

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

Minutes

Meeting Location:
Via Teleconference/FreeConference.com
United States Access Numbers
Toll-Free: +1 800-719-6100
+1 712-832-8330
+1 717-275-8940
Access code: 363 5915

Meeting Date:
Wednesday, November 25, 2020

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

The meeting was called to order at 7:05pm.

Members participating remotely are: Mark Carson, Tom [Sebestyen], Jon James, Bob Hartt. Paul Marcel also participated remotely, joining the session several minutes after the meeting began.

Approval of prior meeting minutes

Mark motioned to accept the minutes of September 23 [2020] and Tom seconded the motion.

Roll Call Vote:

Mark yes
Bob yes
Tom yes
Paul yes
Jon abstained as he was not present at the meeting

Note: Jon James rejoined the meeting at 7:15pm after getting bounced out.

Mark motioned to accept the minutes of October 14 [2020].

Roll Call Vote:

Mark yes

Bob yes

Tom yes

Paul yes

Jon yes

Note: Mark announced that the meeting is being recorded.

Review mail

Great Barrington Planning Board will hold a public hearing on Thursday, December 10th at 6 p.m. via Zoom to act on a special permit application from Great Barrington Development LLC, c/o John Halpern, PO Box 216, Southfield, MA 01259, for the conservation of a former nursing home to a multifamily use at a 148 Maple Avenue, Great Barrington. The application is filed in accordance with Section 8.10 and 10.4 of the zoning bylaws. A copy of the application is on file with the Town Clerk and may also be requested from the Planning Department by sending an email.

Great Barrington Zoning Board of Appeals will hold a public hearing on Tuesday, December 15th [2020] at 7:30pm via Zoom to act on the Special Permit application from Dan and Jenna Huggins, for the expansion of a non-conforming home at 45 Pearl Street, Great Barrington, filed in accordance with Section 5.5 and 10.4 of the zoning bylaws. A copy of the application is filed with the Town Clerk and may also be requested from the Planning Department at 528-1619 x7.

Discussion- Junk car

Paul will provide a hardcopy of the Sheffield Junk Car bylaw, to all the members for their review. He would like to emulate their bylaw (located on page 51 of their bylaws). He thinks it is a clear and concise bylaw that we could follow that doesn't get into minutiae.

Mark added to include abandoned containers, dilapidated boats and trailers.

Discussion - Dark sky

Tom sent out a draft for the Board's review.

Tom and Bob will add notes and graphics and resend a final draft.

Discussion - Special Permit – 120 Hillside Ave

The Special Permit is to basically double the size of the house on a non-conforming lot.

There are setback issues, especially in the front of the house/property. One corner of the garage is at three feet and the other is around five or six feet. Traditionally, little small hunting camps or little camps were built on non-conforming lots, that were seasonal, and people are trying to build much larger buildings on these small lots and trying to make them year-round.

The Town's bylaw requires a minimum of one-acre for a building lot. In this case, the lot size is about one-third of an acre.

A joint site visit, with the Board of Selectmen, is scheduled for December 5 [2020] at noon. Please wear a mask and adhere to the social distancing guidelines.

Old Business/New Business: Curb Cut Applications

Chuck Loring, Highway Supervisor, would like us to have a curb cut bylaw for the Town of New Marlborough. He feels that some curb cuts are not being built to proper conformity and then, in many instances, are not being properly maintained. These situations are causing stormwater runoff to go on the roads which, in turn, makes them difficult to maintain properly and also creates erosion issues.

Any proposed bylaw should have "teeth" to help with enforcement and to get homeowners to comply with building and maintenance guidelines.

Mark would like the Planning Board to work on coming up with such a bylaw.

Mark has reviewed the Town of Becket's driveway bylaw. Need to research other towns' bylaws to be sure to include some "teeth" to help with enforcement.

Mark concluded the meeting at 8:03pm, following a motion and second.

Roll Call Vote:

Mark agree

Bob agree

Tom agree

Paul agree

Jon agree

Prepared by Tom Stalker, tstalker62@gmail.com, 413-429-6212

Documents referenced during the meeting:

Draft of meeting minutes of September 23, 2020

Draft of meeting minutes of October 14, 2020

Public Hearing – Notice to Abutters - Great Barrington Planning Board will hold a public hearing on Thursday, December 10th

Public Hearing – Notice to Abutters - Great Barrington Zoning Board of Appeals will hold a public hearing on Tuesday, December 15th

Sheffield Junk Car bylaw

Draft of Dark Sky bylaw

Special Permit Plan: 120 Hillside Avenue, New Marlborough, MA

Minutes approved by unanimous roll call vote of the Planning Board on December 9, 2020