

## **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](mailto:nmbos@newmarlboroughma.gov) \* [www.newmarlboroughma.gov](http://www.newmarlboroughma.gov) \* 413-229-8116**

### **VIA TELECONFERENCING**

**Wednesday, September 22, 2021**

**7:00 p.m.**

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

Others Present: Sharon Fleck, Secretary  
Peter Hagen, Lake Buel District

The meeting was called to order at 7:04 p.m.

A motion was made, seconded and so voted to call the meeting to order at 7:04 p.m.

Mark Carson, Bob Hartt and Jon James voted to approve the meeting being called to order at 7:02 p.m.

### Review Minutes of September 8, 2021

These minutes were held until the next meeting.

### Lake Buel Density Discussion (Scott McFarland-Peter Hagen)

Peter Hagen felt that the health of the lake was good. It is tested weekly and there have been no significant changes, i.e. the testing limits are normal or are below the acceptable limits. The residents do not fertilize lawns and the weeds in the lake are harvested frequently. It was also noted that some towns demand a Title 5 compliance more frequently, however, New Marlborough does not. Pete stated that system upgrades are not a problem, as there are no visual flows from the septic systems. It was noted that New Marlborough has a 25' setback from the lake, as opposed to Monterey who has a 40' setback. It was agreed that the Planning Board should address setbacks for new construction and a possible bylaw change. It was felt that the Conservation Commission, as well as the Board of Health, should be involved in new construction setback changes. Mark asked if the quality of the lake water was affected by the storms this past summer. John Schreiber will be invited to the next Planning Board meeting.

Pete Hagen will send three years' of water test results on Lake Buel to the Planning Board for their review. This conversation will continue after the Board has the opportunity to review the test results being sent by Pete.

The other concern about new construction on the Lake is the height of the homes, which may affect the aesthetic character of the lake community. Pete does not want any three-story buildings on the lake.

#### Review Plans as Necessary

There were no plans to review.

#### New Business

Mark discussed the riverbank erosion issue in Hartsville. Thirty-five (35') feet of the bank has fallen into the river and the river is only 63' from the road. He is trying to get an engineer to do re-engineering in an effort to solve the problem. The property owners, however, agreed to give a piece of the land to the Town so the Town can apply for grants for remediation and prevent erosion.

Mark also would like to develop a flow chart for new construction so that construction workers as well as homeowners know what steps have to be taken and in what order. This will be discussed with all the Boards for their input and approval.

#### Old Business

Dark Sky will be discussed at the next meeting.

A motion was made, seconded and so voted to adjourn the meeting at 8:05 p.m.

Mark Carson, Tom Sebestyen and Bob Hartt agreed to adjourn to meeting at 8:05 p.m.

Approved: \_\_\_\_\_



Date: October 13, 2021