

**New Marlborough Planning Board  
April 24th, 2019**

**Attendees**

**Members:**

Mark Carson, Lonon Combs, Eric Schaefer, Peter Tiso (Chair)  
Joshua Mack (Secretary)

**Other Attendees:**

Zach Feury (BRPC Representative), Paula Hatch, Lucinda Schmulsky, Deanna Mummert, Barbara Marchione, Rebecca Schreiber.

**Call to order 8:00**

**Public Hearing Review**

Mr. Tiso makes a motion that the planning board consults with the Fire Chief Chuck Loring of New Marlborough regarding the proposed side and rear setbacks to find out if the proposed 20ft setbacks are sufficient for fire safety or if both proposed zones should use 25ft side and rear setbacks as the current bylaws require. Seconded by Mr. Schaefer with unanimous support.

A motion was made by Mr. Combs to amend section 4.3.2 of the proposed bylaw regarding maximum front setback as defined by neighboring buildings. After discussion the motion was amended to completely strike section 4.3, which set maximum setback requirements. Mr. Combs moved to strike 4.3 in its entirety, it was seconded by Mr. Carson, and was unanimously passed. Section 4.4 will be renumbered to 4.3 accordingly. A motion was made by Mr. Tiso to allow the renumbering of the proposed bylaws to be in internally consistent due to changes from the other motions. Seconded Mr. Carson accepted unanimously.

There was further discussion regarding the geographic boundaries of Clayton and a discussion contrasting Village Center Districts against other high-density areas, such as Lake Buel; however, following discussion it was decided to proceed with the village center district boundaries unchanged.

**Proposed Cannabis Bylaws**

Mr. Feury presented his changes to the proposed cannabis bylaws. The board is specifically waiting on defining the table of uses based on upcoming election results. The defining of setbacks from current structures was deliberated. The decision on the article about pre-existing buildings being incentivised or preferred for cannabis was postponed until after the special election. Limitation of two retail dispensaries in the township and only one per village district maximums was discussed. An extra meeting regarding Cannabis regulations was suggested for May 1st.

**Commented [1]:** Was it?

**Commented [2]:** Was it not? That seemed like what Feury was told to put in the bylaws.

**Commented [3]:** Incomplete sentence

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**Other Concerns**

Mr. Carson brought up a recent issue with contractors and the inspectors regarding the solar panel installment on an easement. His recommendation is that a current plot plan or a survey should be done prior to small scale ground mounted solar installation. And should be presented to building inspector for pre-approval.

Mr. Combs brought up that Berkshire regional assistance is available for New Marlborough to have technical assistance in pursuit of New Marlborough becoming a green community. In response Mr. Tiso made a motion towards securing funding under Green communities initiative by getting funded for Technical assistance through the Berkshire regional planning committee. seconded by Mr. Schaefer.

**Meeting Adjourned 9:40 Mr. Tiso seconded by Mr. Schaefer**