

New Marlborough Planning Board ("PB")
Minutes
January 13, 2021

Attendees

Mark Carson (Chair), Paul Marcel, Jonathan James, Tom Sebestyen, Bob Hartt

Also in attendance for the 120 Hillside Avenue special permit discussion were:

Carla Hoffman – Applicant
David Hoffman – Applicant
Alex Glover – Attorney for applicants
Bob Gilliet – Architect
Rob Levesque – Land use consultant
Jerry Carson – Land use consultant

The meeting was called to order by the chair at 7:02 pm.

Old Business

120 Hillside Avenue – Special Permit Review

The PB was asked by the Select Board for a recommendation regarding this pending special permit application. The owners of 120 Hillside Avenue, their attorney, their architect and their land use consultants participated in a presentation of revised plans for the property by phone.

A revised site plan and revised architectural plans were submitted on behalf of the owners of the property in connection with the special permit application before the Select Board. The revisions were made by the owner based on feedback from the PB in December. The PB expressed concerns about the originally submitted plans because of very limited setbacks that could hinder maintenance of the property and because of the extent to which the proposed plans extended the pre-existing nonconformance of the site.

It was the consensus of the PB after the revised plans were presented by the owner's consultants that the owners understood the PB's concerns and made modifications to the plan and concessions regarding the scale, location and design of the property to address the concerns expressed previously by the Planning Board.

After the presentation, a vote was taken by the PB regarding whether to recommend to the Select Board approval of the special permit application based on the revised plans for the proposed project. The PB voted to recommend approval of the special permit application to the Select Board. The vote was as follows:

Jon James - Yes
Tom Sebestyen - Yes
Paul Marcel - Yes

Mark Carson - Yes

Bob Hartt - Abstained (based on avoidance of a potential conflict of interest)

Review of Minutes

The minutes from the 11/25/20 PB meeting were unanimously approved. The minutes from the 12/9/20 PB meeting have not been submitted for approval. Mark will track down the minutes from the 12/9/20 meeting for review and comment by the PB at the next PB meeting.

Surveyors/ANR Review

NA

Review of Mail

45 Pearl Street, Great Barrington – ZBA voted in favor of appellant to grant special permit for addition to a single family home.

Old Business – Cont'd.

Dark Sky Bylaw

- A question was raised whether the informational notice regarding a possible dark sky bylaw was posted on the town website. The topic was mentioned in the New Marlborough 5 Village News. Tom Sebestyen also circulated the informational notice on Maggie' List. There has been no public feedback on the topic.
- Bob was asked to reach out to John Barentine, the Director of Public Policy for the International Dark Sky Association to see if they have completed their model language for smaller communities.
- PB needs to begin drafting proposed bylaw language for feedback and discussion.

Junk Car/Boat Bylaw

- Paul will circulate proposed bylaw language in a couple of weeks.
- Next step – put proposed bylaw language on a piece of paper that we can all react to
- Include boats, storage containers (other than temporary)
- Key word is “delapidated;” must at least be screened and out of public view
- Paul will draft proposed language for review

New Business

NA

The meeting was adjourned at 7:40 pm.