

**Proposed By-Law Revisions Public Information Meeting  
November 16, 2012  
Summary**

The Public Information Meeting was called to order at 6:10 p.m., November 16th, at Town Hall. Planning Board Members Jamie Mullen (Chair), Patricia Hardyman, Holly Morse, and Judy Hattendorf were present. Ten residents of New Marlborough signed in for the information session. (See Attachment A for a copy of the sign-in sheet.)

Jamie Mullen introduced the Planning Board members, welcomed the attendees, and explained the Board had developed a formal presentation to address why they had undertaken a revision of the Protective By-laws (See ppt posted on the Planning Board's web page: [http://www.newmarlboroughma.gov/Pages/NewMarlboroughMA\\_Bcomm/Planning/PB%20Public\\_Info.pdf](http://www.newmarlboroughma.gov/Pages/NewMarlboroughMA_Bcomm/Planning/PB%20Public_Info.pdf).) Mr. Mullen highlighted the history of our villages as vibrant hubs of commercial and social gathering. He explained that updating the protective by-laws supports residents' vision of keeping the town centers alive and attracting services and businesses to serve residents.

Holly Morse then spoke to the unique nature of our five villages and the importance of having two districts – village center and rural/agricultural – to provide the different types of protection required for each. She emphasized the need to allow for varied housing stock for families, senior citizens, and second homeowners. Ms. Morse also noted that allowing for growth does NOT create growth.

Patricia Hardyman talked about the Board's data-driven process for revising the By-laws. She reported that approximately 50% of the lots in the villages do not meet the current standard of 1 acre and 150' frontage. She indicated that in response to residents' concerns about excessive density in the villages the Board had revised the lot size requirements within the VCD to 1 acre and 75' frontage. She also explained the VCD formula for determining the maximum setbacks. Noted was that the MA fire code does restrict construction less five feet from side property lines. (The proposed setbacks are 15'.) Ms. Hardyman explained that sanitation and water restrictions are the purview of the Board of Health and are not modified by the proposed revisions to the Protective By-laws.

Judy Hattendorf summarized the key points of the presentation. She encouraged attendees to provide feedback and questions on cards. Distributed were comment cards and handouts of the Board's ppt.

Mr. Mullen then opened the floor for questions and comments:

- Lisa Ms. Sperling (Mill River) made remarks of a general nature related to the revision of the Bylaws. Having no specific question, Ms. Sperling was thanked for her comments.
- Mr. Marks (Clayton) expressed concerns about increasing the density of the villages and the inadequacy of the villages' infrastructure to support additional construction. He suggested that the Board was trying to direct development to the villages to prevent development within the rural districts.
- Ms. Hardcastle (New Marlborough) responded that she had understood the revisions would provide for great flexibility for use of her property, support her business, and enable her to remain on her property as she aged.
- Mr. Korpivaara (Southfield) question whether the lots across from his parcel could be developed under the revised by-laws.

Meeting was adjourned at 7:35 pm.

**Comments from feedback cards:** (See Attachment B.)

1. 6:30 pm Tuesday - Friday (good time for public meeting.)

2. Available anytime except Monday evening
3. Friday night is fine for meetings
4. We are flexible about the day. 6 pm seems like a good time of the day.
5. No idea of a good time for meetings! Nice handout but I'd like to get a copy of the new by-laws instead of the goals. I'm concerned about the plans and how the plans of instituting public drainage and a public water system. Putting these things in the village?



6:30 PM Tue-Fri.

①

Louise + Nat Yohalen

②

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③

⇒ FRIDAY NIGHT is fine  
for meetings

④

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6 pm seems a good time of day.

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Planning Board Remarks

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to get an actual copy of the new  
Bylaws instead of the goals.

I'm concerned about the plans and how  
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