

**New Marlborough Planning Board
August 14 2019**

Attendees

Members

Peter Tiso, Daniel Doern, Mark Carson, Angus Kerr (Secretary)

Other Attendees

Larry Burke

Call to order 7:00

Surveyors Form A/ANR Review

No requests

Review of Minutes

Because Eric Schaefer was not present, a quorum of attendees from the meeting held on July 10 was not met to approve the minutes, and a vote was delayed until the following meeting.

The Board agreed to approve the July 24 Minutes, but postponed the vote until Eric Schaefer was present. The July 24 minutes will be approved at the next meeting.

New Business

Peter Tiso notified the Board that the Selectboard approved Angus Kerr's hiring as the new Planning Board Secretary.

Review of Mail

The Monterey Board of Appeals sent notice of their decision to deny the Appeal and uphold the Decision of the Building Inspector to deny a Certificate of Occupancy for the Garage of Susan Steinberg at 36 Elephant Rock Rd.

The Monterey Board of Appeals sent notice of their decision to allow in part Nancy Monk's Appeal of the Building Inspector's decision not to enforce the Zoning Bylaw.

The Town of Great Barrington Zoning Board of Appeals sent notice of their vote to grant the permit proposed in the A&A Memorials, Inc application for the change or

modification of an existing nonconforming use, Housatonic Welding, in order to add the operations of A&A Memorials, Inc.

The Town of Great Barrington Zoning Board of Appeals sent notice of their vote to grant Zachary Culbreth's permit to change a nonconforming single family home and add an addition that will encroach into the side yard setback described in the special permit application.

The Town Of Great Barrington Selectboard voted to grant the Tim Geller's permit to work in the Water Quality Protection Overlay District and the Floodplain Protection Overlay District in accordance with the Great Barrington zoning bylaw in connection with planned redevelopment of the entire 100 Bridge Street site.

Continue to refine specifics in Medical Cannabis/Research Facility Bylaw

The board discussed their intention to organise working meetings outside of regularly scheduled Planning Board sessions, and that all background research for the bylaw must be completed by the September 23 meeting, and set the deadline for a finished bylaw draft on December 11. In these outside subcommittees, the board will research commercial establishments and zoning requirements using evidence on size, lot coverage and location, to establish existing context for the new cannabis bylaw. The board plans to bring this research to future meetings to discuss and write the bylaw. .

The board discussed altering the bylaws related to the special permit review process to allow the Special Permit Granting Authority (SPGA) to hire technical consultants at an applicant's expense as needed to review applications. This ability is currently present for certain special permits (such as a permit application for a large-scale solar installation) but the proposed change would allow the hiring of consultants for any permit that required them, at the discretion of the SPGA.

The board outlined a plan for a joint meeting with the Conservation Commission and Board of Health to discuss necessary regulations for the bylaw not covered by the Cannabis Control Commission. Daniel Doern and Mark Carson volunteered to organize a meeting with the board of health concurrently with the

Discussion of Traffic Calming Measures and the Comprehensive Plan

Peter Tiso shared a letter he wrote to the board of selectman in support of the need for control of speed in compliance with the comprehensive plan.

Mark Carson suggests installing new signs and solar powered lights.

Peter Tiso mentioned that road design is not under the planning boards purview. The board indicated their support for speeding control measures.

New Business

Peter Tiso mentioned a call from a realtor mentioning an interest in a special permit for bed and breakfast or inn. The board discussed the requirements for opening an inn or bed and breakfast.

Mark Carson raised a local resident's interest in decreasing the minimum lot frontage. The board considered creating a common driveway bylaw as a possible topic for future discussion.

Motion to Adjourn at 8:25