

**New Marlborough Planning Board
June 6, 2012**

Meeting called to order: 7:05 pm

Present: J. Mullen, H. Morse, P. Hardyman, and C. Parton. BRCP staff (Brian Domina and Mackenzie Greer were on the agenda to review the most recent draft of the village district bylaw, but were not able to attend the meeting.)

Holly reported that she had been invited to give a brief presentation on the Village District Bylaw revisions at the Senior Citizen luncheon scheduled for June 9th. The Board agreed this would be a good opportunity to educate and elicit support from the members of the community. Holly will check her schedule and, if possible, attend the luncheon and give a brief presentation.

Discussed was the importance of educating the community as to the benefits of the proposed revisions as well as to clear up misunderstandings about potential losses posed by the bylaw changes.

Patrick McColgan (Taconic Land Consultants) representing Susan Anderson presented proposed changes to Ms. Anderson property located at 1226 Hartsville-New Marlborough Road. (Ms. Anderson owns multiple parcels that connect to Route 57 via a common driveway. The road frontages for the respective lots were approved in the 1970's.) On the parcel map presented by Mr. McColgan, lot 1 was enlarged to 2.22 acres; this modification did not impact the frontage of either lot 1 or 3. As both of the revised lots had 150' of road frontage and were at least one acre in size, the lots met the Form A requirements. The proposed lot was approved. \$150.00 was collected for the Form A Review.

Discussed was a draft of Section 5.3 Conversion of a Single Family Dwelling to Two-Family, Three-family or Multi-Family as allowed by Section 3.2 (E)(1). The following sections of the draft were unclear to the Board:

- 5.3.2 The lot area has not been reduced below the minimum within four years (4) of the proposed conversion.
- The exact meaning and significance of "area variance."

The Board decided that it would complete its review of the suggested changes to section 5.3 at its next meeting with BRCP staff.

Jamie noted that BRCP staff had suggested rescheduling their meeting with the Board from the 6th to the 21st. As Patricia will not be available to attend the meeting scheduled for June 21st, Jamie suggested changing the date for the next PB meeting to the week of June 25 – 29th and inviting Brian and Mackenzie to attend. Holly agreed that it would be better if all members were present for the meeting with BRCP staff. June 27th was proposed as the next meeting date. Jamie will check with Brian and Mackenzie regarding their availability for meeting on the 27th; also suggested was that an electronic message be sent to Brian and Mackenzie to determine their availability for the 27th.

Jamie raised the question of posting the draft village center district maps on the web page and/or various locations throughout the Town. The Board discussed the balance between the PB introducing the maps vs. posting the maps. Considered were the best ways to distribute draft village district maps and to begin the dialogue with the community about the draft revisions to the Bylaws. Patricia noted that Mackenzie indicated that she had a couple of questions about the draft maps and recommended we resolve those questions with Mackenzie prior to posting the maps.

Holly suggested a multi-faceted public education strategy that included:

1. Article in 5VN regarding the Board's meeting with the Board of Assessors;
2. Mailing to residents to educate the community about the bylaw revisions;
3. Posting of the maps and articles on the web page and in specific locations in each of the villages, ex. Mill River Store, Library, Southfield Store, supporters/individual's yard, etc.;
4. Public information meetings; and
5. Special Town meeting for vote.

Charlie suggested the Board reach out to key individuals within each village to assist the Board with educating their friends and neighbors and building support for the bylaw revisions. It was noted that the PB is not viewed favorably by most members of the Town, thus its ability to garner support for the bylaw revisions may be hampered. (It was noted that this bias may not be specific to New Marlborough's Board but may be a challenge faced by planning boards in many rural communities.) Identified were potential individuals to contact regarding their support for the bylaw revisions. In anticipation of outreach to the community, discussed was language for expressing the value of the village center districts and why the bylaws should be revised now.

The Board discussed with Charlie his interests and motivation for joining the PB. He explained that he had experienced the growth and development of Martha's Vineyard and Glastonbury, CT and the impacts on the local community. He did not wish to repeat the experience of witnessing a town growing into a posh and uniformly upscale community while losing its rural, local culture. He added that his medical education included public health and that he had been writing articles about the work of the Select Board for the 5VN for several years. It was time for a change.

Adjourned 9:08 pm.

Patricia Hardyman
Acting as Clerk.