

PLANNING BOARD MINUTES
SEPTEMBER 7, 2011

The meeting was called to order at 7:10 p.m. with J. Mullen, P. Hardyman, H. Morse and Brian Domina of BRPC in attendance.

Robin Richardson brought a Form A review request before the Board. The parcel, surveyed by Patrick Michael McColban on behalf of Ms. Richardson, had originally been brought before the Board in 2009. (At that time, Ms. Richardson had inherited the land from her great aunt, Pearl Bailey.) Survey map of Ms. Richardson's land revised the seven lots included in the parcel. Ms. Richardson has added a lot of 4.20 acres on the Canaan Southfield Rd to an existing lot of 44.70 acres. She hopes to put most of this lot into Forestry Conservation for selective clearing. Ms. Richardson has also re-attached the lot that contains the house on Rhoades and Bailey Road to create a single lot of 30.95 acres. On September 11th, an auction will be held at which Ms. Richardson hopes to sell several small adjacent lots on Folley Hill Road to generate income for replacing the septic system for the house on Rhoades and Bailey Road. The Form A was reviewed. Finding the two proposed new lots to conform to the requirements for the Town Residential District, the Planning Board signed the Form A and collected the fee of \$300 for the Town of New Marlborough.

The meeting was then turned over to Brian Domina. Mr. Domina had brought five hand-outs related to land use regulations. They were:

- A Table of our current Use Regulations for New Marlborough's Town Residential District with a blank column for suggested use regulations for a new Village Center District.
- A table of use regulations for the Town of Otis
- A table of use regulations for the Town of Sheffield.
- The Smart Code table of Specific Function and Use.
- Section 10.0 Definitions

The Board was presented with the five handouts and charged with deciding what land uses were appropriate for the creation of a new Village Center District for New Marlborough's five villages. With Mr. Domina's oversight, Mr. Mullen, Ms. Hardyman and Ms. Morse went line by line through the Otis table and discussed possible expanded use regulations to sort and clarify, land use within such a proposed district. Ms. Domina stressed that the goal was to guide appropriate development within the villages. To this end, it was agreed that expanded use regulations would serve the Town well as long as they are coupled with a revised set of land use regulations for the rural areas that compliment, and dovetail, with the new Village District. It was agreed that Board members would review the Otis and Sheffield tables before the next meeting

of the Planning Board and come prepared to make suggestions for land use requirements within the village district.

Next, Mr. Domina brought before the Board a map of boundaries for the proposed village centers of Clayton and North Clayton outlined during the Comprehensive Plan process, prepared by MacKenzie Greer of BRPC from Geographic Information System (GIS) views by Mark Maloy, BRPC's GIS coordinator. In addition, Ms. Greer had prepared:

- A revised village analysis of the frontage and acreage within the five villages of New Marlborough.
- A revised scatter plot chart with dimensional analysis for the five villages.
- Revised existing village boundary maps for Mill River, New Marlborough, Southfield and Hartsville based on the Planning Board's work in the previous meeting.

The Board was asked to review the boundaries for Clayton and North Clayton. The Board considered the question of whether, or not, these two centers constitute one village. If so, it was taken under consideration whether a village district should contain both in some way. Discussion followed but failed to produce a clear decision on the question of the boundaries for Clayton and North Clayton. Chair Mullen was of the opinion that the Board should include a number of parcels within each village center based on plot size and projected future development. Ms. Hardyman and Ms. Morse were of the opinion that, before expanding the boundaries of the village centers by either a parcel-based or distance-based model, the same exercise should be performed on the Clayton maps that had been performed to determine existing boundaries for the other four villages within New Marlborough. Eventually, the issue was tabled for later discussion and no definitive boundaries for Clayton were decided upon at this time. Mr. Domina gave a summary of the evening's work and reviewed expectations for the next session, which Ms. Greer will attend.

All business having been concluded, the meeting adjourned at 9:50 p.m.

Submitted by:

Holly Morse
(Acting as Secretary)