

New Marlborough Planning Board ("PB")
Minutes
February 10, 2021

Attendees

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

Also in attendance was Nancy Worthington representing Conservation Commission

The meeting was called to order by the chair at 7:01 pm.

Approval of Minutes

January 13, 2021 Minutes – Approved unanimously.

January 27, 2021 Minutes – Approved subject to changes (two members were incorrectly noted as being in attendance of the meeting).

New Business

Review of Special Permit Application

1093 Clayton Mill River Road
Peter & Elizabeth Reynolds

A public hearing will be held on March 9, 2021 at 6:00 pm regarding the above special permit application. The application seeks Select Board approval to create an accessory dwelling in an existing garage. The Special Permit Application meets all zoning requirements under Section 3.3 of the Protective Bylaw. The PB voted unanimously to recommend approval of the special permit application to the Select Board.

Review of Special Permit Application

53 Lawrence Avenue
Michael Randi

A public hearing will be held on March 9, 2021 at 6:00 pm regarding the above special permit application. The application seeks Select Board approval to rebuild an existing deck and to create additional deck area. The PB voted unanimously to recommend approval of the special permit application to the Select Board.

Discuss Scenic Mountain and Ridgeline Protection Acts and Potential New Bylaw Recommendations

Conservation Commission ("ConCom") is studying model language from local communities to protect New Marlborough's scenic mountains and ridgelines. ConCom asked to be on PB's agenda to understand PB's position regarding the importance of this kind of legislation and to find out if this was a topic the PB planned to take up for consideration.

On behalf of ConCom, Nancy Worthington has spoken with the Berkshire Regional Planning Commission for guidance on the pro's and con's of both the Scenic Mountain and Ridgeline Protection Acts adopted in MA. Different communities are using one or the other of these legislative acts for guidance in developing local bylaw legislation.

It was discussed that ConCom and PB should work together to make sure both board's perspectives are represented in proposing something for New Marlborough. Nancy will provide her research to the PB for evaluation and comment. Members of the PB were also invited to ConCom's meeting on February 20, 2021 for further discussion.

Review of Mail

Sheffield – Public hearing will be held by Zoom call on February 24, 2021 at 7:15 pm to discuss amendment of the zoning bylaw table of uses regarding retail stores.

Sheffield – Public hearing will be held by Zoom call on February 24, 2021 at 7:15 pm to discuss amendment of the zoning bylaw table of uses regarding accessory dwellings for home occupation.

271 Main Road, Monterey – Public hearing will be held by Zoom call on March 8, 2021 at 3:00 pm to discuss a special permit to convert a garage use to an office use.

Old Business

Dark Sky Bylaw

- Bob will reach out to BRPC and the MassPlanners listserve for input on model language and/or bylaws adopted regionally.

Junk Car/Boat Bylaw

- Paul will circulate proposed bylaw language for discussion.

Surveyors/ANR Review

NA

Curb Cut Regulations

Mark is waiting for feedback from Chuck Loring (on behalf of the Highway Department and as Fire Chief) on proposed bylaw language. Mark will circulate the proposed language to PB after review by Chuck.

The meeting was adjourned at 8:00 pm.