

**New Marlborough Planning Board
Wednesday July 22, 2015**

Attendees:

Chair: Holly Morse

Members: Mark Carson, Patricia Hardyman, Charlie Parton

Other attendees: Brian Domina
Mark Reynolds
Jane Tant (Secretary)

Call to Order: 7 p.m.

Review of Mail:

Town of Monterey Board of Appeals Notice of Decision granting the application of Douglas C. Schmidt, Jr. and Colleen R. Schmidt to demolish the existing screen porch and reconstruct a new porch and stairs at 22 Bidwell Rd.

Review and Approval of Minutes of Prior Meetings:

Minutes of the June 24, 2015 meeting were approved as amended.

Public Comment/Surveyors:

Mark Reynolds from Kelly Granger & Parson Associates Inc. representing Alfred M. Fehn and Brooke Walker-Fehn presented a Form A and drawings showing subdivision of a parcel fronting on New Marlborough-Monterey Road into two parcels. Lot 1 is to surround the existing house to consist of 12+ acres with 150 feet of frontage and Lot 2, the remainder, to surround a cabin and garage. Both lots to conform to New Marlborough Protective By-law dimension requirements. The mylar and two copies of drawings were signed by members present.

Mr. Parton noted the Form A does not include a date. He suggested including a date would be helpful for filing the document and accompanying drawings. Ms. Hardyman volunteered to revise the Form A to include a blank for a date and arrange to have the revised form available for use.

Old Business:

Ms. Hardyman and Mr. Parton reported on a meeting they had with personnel at the Firehouse to discuss the revised Protective By-laws which failed to receive voter approval. Ms. Hardyman characterized the audience as "open and receptive", noted they were encouraged to return and stated the theme she heard was to keep any By-law changes "simple". She also stated she received questions as to what is "broken" in current Protective By-laws. Mr. Parton noted a consensus at the meeting for incremental rather than comprehensive change.

Mr. Carson volunteered that he is ready to begin collection of comments at the transfer station over the next weeks to add to the discussion on public feedback on the previous By-law revision proposal.

Board members reviewed a Village Dimension Analysis prepared by the Berkshire Regional Planning Commission (BRPC). The Village Dimension Analysis showed data on non-conforming lots in the five villages due to setback, frontage and acreage dimensions. Ms. Morse asked how more existing houses in the villages could be made conforming. Mr. Domina drew member attention to the setback data and reduction in non-conformity with front setback decreases. He noted that relaxing front setback requirements would lessen restriction in the villages.

Ms. Hardyman noted that perhaps the data points to something “broken”.

Ms. Morse stated that relaxing dimensions in the villages reduces non-conforming lots..

Mr. Domina responded that zoning in the villages appears to be “broken”. He noted current Protective By-laws do not recognize the reality in the villages and disadvantage property owners in the villages. He suggested the right approach to establish two zones would be to address an issue that disadvantages a group of property owners.

Ms. Hardyman proposed a motion to pursue mapping of five village districts based upon maps previously generated and confine changes to adjusting the intensity table to reflect differences between villages and rural areas. After a brief discussion of this motion Ms. Hardyman withdrew her proposed motion.

Ms. Morse proposed a motion that the Planning Board pursue defining five villages per previously generated maps where a revised intensity table would apply in order to bring more lots into conformance in the villages. Ms. Hardyman seconded the motion. Board members approved the motion.

Ms. Hardyman questioned Mr. Domina concerning availability of side setback data and the impact of actual side setbacks on conformity. Mr. Domina noted that existing side setbacks are harder to determine but data gathering could be attempted.

Mr. Carson asked all Board members to think about ways to get voter feedback on proposed village boundaries.

The meeting was adjourned at 8:50 pm.