

**New Marlborough Planning Board  
Wednesday June 10, 2015**

**Attendees:**

**Chair:** Holly Morse

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

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

**Call to Order:** 7:00 pm

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

Minutes of the May 27, 2015 meeting were approved as amended. The vote was four yea with one abstention.

**Review of Mail:**

- Town of Monterey Planning Board Notice of Public Hearing for Tuesday, July 7, 2015 at 3pm at the Town Offices to act on the application for a Special Permit for COP, LLC to construct a single-family home. This project is located at Northwest Cove Rd. in Monterey. The property is recorded in the Southern Berkshire Registry of Deeds, book 1827, Page 343. Record title is in the name of COP, LLC.

**Public Comment/Surveyors:**

Ms. Hardyman reported she had received an inquiry from Teddi Bohunicky an owner of 72 Lakeside Road in the Lake Buel area who is interested in selling a portion of a non-conforming lot to a neighbor. Ms. Hardyman stated she had encouraged the property owner to bring plot plans to a meeting of the Planning Board for their review and comment.

**Old Business:**

Ms. Morse requested Board members consider top priorities for District Local Technical Assistance (DLTA) funds available through December 31, 2015. As a prelude to this each member was requested to comment on the extensive revision to the Protective By-laws defeated in the 2014 special election. The following comments were made:

- Mr. Parton advocated discarding “village center” terminology and considering establishment of a “high intensity” district. He also suggested a focus on what uses should be “by right” or would require a special permit.
- Ms. Hardyman advocated for having conversations with community leaders to understand their concerns with the defeated revision to the Protected By-laws. She noted that creation of multiple districts was a key goal in the Comprehensive Plan and wondered if there was a way to reach this goal in stages.
- Mr. Mullen agreed that a better understanding of opposition concerns is needed. He stated he would support a review of the rejected Protective Bylaws for

cleaning up language and making amendments that reflect recent legal decisions in the Commonwealth.

- Mr. Carson stated he would like to see the Planning Board develop a By-law allowing for common driveways. He would welcome a review of the defeated By-law revision. He stated his concerns with parking availability should more varied businesses be allowed by-right in the villages. He also noted that the extent/size of the By-law revision was likely a factor in the defeat and voiced his desire for simplification.
- Ms. Morse completed the round-table session by advocating for review of the Table of Uses with an eye to reducing those granted by-right. She also proposed considering establishment of rural districts as opposed to village centers. She noted the key concern of some residents to preserve the rural nature of the Town and the need to identify one issue that galvanizes residents.

In light of the year-end expiration of the DLTA funds, Board Members agreed to pursue the two following efforts in parallel:

- Solicit feedback from Town residents on concerns with the defeated By-law revision.
- Review the document with Mr. Domina of Berkshire Regional Planning Commission to bring provisions in conformance with recent case law and identify a way to implement provisions of the Comprehensive Plan in stages.

Members discussed means of obtaining resident feedback. Mr. Parton suggested taking the Table of Uses to a Fire Department meeting and asking for comment. Mr. Carson recommended soliciting comments at the Transfer Station. Use of the Town website for comment was also discussed. Board members agreed to the following efforts for obtaining community input:

- Ms. Hardyman would check with the Town Clerk on how to add interactive “comment” capability to the Planning Board page on the Town website.
- Ms. Morse would create a flyer requesting comments that Mr. Parton could take to the Fire Department and Mr. Carson could distribute at the Transfer Station.

Ms. Morse stated she would contact Mr. Domina to see if he could attend the next scheduled Board meeting on June 24, 2015 to begin the desired review of the revised By-laws presented for vote in 2014.

On a separate matter, Ms. Morse noted Ms. Teena Parton had begun work organizing the flat files of lot drawings and Forms A held by the Planning Board. Ms. Hardyman noted that any

Fiscal Year 2015 funds for clerical support not used by July 1, 2015 would roll forward into Fiscal Year 2016.

Ms. Hardyman informed the Board she had forwarded a complete By-law document to the Town Clerk which included the provisions regarding Accessory Dwellings and Accessory Apartments approved at the last annual Town Meeting. As soon as legal review by the office of the Massachusetts Attorney General is complete this updated document can be posted to the Town website.

**New Business:**

Ms. Morse recommended the Board consider endorsing the Wired West internet connectivity initiative. Mr. Mullen noted the Planning Board had officially endorsed the Wired West initiative five years ago but also noted that the situation was different now that the amount of the bond required is known and the town has undertaken other commitments with substantial fiscal impacts. Discussion followed. Charlie Parton then proceeded to make a new motion to endorse but withdrew the motion after further discussion by members. The consensus of the Board was to reconsider endorsement at a later date.

The meeting was adjourned at 8:38pm.