

**New Marlborough Planning Board
Wednesday March 11, 2015**

Attendees:

Chair: Patricia Hardyman

Members: Jamie Mullen, Charlie Parton

Other attendees: Karisa King
Scott Race
Jane Tant (Secretary)

Call to Order: 7:04 pm

Review and Approval of Minutes of Prior Meetings:

Minutes of the February 25, 2015 meeting were approved as amended.

Public Comment/Surveyors: None

Review of Mail:

- Town of Great Barrington Selectboard Notice of Public Hearing to Abutters: April 13, 2015 at 7 pm at Town Hall to act on application of GB Historic Preservation LLC for special permits for exterior alterations, structural changes and parking deviation in the Village Center Overlay District.
- Town of Monterey Planning Board Public Hearing March 12, 2015 to review bylaw proposal that would make the construction of accessory dwelling units, of no more than 650 square feet, a use by-right on properties that are a minimum of two acres and have 200 feet of road frontage.
- Town of Great Barrington Public Hearing on March 12, 2015 to provide opportunity for comment on five proposed zoning Bylaw changes.
- Copy of letter from David Herrick, Township 911 Coordinator, to Town Clerk adding number 2444 on Canaan Southfield Road for new construction by Mr. Ed Feiner.

Old Business:

Mr. Mullen reported contact with Berkshire Regional Planning Council revealed some funding of 2015 District Local Technical Assistance grants will be made. A decision on which applications will be funded is expected in early April.

Ms. Hardyman reported she received acknowledgement of receipt by the Town Administrative Assistant for the annual report of the Planning Board.

Ms. Hardyman reported on the response of Town Counsel regarding draft revisions to the By-laws regarding Accessory Apartments and Accessory Dwellings. She highlighted two recommendations made by Town Counsel:

- Including a definition of key terms (e.g. "maximum gross floor area")

- Stipulating a special permit for accessory dwellings and apartments to promote owner occupancy

Subsequent discussion by Board members focused on these two issues.

Members drafted and approved a definition of “maximum gross floor area” for prospective inclusion in the “Definitions” section of the Town By-laws.

The members further approved a motion to amend By-law section 3.3.1.2.e to read “The maximum gross floor area (GFA) shall not exceed 1,200 square feet”.

The consensus of the Board was to retain the “by-right” provision of the Accessory Dwelling By-law and the proposed Accessory Apartment By-law addition and to use the term “maximum gross floor area” in paragraph C.3 of the draft Accessory Apartment By-law addition.

Ms. Hardyman stated she would submit revised drafts of (a) By-law 3.3.1.2 (Accessory Dwelling), (b) the definition of “Maximum Gross Floor Area” and (c) the proposed By-law on Accessory Apartments to both the Select Board and Town Counsel. She would also check on posting requirements for a Public Hearing. A potential hearing date of April 11, 2015 was discussed.

Planning Tasks:

The Board deferred discussion of potential questions/topics for conversation with the community.

New Business:

The Board considered how to identify a candidate for the upcoming Board vacancy due to Ms. Hattendorf’s decision not to seek election to another 5 year term.

The meeting was adjourned at 8:32pm.