

## **Egremont Planning Board Meeting Minutes**

**January 3, 2024**

**Call to Order:** 10:30 AM

**Planning Board:** Jared Kelly (JK), Chairman; Matthew Bersani (MB), Secretary; Mary McGurn(MM); Stephen Lyle. and Donna Bersch (DB), Associate. Eddie Regendahl (ER), Vice Chairman, absent

**Citizens in Attendance:** Eileen Vining (EV); Lucinda Vermeulen (LV);

**Consultant:** Emily Innes (EI)

**Minutes:** December 15, 2023, minutes approved 4-0.

**Citizen's Time:** None

**Form A's:** None

**Mail:** None

### **Updates and Discussion**

#### **Meeting with Emily Innes, Consultant to Zoning Grant**

- El joined at 10:35 AM. El reported on the first public zoning workshop. A town-wide questionnaire and a second and final public zoning workshop will follow - possibly in early March. El noted that the questionnaire would be distributed before the second workshop to gather input.
- El proposed topics requiring further discussion: village districts, home-based businesses, housing options, and design controls.
- JK mentioned he would like to see a "table of uses" for the village and the rest of the town.
- El and JK discussed the potential for design and sustainability standards that differ between village and rural areas. El pointed out that development standards can be a criterion in site plan review. El emphasized the importance of differentiating between mandatory and advisory design guidelines.
- MM asked about sharing information with workshop participants on the three methods of allowing a use: by-right, special permit, and site plan review.
- El suggested creating a pre-workshop video to inform and educate workshop attendees on the topics to be discussed. SL suggested using concrete, descriptive elements in the video.
- MM suggested adding farming to the workshop discussion; El agreed and noted that it is a protected use.

- Members reviewed and approved a letter to the Senior Community Grants Coordinator, Executive Office of Housing, requesting a time extension until the end of calendar year 2024 to complete the required scope of work under the zoning grant.
- EI will meet with the Board on January 31 to review the framework and date for the second public zoning workshop. EI will contact Mary Brazie regarding reserving the Mt. Everett cafeteria for the second workshop.
- EI leaves the meeting at 11:15 AM.

### **Catamount Subdivision**

- Members reviewed and discussed proposals from two vendors for technical assistance with either a resubmitted preliminary or definitive plan.
- JK prefers to focus more on engineering and environmental review and less on a general compliance review with existing zoning and subdivision rules.
- JK suggested utilizing the free seven hours from the Berkshire Regional Planning Commission for assistance; he will also check with the Grants Administrator regarding applying to the BRPC under their technical assistance program. MM noted that the Housing Trust was applying.
- SL reported that CJ Hoss (BRPC) offered a possible technical assistance source in Vermont; SL will follow up.
- MM clarified that the Board can engage engineers, planners, and other professionals to assist in analyzing subdivision projects at the applicant's expense.
- SL and JK will contact the two vendors to see if they can wait until the Board receives a revised plan and can make a decision.

### **Passive Houses**

- SL requested the item be tabled to the next meeting when he will have a report prepared.

**Future Meeting:** January 17, 2024, at 10:00 AM

**Adjourned:** 11:50 AM