

PLANNING BOARD

Town Hall, 807 Mill River Southfield Road, Mill River, MA 01244

Mailing Address: PO Box 99, Mill River, MA 01244

nmbos@newmarlboroughma.gov * www.newmarlboroughma.gov * 413-229-8116

June 23, 2021

Minutes

Members Present: Mark Carson, Chair
Bob Hartt, Vice Chair
Paul Marcel
Tom Sebestyen

Others Present: Sharon Fleck, Secretary
Alexandra Eisenshank
Nanci Worthington
Cynthia Atwood
Larry Burke, NM5VN

The meeting is being recorded by Zoom.com for the purposes of transcription.

A motion was made, seconded and so voted to call the meeting to order at 7:03.

Mark Carson, Bob Hartt, Paul Marcel and Tom Sebestyen agreed to call the meeting to order.

Review Plans as needed

There were no plans to review

Review Minutes from June 9, 2021

A motion was made, seconded and so voted to approve the minutes of June 9, 2021

Mark Carson, Bob Hartt, Paul Marcel and Tom Sebestyen approved the minutes of June 9, 2021.

Review Mail

The Board had reviewed the mail previously.

Discuss Ridgeline with Nanci Worthington

Nanci explained the optimum elevation for Ridgeline is 1400 feet, which would be “set in stone” working as a township. Nanci advised Bob she didn’t know how many landowners there were at that elevation but some of the land is in conservation. Bob also was concerned whether or not this would affect property rights or values and was advised that Ridgeline bylaws tie into erosion control and would not affect property rights or values. Tom was told that Mark has a Ridgeline Protection Statement. Nancy stated that a review of the

Pioneer Valley Ridgeline bylaw will be helpful in developing one for the Town. Face-to-face meetings in Town Hall would be helpful in reviewing maps, although Town Hall is not ADA compliant. However the Town is working on being able to have a Zoom meeting at Town Hall which will be ADA compliant. Nanci advised that the Conservation Commission is willing to do much of the work. There is no State mandate for Ridgeline and the Conservation Commission follows the Wetlands Protection Act. The next step will be to send the Pioneer Valley Ridgeline language to the Planning Board for review; then send it to the Board of Selectmen, followed by feedback from owners and then refine the Ridgeline Act to meet the needs of the Town and have public hearings.

Re-review Burnett Property

The Burnett property did not encroach on the trail to the Pinnacle.

Review updating Building Department Bylaws

Paul discussed updating the Building Bylaws with Owen, who will get back to him. The Bylaws date back to the 1960's and require "tweaking" to include such things as solar panels. The Town bylaws can be more stringent than the State bylaws.

Dark Sky Review

Tom indicated it has taken a long time to draft a bylaw which will require feedback from residents.

Review Dan Doern's Future Projects

The Board discussed if the Town would be supportive of expanding commercial uses of which there is a need. Presently everything goes to the Special Permit process unless it has been grandfathered. There are two zones in Town, i.e. the Village District and Residential; the Board would like to see a more diverse community for businesses. The Board discussed low income housing; 200 acres come off the tax roles every year; better use of this acreage could be used for low income housing. Trailers are only permitted while a permanent residence is being built.

Continuing Business

Alexandra Eisenshank felt strongly that no proposed demolition bylaw by the Historical Society be passed without public opinion. Bob stated that Westport, Ct. has a bylaw stating there is a six month waiting period prior to demolition as opposed to the twelve month proposed period. However, the Planning Board can waive the waiting period. Mark encouraged members of the Board to attend a Historical Social meeting on Monday, June 28 at 4 p.m. where this will be further discussed.

A motion was made, seconded and so voted to adjourn the meeting at 8:02 p.m.

Mark Carson, Bob Hartt, Paul Marcel and Tom Sebestyen approved the motion to adjourn.

Approved:  _____

Date: July 14, 2021