

EGREMONT PLANNING BOARD

Minutes: Monday April 17, 2017

The meeting opened at 7:04 PM

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

Mail:

Tear sheet, Berkshire Record, Public Hearing for Temporary Moratorium on Retail Marijuana Sales, issue of March 31-April 6, 2017.

Invoice from Berkshire Record, legal notice for Planning Board Changes in Rules and Regulations, \$42.40.

Notice of Public Hearing, Town of Sheffield Planning Board, for Rock Solid Marble and Granite LLC, property at 1719 North Main St., for light manufacturing; to be held on Wednesday April 26, 2017.

Notice of Decision on Special Permit, Egremont Zoning Board of Appeals; for Sara Keene-The Barn at Egremont Village Inn, on application to amend the special permit issued on December 10, 2015 to allow The Barn to be open on Wednesday evenings from 12 noon to 9:00 PM; decision issued on March 29, 2017.

Copy of Form A application for Anthony and Sharon LaBranche dated February 24, 2017, for property located on Shun Toll Road, North Egremont; from Kelly Granger Parsons.

Minutes:

Minutes of March 27, 2017 meeting were read and reviewed by the Board. Three typographical errors were noted. The minutes will be corrected by the Clerk and filed with Office Administrator.

Minutes of Special Permit Hearing of April 4, 2017 for 377 Builders LLC were reviewed by the Board. Corrections were suggested and will be made by the Clerk. Motion was made to approve the minutes with corrections, and approval was granted. Clerk will send the corrected copy to members of the Planning Board for further review before filing with Office Administrator.

Minutes of Public Hearing for Temporary Moratorium on Retail Marijuana Sales, held on April 5, 2017, were reviewed by the Board. Corrections were suggested and clerk will make corrections and send to the Board for further review. Minutes could

not be approved because only Krancer, Holmes and Pulfer attended the Hearing, and of those three in attendance, only Krancer and Holmes were at tonight's meeting (not a quorum.)

Temporary Moratorium on Retail Marijuana Sales:

Krancer circulated a Planning Board Report and Recommendation: Temporary Moratorium on Retail Sales: Article 25, a draft report of the Planning Board's recommendation to the Selectboard. The Board suggested some changes to the wording and Krancer will make the changes and send to the Selectboard for their information for inclusion in the Annual Town Meeting on May 2, 2017.

Special Permit Application: 377 Builders LLC:

The Board reviewed Section 6.2.4 of the Town Zoning Bylaws (the criteria for granting a special permit), in reference to the application from 377 Builders LLC for property at 64 Main Street, South Egremont:

6.2.4.1: The structure will be in compliance as a consumer-services establishment under provisions of 6.2.4.1.

6.2.4.2: It is desirable as a consumer-services establishment, as it is a historic building, and the exterior of the building will remain unchanged while bringing new business to the Town.

6.2.4.3: The application is in compliance, as the façade will not be altered or changed. Operation of the business will be regulated by the Planning Board to limit use, hours of operations, noise and traffic.

6.2.4.4: The application is in compliance, as there will be no increase in traffic congestion at the location.

6.2.4.5: The application is in compliance, as there will be no impact on public water, or sewer, public health, safety or general welfare.

Conditions suggested by the Board to be attached to the Special Permit:

- Noise regulations pertaining to the building of cabinets in the shop.
- No retail operation or showroom for the general public.
- Parking will be restricted to the four spaces at the rear of the building. Parking will be prohibited on the front yard or the east side of the building.
- The building shall retain the current aesthetic.

Krancer will write the proposed conditions and circulate them to the Board members for discussion and review.

The meeting was adjourned at 8:47 PM.

Respectfully submitted,

Mark Holmes, Planning Board Clerk