

**New Marlborough Planning Board  
Wednesday December 9, 2015**

**Attendees:**

**Chair:** Holly Morse;

**Members:** Mark Carson, Patricia Hardyman, James Mullen, Charlie Parton

**Other attendees:** Chuck Loring, Brian Domina (BRPC), Jane Tant (secretary)

**Call to Order:** 7:05 pm

**Review of Mail:**

- Town of Monterey Notice of Decision granting the application of Roger and Carol Kane to rebuild stairs and make handicap accessible modification at 30 Sackman Way with the condition that the modifications do not infringe on the 15 foot setback.
- Town of Monterey Planning Board Notice of Public Hearing Public Hearing on December 10, 2015 to discuss a zoning bylaw proposal to allow homeowners with a minimum of two acres of land and 200 feet of road frontage to build a secondary dwelling unit of no more than 800 square feet.
- Town of Great Barrington Selectboard Notice of Public Hearing on December 16, 2015 to act on the special permit application of 79 Bridge Street Realty, LLC, for a hotel use in B3 zone, more than 45 hotel rooms, redevelopment in excess of 20,000 square feet in the B3 zone and work in the Floodplain Overlay District and the Water Quality Protection Overlay District Zone II at 79 Bridge Street.

Ms. Morse recognized Mr. Loring and asked for his thoughts on a proposed ten foot minimum front setback for the village district.

Mr. Loring noted that the Wyman residence in Hartsville is ten feet from the road. To avoid putting snow on the porch, road crews must plow at 5 mph. He stated that lowering the speed of plowing adds time to job accomplishment. He also noted that road crews can accomplish snow removal with plowing and do not currently need to remove snow with loaders in New Marlborough. He stated that he would like to avoid the time and cost of loader use.

Further discussion revealed a minimum setback of ten feet places a structure more than ten feet from the road as the setback is measured from the edge of the right-of-way. It was noted that the distance of the edge of the right-of-way from the pavement varies by location.

Ms. Morse asked Mr. Loring about his thoughts on minimum side setbacks. Mr. Loring responded that in the event of fire greater distance between structures reduces the risk to adjacent structures. He allowed that thirty feet between structures is workable although forty feet would be advantageous.

Ms. Morse advised Mr. Loring that the Planning Board was considering holding an informational breakfast aimed at business owners at the Fire Station, if possible. Mr. Loring recommended coordination with Charles Smith on this matter.

**Review of Minutes:**

Minutes of the October 28, 2015 meeting were approved as amended.

**Old Business:**

Members discussed possible distances for a minimum side setback in a village district.

Mr. Parton made a motion to set village district minimum side setback at 15 feet. Mr. Mullen seconded the motion. It was approved unanimously.

Brian Domina of Berkshire Regional Planning Council (BRPC) presented two alternate wordings for maximum front setback which were discussed.

Ms. Morse made a motion to accept the following provision on maximum front setback:

“The maximum front setback for lots located in the Village District shall be the average setback of all principal buildings on the same side of the street within 100 yards on either side of the subject lot. Vacant land shall not be used to calculate the average setback. If no buildings exist on the same side of the street within 100 yards of the subject lot, then the maximum front setback shall be thirty five (35) feet. In those instances where the average setback calculation of all principal buildings on the same side of the street within 100 yards on either side is 10 feet or less, then the maximum front setback shall be 10 feet.”

Ms. Hardyman seconded the motion and it was approved with four in favor and one abstention.

Mr. Carson moved to change the minimum front setback to twenty feet. Mr. Parton seconded. The motion failed with two in favor and three opposed.

**New Business:**

Members discussed potential candidate work efforts to submit for 2016 District Local Technical Assistance (DLTA) grants. Mr. Mullen noted the Open Space and Recreation Plan is out of date as it should be updated every five years. Ms. Hardyman verified the last New Marlborough Open Space and Recreation Plan was certified in 2007 although most of the content was developed in 2004. Mr. Mullen further noted that a current Open Space and Recreation Plan would enhance New Marlborough’s eligibility to receive other grants in related areas. He also recommended that revision be coordinated with the Conservation Commission.

Mr. Parton voiced concerns about adequate housing in New Marlborough. Brian Domina of BRPC advised that a Housing Needs Assessment would be needed to apply for any further grants designed to broaden housing options. Mr. Mullen noted that formation of a Housing

Committee including community members from other Boards and Committees would need to be involved with a Housing Assessment.

Mr. Carson said he would like to see coordinated efforts to identify suitable properties in the villages to site central wells. He noted this is a particular concern in Hartsville.

Mr. Domina stated the expertise to advise on sites for wells is not available through a DLTA grant. However, he encouraged the Planning Board to submit applications for both update of the Open Space and Recreation Plan and conduct of a Housing Needs Assessment. He noted the near term due date of the DLTA grant application and the requirement for signature by the Selectboard.

Mr. Mullen made a motion that the Planning Board authorize Ms. Morse and Ms. Hardyman to create language for the DLTA grant application. Mr. Parton seconded and the motion was approved unanimously.

Ms. Morse made a motion to present to the Selectboard two applications for DLTA grants, one for revision of the Open Space and Recreation Plan and the second for conduct of a Housing Needs Assessment. Mr. Parton seconded and the motion was approved unanimously.

Ms. Morse made a motion to hold the next Planning Board meeting on Tuesday, December 22, 2015 instead of Wednesday, December 23 to accommodate member schedules. Mr. Parton seconded and the motion was approved unanimously.

Ms. Morse made a motion to set minimum rear setback for lots in a village district at 15 feet. Ms. Hardyman seconded and the motion was approved with four in favor and one opposed.

The meeting was adjourned at 8:55 pm.