

PLANNING BOARD

Minutes

Town Hall, 807 Mill River Southfield Road, Mill River, MA 01244

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413-229-8116

Town Hall

Wednesday, September 13th 2023

6:03 p.m.

Members Present: Bob Hartt, Chair

Jordan Archey

Becky Wilkinson

Christian Stovall

John James

Others Present: Kenzie Fields, Secretary

Larry Burke, reporting for 5VN

The Board unanimously agreed to convene the meeting at 6:03 p.m.

NEW BUSINESS

1. Call to order, meeting called to order at 6:03pm
2. Motion to approve minutes, for meetings in June & July. Motion carried.
3. Review mail
4. Review 92 County Road Special Permit Application; new construction requires special permit. Health, Building, Conservation, Historical; have reviewed. Site plan presented to board members. No comments or concerns; Motion made to approve permit, based on compliance with ADU requirements as described in 3.3.1.2 of Protective By-law. John James to email Mari Enoch of the above approval.
5. Construction of 114 Downes Road; NM building inspector, Kollmer, issued a demo permit and did not record size of property to be demolished. Process will be changed so that buildings will have a more controlled approval process in replacing small houses with large, as was the case here.
6. Discussion/drafting of Short-term rental bylaw; review of most recent minutes to discuss committee member tasks and responsibilities for research.
 - a. Christian Stovall-highlighted points made of regulations Sandisfield, similar to what has been discussed in NM; one property offered at a time, unless resident occupied, 6% of short term rental rate taken by town. Summary of regulations captured by [Berkshire Eagle](#) article.
 - b. Jordan Archey - highlighted points made of regulations Stockbridge; inspections and complaints handled by consequences of fines (daily) and withholding registration

renewal. Applications of property description reviewed by town/selectboard. Archey also created a [report Short Term Rentals in New Marlborough Summer 2023](#).

- c. Becky Wilkinson, Great Barrington; Short term rental regulations can exclude lodging (hotels motels etc). Properties are registered and defined, no 6% surcharge in GB. Feeling on the board is mixed on whether lodging in NM should be included in a short term rental tax.
 - d. Conclusion– Propose a STR by-law to the Selectboard. What should be included? What is enforceable? Drafting process to be on agenda at next meeting.
7. GOALS for May 2024
- a. STR by law
 - b. Open Space Plan
 - c. Affordable Housing
 - d. By-law changes and edits
8. Discussion of Open Space Plan that expires in April 2024; new plan needed every 7 years. A consultant needed to be hired, cost approx \$20,000. B Hartt reached BNRC; town required to have a plan for grant qualifications.
- a. Questions; does it take a year, does it cost \$20k, and is there an extension available with looming expiration? B Hartt to follow up.
9. Public comment; Larry Burke asked for meeting time update, 6pm.
10. Adjourn 7:05

A motion was made, seconded, and so voted by all members present to adjourn the meeting at 7:05 p.m.

Future Agenda Items

- 1. How can PB affect/contribute to affordable housing need in New Marlborough?
- 2. Open Space Update

Bob Hartt, Chair

Date: