

EGREMONT PLANNING BOARD
Approved Minutes: July 11, 2017

The meeting opened at 7:04 PM.

Present: Don Pulfer, Helen Krancer, Greg Cherin, Ed Regendahl, Lucinda Vermeulen.

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:

- Request for ordering the Handbook of Massachusetts Land Use Planning and Law Supplement. Ed will do so.
- Common Ground current issue.
- Egremont Select Board Public Hearing notice of favorable Fiber Connect decision.

Form A: Al Thorp of Accord Engineering and Surveying submitted application for the Kinna & Staller property located at 181 Egremont Plain Road dividing the original parcel into two. Parcel A with 200' frontage and 1.683 acres and Parcel B with 151' frontage and 3.068 acres. Application was accepted and approved. Survey maps were signed and distributed to appropriate Town Agencies. Fee of \$50.00 was received.

Minutes: June 22, 2017 approved with changes.

Discussion of Proposed Warrant Articles: The Planning Board will propose to the Select Board that the following articles, with changes noted, be presented

- Common Driveway Warrant: Change of text approved for section 4.1.6.2 to read "All common driveways shall have a minimum traveled width of fourteen feet, a maximum grade of 10% and a minimum 25 foot setback from any property line in the lot of origin and any lot not served by the common driveway. Underlined change approved by the Planning Board.
- LGSPI Overlay Warrant: Change of text for section 5.6.
- Ground Mounted PV Systems: The Board discussed a draft for an added paragraph in d. In section 4.1.1.3. Paragraph d. Ground Mounted Photovoltaic systems may be allowed by the Planning Board by Special permit in accordance with the provisions Section 6.2 of this bylaw. To be revised and reviewed and discussed at the next meeting.
- Fences: Helen again requested a proposed bylaw change requiring a maximum 4' high fence bylaw for the entire Town. The Board agreed that the timing was not right for such a proposal.

Richard and Laura Allen Assessors Letter: Don submitted a letter to the Board of Assessors stating the Planning Board's decision that the plan changes do not appear to constitute a subdivision.

Ad Hoc Recreational Bylaw Committee: Helen will send the Board members a copy of the Nat Karnes draft bylaw. Additionally she will call George McGurn, the new chair of the committee, for an update.

Citizens' Questionnaire Cover Letter: Don and Lucinda submitted new drafts of same including elements of the earlier submissions by Helen and Greg. After discussion and editing, Don will rewrite and submit again at our next meeting.

Next Meeting: July 24, 2017 at 7:00 PM.

The meeting was adjourned at 8:54 pm.

Respectfully submitted,
Lucinda Vermeulen, Clerk