

**New Marlborough Planning Board  
Wednesday September 23, 2015**

**Attendees:**

**Chair:** Holly Morse;

**Members:** Mark Carson, Charlie Parton

**Other attendees:** Jane Tant (secretary), Ned Odegaard, John Ormsbee

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

**Public Comment/Surveyors:**

Ned Odegaard sought guidance from the Board regarding a potential change to boundary lines between properties at 204 and 208 Norfolk Road and the addition of a garage on his neighbor's property that will be close to, but not on the footprint, of a garage that Mr. Odegaard had taken down before sale. Both properties are non-conforming so the proposed alterations will be non-conforming as well. The Board advised Mr. Odegaard and his neighbor to contact the Selectboard. The Board further advised that Mr. Odegaard might need to approach the Z.B.A. (Zoning Board of Appeals) on the matter of the garage and on the lot line shift depending on what the Select Board decides.

John Ormsbee sought guidance from the Board regarding his desire to rejoin two previously subdivided lots (24 and 24.2) fronting on Eighty Acres Road. He was advised to complete a Form A for submission with the revised plot plan (to delete the subdivision). As he is rejoining two parcels that had originally been a single lot, no fee for subdivision was required. The documents provided to the Planning Board are to accompany the revised deed for recording at the Registry of Deeds.

**Review of Minutes:**

Minutes of the September 9, 2015 meeting were approved as amended.

**Review of Mail:**

- Town of Monterey Board of Appeals Notice of Public Hearing scheduled for September 29, 2015 on the application of Michael and Elizabeth Germain to replace steps at 70 Tyringham Road.
- Town of Great Barrington Selectboard Notice of Decision granting the application of Housatonic Architectural Services to build a small deck at 224 North Plain Road within the 300 foot Williams River wetland protection zone.
- Town of Monterey Board of Appeals Notice of Public Hearing scheduled for October 29, 2015 on the application of Roger and Carol Kane to rebuild stairs according to code and make handicap accessible modifications at 30 Sackman Way.

**Old Business:**

Ms. Morse reported progress made to refresh the Planning Board page on the Town website. All documents associated with the 2013 Proposed Bylaw Revision are now nested under that link. She is also coordinating with the Town Clerk on a potential revised layout with three lines, one for each of the following categories of documents:

- All adopted advisory plans
- Regulatory documents in effect
- Planning work in progress

Ms. Morse distributed to all members a document outlining the differences between a Local Historic District and a National Register District in preparation for a meeting with Helen Liveten, Chair of The Historical Commission

Members present reviewed a comment submitted in the comment box at the library providing feedback on the 2013 Bylaw Revision which was not approved by voters.

Members present reviewed data compiled by Mr. Domina at Berkshire Regional Planning Commission on maximum number of divisible lots in the five village centers under a potential reduction in frontage to 75 feet. Discussion was tabled for a future meeting.

Ms. Morse read into the record a letter received from Mr. Mullen. This letter is included as Attachment A below.

**New Business:**

Board members reviewed several draft revisions of the Purpose Statement in the Protective Bylaws. After discussion consensus was reached on the basic outline of a new draft. Ms. Morse agreed to prepare a smooth copy for the next scheduled meeting.

The meeting was adjourned at 8:45pm.

Attachment A

Statement for the Record by Mr. Mullen

“The urge to increase the setbacks, at least with the frontage, is unsettling. If there is one single emphatic element for the Village dimensions, it's getting the frontages right. The side and rear setbacks are less critical, but the frontage is paramount. Having maximums is the only way to coherency and legibility that will emulate the Village settlement patterns. Additionally, this helps create spatial definition so critical in making outdoor rooms of the streets. A question needs to be asked as to the fealty to dimensions created in the 1960's. The answer to that lies in the effort in the 50's and 60's to forsake human scaling in our Hamlets, Villages, Towns, and Cities while embracing and substituting it with the culture of the car. In pursuit of that, new zoning and bylaws were written. Hence the adoption of deep minimum setbacks which allowed for future road widening. In the zeal to be modern, people never gave thought as to what that would do to the inaugural settlement definition. Well, now we know and the results are not good. I will defend the maximum setbacks and the formula we created for them jealously and would strongly urge others to as well. Again, the single most significant thing in the entire revisions worth defending and getting right is the frontage.”