

**New Marlborough Planning Board  
Wednesday May 27, 2015**

**Attendees:**

**Chair:** Holly Morse

**Members:** Mark Carson, Jamie Mullen, Charlie Parton

**Other attendees:** Jane Tant (Secretary)

**Call to Order:** 7:01 pm

Mark Carson, elected to the Planning Board per the annual Town election, was welcomed by all members present.

**Review and Approval of Minutes of Prior Meetings:**

Minutes of the April 22, 2015 meeting were approved.

Minutes of the April 29, 2015 meeting were approved as amended.

**Board Organization:**

Mr. Parton nominated Holly Morse to serve as Chair for the coming year. The motion was seconded and approved.

Mr. Mullen nominated Charlie Parton to serve as Vice Chair and Mark Carson to serve as Secretary for the coming year. The motion was seconded and approved.

**Review of Mail:**

- Town of Great Barrington Select Board Notice of Public Hearing on July 12, 2015 on application of Timberlyn Realty, LLC for the continued operation of a nursing home, Timberlyn Heights Rehabilitation and Care Center in an R2 zone at 320 Maple Avenue in compliance with Zoning Bylaw.
- Town of Monterey Board of Appeals Notice of Decision granting the application of Julio Rodriguez and Dr. Patricia Salomon for specified extension and expansion of premises at 10 Sylvan Road, Monterey.
- Town of New Marlborough Zoning Board of Appeals Notice of Public Hearing on June 11, 2015 at 7 PM on a request for setback variations by Mrs. D. Stube to reconstruct her cottage at 51 Pine Road.

**Public Comment/Surveyors:**

Members present signed the Form A and drawings presented by Stephen S. Salvini of Salvini Associates for subdivision of existing single plot owned by Lorin Levine at 284 Brewer Branch Road into two buildable lots with conforming frontage and acreage.

**Old Business:**

Ms. Morse reviewed recent Planning Board activities and progress. She noted the following:

- Revisions proposed to the Protective By-laws regarding Accessory Dwellings and Accessory Apartments were approved at the annual Town Meeting.
- Ms. Johnson of Mill River Farm has received a permit from the Massachusetts Board of Health for poultry processing on site.
- New Marlborough received a grant of funds under the District Local Technical Assistance (DLTA) program which provides assistance of a land use lawyer for planning activity through December 31, 2015.

Discussion then proceeded to appropriate next steps for use of DLTA funds. Members discussed whether the extensive revision to the Protective Bylaws defeated in a special election in 2014 should be resubmitted to the electorate in whole or in part. It concluded with agreement to do one of the following:

- Review the document and “clean up” any language that was unclear or a cause of confusion.
- Consider a smaller set of revisions.

Members discussed the best use of recently approved clerical support to organize the flat files of lot drawings and Forms A held by the Planning Board. As the Select Board has approved a rate of pay for the clerical support, Ms. Christina Parton may begin work. Members agreed the documents should be organized by date. Mr. Carson suggested that map number might be a useful key for organization to parallel identification methods used by the tax assessor. Ms. Morse stated she would make the following contacts to move this project ahead:

- Find out organization scheme used by the tax assessor
- Determine funds availability for the effort with Ms. Hardyman
- Establish a start date for the effort with Ms. Parton

Ms. Morse further noted that she would check with the Town Clerk to ascertain if the recently approved revisions regarding Accessory Dwellings and Accessory Apartments had been forwarded to the office of the Massachusetts Attorney General for legal review prior to formal incorporation into the Town Protective Bylaws.

The meeting was adjourned at 8:12pm.