

**New Marlborough Planning Board
Wednesday, May 15, 2013**

Call to order: 7:09 pm

Members Present: Jamie Mullen, Chair; and Members: Patricia Hardyman, Holly Morse, and Judy Hattendorf.

Review of Minutes: Minutes from the May 1, 2013 meeting were approved with edits.

Review of the Mail:

- Notice and Warning dated May 11, 2013 was received from Lisa Anker. Mr. Mullen will forward the “Notice and Warning to Town of New Marlborough” to Mike Skorput to ensure the Select Board is aware of the ongoing concerns. The letter cited concerns regarding embezzlement, theft by deception, and extortion.
- Application for second modification of special permit was submitted by Brad Wagstaff re: Manor. Berkshire Division for Center for Motivation and Change (CMC). The proposed modifications were to:
 1. Restore the acreage/eliminate the “sub-division of the plot” of the 40.4 acres from the remainder of the plot (total acreage will again be 187.6);
 2. Increase number of guest rooms 12 to 13 – to allow for handicap equipped room; and
 3. Allow as an alternative use to the full-service inn to be located on 187.6 acres, a retreat for adult clients age eighteen or over who have substance use and/or compulsive behaviors issues.

Address for the property: 223 Stone Manor Drive New Marlborough, MA

Corporation: Willow Creek Partners, LLP/Mepal Manor

Cited as rationale for the modifications was Section 3.5.3 of the Town Zoning Bylaws.

Discussion by the PB:

1. Presence of individuals with behavioral problems within the community, but given potential clientele of the CMC this is not likely to create major concerns;
2. Select Board should review the regulations and staffing numbers;
3. Licensing process and procedures; and
4. Staffing.

Proposal as outlined by attorney for Willow Creek Partners:

- Decrease in traffic: ALOS among residents would be two to four weeks;
- Reduction in activities associated with weddings/events and spa activities; and
- Essential to public convenience – large set back of the Manor and the “alternative use” is not detrimental to “planned use of land.”

<u>Activity</u>	<u>Proposed</u>	<u>Existing</u>
Restaurant seating	34	48
Hotel rooms	13	12
Commercial Washing Machines	3	0
Commercial Spa/Gym	0	3
Commercial Spa Salon	0	50

Prep for Public Meeting:

1. **Who should talk?** Number of speakers: Two -- Mr. Mullen will open the meeting; Ms. Morse will provide a brief summary of the proposed changes to the Bylaws and open floor for comments and questions.
2. **Response to Questions/Comments:**
 - Need to be able to respond to push back – need thoughtful, methodical responses;
 - Density of pressures on water and sewage – summary should include response to these ongoing questions;
 - NIMBY – Whose property values will it affect?
 - Chapter 41.7 – responsibility to?
 - Why the villages?
 - What doing to protect the rural agricultural district?
 - Why not do more? - Question raised in meeting with Board of Appeals.
3. **Handouts:**
 - Brief -- 2-3 page overview of the bylaw revisions,
 - Copy of the bylaw revisions – need integrated document
 - # copies = 20
 - Maps - large maps and post cards
4. **Format:**
 - Need to anticipate push back
 - Revisions in response to feedback at information meetings
 - Lot size in village
 - Grandfathering
 - Water and Sewage in village – protective bylaws not mandate
 - Table of uses
 - Property taxes not directly impacted – Brd of Assessors has a totally different process.
 - Hear and Respond slowly and carefully to their questions.
 - Important to consider the question prior to responding.
5. **To Dos:**
 - PLH:
 - Call Deb @ Library re: posting the meeting on library sign; and
 - Make copies of bylaws.
 - Holly:
 - Draft handout of the summary points and email draft to members for comment; and
 - Post meeting notice on Maggie's list.
 - Jamie:
 - Get Hartsville map from Brian and ask about integrating the current bylaws with the revisions (PLH will send current documents to Brian);
 - Get sandwich board and post at transfer station.
 - Judy – Postings at Town Hall, Mill River store, and Southfield.
 - Phone calls - more important for STM, but need to have balanced voice at meeting.
 - Public calls - round up supporters to come to Public Meeting.
 - Rehearsal - 8:00 am for the May 28th.

Adjourn: 9:35 pm

Submitted by:
Patricia Hardyman
Acting as Secretary