snyder.

Egremont Planning Board, Rules and Regulations changes, sent to Town Clerk, and copy signed and stamped on 3/6/2017 by Juliette Haas.

Egremont Zoning Board of Appeals, Notice of Public Hearing, March 29, 2017, The Barn at Egremont Village Inn, to amend special permit issued in 2015.

Great Barrington Selectboard, Public Hearing, April 10, 2017, Blackwater Realty Trust, construction of new commercial office and retail building on Maple Ave. Great Barrington.

Great Barrington Selectboard Notice of Decision on Special Permit, Mar. 1, 2017, Benchmark Development, construction of new mixed-use development at 34-42 Bridge St.; voted to grant special permit with conditions.

Great Barrington Selectboard, Notice of Decision on Special Permit, March 1, 2017, Don Torrico on behalf of Big Dream Partners LLC, a multi-family use in the existing buildings and exterior alterations at 400 Main St., Great Barrington. Voted to grant the special permit.

Great Barrington Selectboard, Notice of Decision on Special Permit, March 1, 2017, Green House Partners LLC, extension of the B3 zone regulations 50 feet into the abutting R1B zone at 27 Humphrey St., Great Barrington. Voted to grant the special permit.

Letter from Massachusetts Dept. of Housing and Community Development, request for update to Subsidized Housing Inventory. Also sent to “Mayor”, “Administrator”, and ZBA.

Two copies of Form A Plans of LaBranche property on Shuntoll Road, as requested of Kelly Granger and Parsons.

‘Common Ground’ Newsletter from Berkshire Regional Planning Commission.

Town of Egremont Calendar for March 2017.

Citizens time:

None

Form As:

Mike Parsons presented a Form A plan for Richard and Priscilla Burdsall of Baldwin Hill Road, changing the property line between Lot 1 (1.929 acres) and Lot 2 (2.230 acres). Motion was made and seconded to endorse the Form A plan. The Board signed the Mylar plan and six copies and a check for \$50.00 was presented to the Treasurer.

Minutes:

February 13, 2017: Minutes of February 13, 2017 meeting were read and reviewed; one correction (a typographical error) was noted. Clerk will make the correction and file with the Office Administrator.

February 27, 2017: Minutes of Feb. 27, 2017 were read and reviewed; as no errors were found, minutes were approved. Clerk will file with Office Administrator.

March 3, 2017 Site Visit and meeting: Minutes of site visit and meeting of March 3, 2017 were read and reviewed. Pulfer had one insertion to suggest pertaining to organization and time allotments of agenda items. Clerk will make the change to the minutes and file with Office Administrator.

Special Permit Public Hearings:

It was confirmed that the Special Permit Public Hearing for 377 Builders LLC would be held on Tuesday April 4, 2017 at 7:00 PM in the Town Hall meeting room.

A Public Hearing for Zoning Bylaw Changes as pertains to the Moratorium on Retail Marijuana Sales was proposed for Wednesday April 5, 2017, in the Town Hall meeting room, depending on whether the meeting room was available for that date.

Pulfer will check with Mary Brazie and get back to the Clerk and the Board. It was also decided that the Clerk would send the public notice to be published in the Berkshire Record for the publication dates of March 24 and March 31, 2017.

Old and New business:

Eileen Vining brought up a problem she felt existed with the wording of the Common Driveway regulations in the Zoning Bylaws, as they refer to "...the lot of origin." It was suggested that the wording be changed to "...any property line of any lot not served by the common driveway."

There was discussion of a possible survey questionnaire to be sent to Town residents, seeking their input on potential zoning changes and opinion on some specific issues such as:

- Whether or not residents are in favor of village zoning.
- Should rural zoning stay the way it exists now or be regulated further?
- Is there support for looking at the "big picture" of town zoning: how do residents see the town in five years? Ten years?
- Is there support for some form of architectural review in the villages?
- Should there be commercial zones created in the villages, especially in the South Village? Or in the Rural Zone?

It was felt that feedback from the residents through a questionnaire would be important to analyze before any further steps are taken by the Planning Board in the way of Village and Rural Zoning proposals.

The meeting was adjourned at 8:23 PM.

Respectfully submitted,

Mark Holmes, Planning Board Clerk