

New Marlborough Planning Board

Wednesday September 18, 2013 Meeting Minutes

Meeting Called to Order: 7:00 pm. The Planning Board (PB) members Jamie Mullen-Chair, Patricia Hardyman, Judy Hattendorf, Holly Morse, and Charlie Parton were in attendance.

The September 4th Minutes were approved as written for the 5VN Planning Board Report.

The PB considered an application for a special permit by Mike White, 121 Sandy Brook Tpk., Sandisfield, MA that will come before the BOS on 9/30/2013 at a Special Permit Hearing. Mike White intends to move his office from Mill River to the American Legion Hall that he has recently purchased. The PB will respond to the BOS that, if the application is solely for a change of use, we have no objection.

Charlie Parton had two questions concerning the proposed Protective By-law revisions. The first was if the regulations for signs are adequate. The PB determined that the existing requirements for signs in the Town's Bylaws are adequate. Mr. Parton then asked if the definition for country inn was adequate. The document was revised to clarify the definition of a country inn and to better differentiate an inn from a bed and breakfast. (See page 27 of the NMB_Proposed Protective-Bylaw_Sept_2013_(9.18.13).pdf for the revised definition of a country inn.)

Patricia Hardyman submitted the revised definition of a country inn to Brian Domina at BRCP. If it is permitted to insert a revised definition without having another Public Hearing, Ms. Hardyman will re-submit to BOS, repost to the Website, and send to all Board members. She also updated the unofficial annotated copy and inquired from Mr. Domina if the official zoning map is ready. If the map is complete, with the defined districts, it will be attached to the proposed protective bylaws, as Appendix A. This document will then be the one on which the Town will vote. The Board discussed having a large printed version of the official zoning map for The Special Town Meeting. (An email with the revised definition of a country inn and inquiries regarding the status of the zoning map and whether the definition change requires a public hearing was submitted to Brian during the meeting.)

Holly Morse discussed her understanding of what the 5VN might request from the PB for their November 1st issue. Mr. Parton confirmed that he plans to attend the next meeting of the paper's Editorial Board, around October 1st. He agreed to report back to the PB on what is decided regarding an article on the proposed revisions to the protective by-laws. Ms. Morse volunteered her services to draft an article for the paper if they request one. In addressing remaining questions about the goals of the proposed bylaw revision, the PB reviewed again their objectives—of adjusting set-backs and expanding by-right uses for traditional village goods & services—to anticipate potential village development and have protective bylaws in place so that growth will correspond to the historic village pattern. The creation of two districts will allow future consideration of further protections for the rural district.

All business having been concluded, the meeting adjourned at 8:30 p.m.

Minutes submitted by:
Holly Morse
Acting as Secretary.