

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

Attendees:

Chair: Holly Morse;

Members: Mark Carson, Charlie Parton

Other attendees: Brian Domina (BRPC), Jane Tant (secretary), Mike Parsons

Call to Order: 7:00 pm

Public Comment/Surveyors:

Mike Parsons from Kelly Granger & Parsons Associates Inc. presented Forms A for new lot divisions on behalf of two clients.

- Form A and drawings for John H. Miller creating three building lots each exceeding one acre and with 150 feet or more in frontage on the northerly side of Hartsville Road. An additional parcel of .577 acres to be joined to the abutting lot containing the residence of John H. and Wendy W. Miller.
- Form A and drawings for John Considine of 185 Lumbert Cross Road adjusting boundaries of the residential lot to accommodate garden and driveway encroachments by the abutter, Mr. Liebsch. The two small non-conforming lots created to be conveyed to Mr. Liebsch.

The mylar and drawings were signed by Board members present.

Review of Minutes:

Minutes of the August 12, 2015 meeting were approved as amended.

Review of Mail:

- Notice of Decision by the Town of Monterey Board of Appeals dated August 11, 2015 granting the application of COP LLC to construct a single family dwelling on a non-conforming lot at Northwest Cove Road subject to conditions stipulated.
- Town of Great Barrington Selectboard Notice of Public Hearing to Abutters scheduled for September 16, 2015 on the application of Linda Hoddy and John Tracy to build a small deck at 224 North Plain Road within the 300 foot Williams River wetland protection zone.
- Town of Great Barrington Selectboard Notice of Public Hearing to Abutters scheduled for September 28, 2015 on the application of Scott and Cherri Sanes to operate a restaurant in a B-2 zone at 2 Elm Street and for deviation from parking requirements.

Old Business:

Mr. Parton reported he has confirmed the Parent Teacher Association will meet at 7 pm on September 21, 2015 at a location to be verified. He stated he intends to attend for the purpose

of obtaining community feedback on planning concerns. Ms. Morse said she would see if she could attend also.

Ms. Morse noted that, in addition to gaining feedback, Board members engaging informally with voters might start to introduce the basic concepts of what is currently under consideration by the Planning Board. She reported on recent discussions with Ms. Prudence Spaulding and Ms. Tara White to gauge public sentiments. Ms. Morse added it might be appropriate to draft talking points for community outreach efforts.

Ms. Morse reported she is coordinating with the Town Clerk to refresh the Planning Board page on the Town website. The refresh will provide a link to the current Protective Bylaws and a link to archival information regarding the revision to the Bylaws which failed to win voter approval.

Board reviewed newly revised intensity data provided by Mr. Domina which provided further information on front and side set-back conformance results. Board members agreed on the following potential changes within a new district applicable to village centers with a final decision to be made at the next Board meeting:

- Frontage reduction to 75 feet
- Frontage setback to either 15 or 20 feet
- Side setback to either 10 or 15 feet

Members present agreed that changes should be placed into a revised Bylaw document in paragraph form rather than a table. Mr. Domina noted that addition of a table would be the only one in the document. Ms. Morse noted her informal discussions with town leaders also indicated paragraph format would be advisable. Mr. Domina advised that revised setback descriptions for a second district might be appropriately placed in section 4.1.

Following discussion of where to insert definitions of two districts, consensus was reached these should be placed in section 3.1 with the current content of 3.1 moved to 3.2 and the header currently in 3.2 deleted. It was further agreed that language previously drafted regarding the zoning maps of the village centers could be used in entirety.

Mr. Parton recommended revision of the Purpose Statement in the Protective Bylaws to reflect the Vision Statement in the Comprehensive Plan.

In closing out this segment of the meeting, Mr. Domina agreed to provide the following:

- The number of potential new buildable lots in village centers under the revised frontage and setback requirements discussed by the Board
- Language for potential paragraph insertions to the Bylaws reflecting Board consensus

New Business:

Mr. Carson directed attention to the potential closely spaced multiple driveway cuts on Route 57 due to the new lot division by Mr. John H. Miller on Hartsville Road. He noted the multiple cuts on a curving section of roadway could be a safety issue and stated a common driveway

would mitigate this situation. Mr. Parton suggested the Planning Board invite Mr. Chuck Loring from the Highway Department to discuss driveway cuts. Mr. Domina noted the Town of Sandisfield has a provision on driveways in the town Bylaws. Ms. Morse asked Mr. Domina to provide some assistance on common driveway provisions. Mr. Domina also noted it is possible to mitigate “shoe-shaped” lot divisions created to accommodate Bylaw frontage requirements by also adding an additional “lot width” provision to the Bylaws.

Mr. Domina confirmed he will be able to attend the Planning Board meeting of October 14th.

The meeting was adjourned at 8:52pm.