

**New Marlborough Planning Board Minutes
November 7, 2012**

The meeting was called to order at 7:03 p.m. All members were present -- Jamie Mullen, Chair, Patricia Hardyman, Vice-Chair, Holly Morse, and Judy Hattendorf.

Sid Smithers of R. Levesque Associates, Inc. (Westfield, MA) presented a Form A application for as sub-division of Leif Thorne's property off Brewer Hill Road into two parcels designated as parcels A and B. Parcel A included 30.872 acres while Parcel B included 29.797 acres. An easement extends through Parcels A and B allows for driveway into Parcel B. As both Parcels included the requisite acreage and frontage, the form A was signed.

Mike Parsons of Parsons of Kelly, Granger and Parsons presented two Form A applications:

1. Smith Park Young Christian Association sub-divided a parcel (5.3232 acres) which fronts on Foley Hill Road. Abutters Levin and Shapiro are interested in acquiring the parcel for additional acreage and protection of their current parcel. As the parcel had the requisite acreage and frontage, the Form A was signed.
2. Diane MacKenzie's property off Aberdeen Lane was sub-divided into three parcels:
 - a. Lot 1 included 6.990 acres
 - b. Lot 2 included 7.910 acres; and
 - c. Lot 3 included 6.328 acres.

As each parcel had the requisite acreage and frontage, the Form A was signed.

Review of the mail:

1. A special permit was submitted by Douglas and Julia Trumbell (Trumbell Ventures, LLC of 83 New Marlborough-Southfield Road) for an extension of an existing barn to create a studio. The proposed extension would be 56' x 60'. The Board noted that the potential construction did not present lighting or parking issues and the studio created the potential for 50+ employees. The Board will submit an endorsement of the plan.
2. FY 2014 Budget Request Forms are due by December 10th to the Finance Committee. Patricia Hardyman will draft the budget forms and explanations for review by the Board at its next meeting.

Preparations for November 16th Public Information Meeting:

- Holly Morse reported that Larry Burke has agreed to loan the Board his projector. There may be a small fee.
- Brian Domina (BRPC, Berkshire Regional Planning Commission) will attend the meeting to address any legal questions.
- Reviewed were the draft ppt, the speaking points for the respective slides, responsibility for presenting the respective slides, and format of the meeting.
- Tea and cookies will be served.

Outreach to Community and local boards regarding By-law revisions:

- Jamie Mullen contacted Al Lenderson of Mill River Water Works – the private water company that serves Mill River. Mr. Lenderson indicated that the system has plenty of water and has the capacity to provide water for additional homes or business. However, system is held back by its old infrastructure. Payment for any new hook-ups would be the responsibility of the home owner/business. It was noted that MA DEP (Department of Environmental Protection) would

probably become involved for any upgrades to the system. The cost of any system upgrades would be the responsibility of rate payers, not the Town.

- Southfield Water Works – Jamie Mullen reported that like the Mill River system, the Southfield water system has plenty of water, but it too, has an old infrastructure. Again any upgrades or changes to the system would be expensive. There have never been any health issues associated with the system. Mr. Mullen noted that these systems raise the question of whether the village(s) can be frozen in time. Crumbling infrastructures will influence the fate of the villages.
- David Herrick (businessman and NM Finance Committee, Chair) indicated that he was generally supportive of the revisions to the By-laws. However, he expressed concerns that a drive-through bank was excluded from the Table of Permitted Uses.
- Peter Scala (Fire Chief) expressed concerns regarding parking and public safety created by any expansion of businesses within the villages. He also questioned the revised front and side setbacks within villages.

The Board discussed the time frame for a Special Town Meeting for the vote on the revised Protective By-laws. The Board agreed not to focus on a deadline or specific date, but rather to focus on being fully prepared and addressing the concerns expressed by residents.

DLTA applications were received from BRPC. As the applications are not due until mid-February, the Board will consider potential initiative(s) for which to submit an application at its next meeting.

The meeting was adjourned at 9:21 pm.

Submitted by Patricia Hardyman
Acting as Secretary