

New Marlborough Planning Board
July 24 2019

Attendees

Members

Peter Tiso, Daniel Doern, Eric Schaefer, Mark Carson

Other Attendees

Jack Magnotti, Kenzie Fields, Lucinda Schmulsky, Tom Levin

Call to order 7:02

Form A Review

Jack Magnotii, representing surveying firm Kelly, Granger, Parsons & Associates presented a plan for Form A/ANR on behalf of Tom Levin. The plan divided two lots on the Westerly side of Mill River Great Barrington road into three lots and one non buildable parcel with the intent to convey the newly created parcels and recombine into two buildable lots. After some conversation to clarify the plan, the plan was approved by the board and a signed copy was given to the applicant. A fee of \$300 was received.

Planning Board Secretary

Peter Tiso made a motion to request that the Planning Board hire Angus Kerr as secretary to the planning board. Daniel Doern seconded, and board members asked about Mr. Kerr's availability. Following discussion, the motion passed unanimously.

Review of Minutes

After several corrections were made, approval of Minutes from the June 10 meeting were tabled until the following meeting.

Review of Mail

The Great Barrington Selectboard sent notice of a public hearing to be held on July 22, 2019 at 7:00pm at Town Hall to act on the special permit application from the COmmunity Development COrporation of South berkshire for a Water Quality Protection Overlay District Special Permit, and a Floodplain Special Permit. The permits are requested for a planned redevelopment at 100 Bridge Street.

The Great Barrington Zoning board sent notice of a public hearing to be held on July 23, 2019 at 7:45 at Town Hall to act on the Special Permit Application from Zachary Culbreth to alter a nonconforming single family home at 170 Taconic Avenue.

The Planning Board reviewed a Special Permit application by Dan Alden for a sign in connection with a home real estate office at 260 Hartsville Mill River Rd. The permit was requested under section 6 of the town's zoning bylaws. After a brief discussion the planning board decided to write a letter to the selectboard stating that the sign appeared to comply with the requirements of the town bylaw and recommending the select board ask the applicant about parking should they intend to have employees or customers parking on site.

Discussion of Traffic Calming Measures and the Comprehensive Plan

Kenzie Fields appeared before the board to raise the concern over speeding within the town. She recommended a group committee of Selectmen, Planning Board, Staff and Public Works members to discuss strategies to reduce speeding within village centers. Planning board members expressed support to reduce and track speeding within the town, and Mr. Tiso indicated he would write a letter to the Selectboard and Staff in support of an effort to limit speeding in village centers that would cite the comprehensive plan's goals of supporting more walkable village centers.

Letter of Resignation

The Planning board received a letter of resignation from member Lonn Combs, and thanked him for his work on the board and were sorry to see him step down.

Discussion of Coordination with Other Boards

The board discussed ways to improve the special permit process. One strategy discussed was to help better inform applicant of Special Permit requirements by creating a checklist to better communicate the materials applicants would be expected to provide when submitting a special permit application. The board also discussed coordinating with the special permit granting authority (the Select Board) to discuss moving some aspects of Special Permits such as the ability to engage experts to assist in technical review from specific bylaws (such as the large scale solar bylaw) to be universal to all Special Permit Applications.

Continue to refine specifics in Medical Cannabis/Research Facility Bylaw

The Board discussed their intention to schedule smaller subcommittee meetings to research certain aspects of the proposed bylaw. The Board decided to create a specific calendar to resolve outstanding questions for the proposed bylaw at the next meeting to ensure that a complete bylaw would have the necessary time for public review.

The board also discussed some specifics of lot coverage and decided that Mr. Schaeffer would work on a more specific proposal for an upcoming meeting. Mr. Doern offered to look into the Cannabis Control Commission's regulations to identify possible redundancies, and Mr. Carson would begin to create justifications based on the current state of commercial establishments.

The board discussed coordinating with the Board of Health and Board of Conservation to get their input on the Special Permitting process.

New Business

Mr. Carson raised concern from a local resident that the town was not adequately promoting local businesses and suggested that the town could do more to prioritize purchasing goods or services from New Marlborough in the future.

Motion to Adjourn at 9:15