

EGREMONT PLANNING BOARD

Minutes: Monday May 8, 2017

The meeting opened at 7:05 PM.

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

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: Sheffield, Notice of Special Permit, Rock Solid Marble.
Great Barrington, Notice of Public Hearing, Continuation, commercial/office building on Route 23.
Egremont, ZBA Notice of Public Hearing, variance for 64 main Street, May 17, 7:00 pm.
Egremont, May calendar.
Common Ground, newsletter.

Minutes:

April 17, 2017 - reviewed and approved with a date correction.

April 4, 2017 - Special Permit Hearing. Changes recommended and a re-review after changes are made.

April 5, 2017 - Bylaw hearing on retail marijuana, approved with a change.

Citizens' time:

Jeff Cohen appeared before the board to introduce himself. He is purchasing the Spirit Shoppe, and he expects to continue a 1 bedroom apartment on the second floor, add a second apartment on the second floor, rent part of the first floor to a music teacher and convert the Spirit Shoppe space to office or other retail. On the lower level he expects to convert the garage to office space for himself, and he will rebuild the pedestrian bridge.

There was some discussion of Jeff's needs, i.e. a Special Permit from the ZBA for the pre-existing non-conforming building, and a Special Permit from the Planning Board for use change(s).

Special Permit, 377 Builders:

The Board reviewed a draft Record of Proceedings. Discussed conditions *vis a vis* sound requirements. They will be changed to a performance requirement of sound not to exceed 60 dB on the Route 23 sidewalk and at the neighbor's house.

The Board approved the Record of Proceedings with these changes.

Next meeting:

Monday May 22, 2017 at 7:00 PM.

The meeting was adjourned at 8:05 PM.

Respectfully submitted

Don Pulfer, Planning Board Vice Chair