

EGREMONT PLANNING BOARD

**MINUTES: SPECIAL PERMIT HEARING CONTINUANCE
JONATHAN AND AMANDA HOHMAN
MONDAY, NOVEMBER 7, 2016**

The Hearing opened at 7:01 PM.

Present: Helen Krancer, Don Pulfer, Lucinda Vermeulen, Greg Cherin, Mark Holmes.

Also:

Alexandra Glover, Lazan, Glover and Puciloski
Amanda Hohman
Jonathan Hohman
Georgann Farnum
Marj Wexler

Chair Helen Krancer opened the meeting by mentioning a conversation she had with Town Counsel Jeremiah Pollard, in which he pointed out that the proposed dog kennel under consideration by the Planning Board is not an accessory use but a consumer services establishment: not an accessory use but an accessory structure to a residential structure.

Attorney Glover said that in her conversation with Pollard he had stated that the kennel is not a primary consumer-services establishment, because it has a limited use. Glover also distributed to the Board copies of "Proposed Conditions of the Special Permit of Amanda and Jonathan Hohman, 93 Hillsdale Road," which contained six proposed conditions she attached to the Special Permit.

Krancer asked if the hours of pick-up and drop-off were modified for early or late arrivals, would it create problems for the neighbors? Vermeulen voiced her opinion that it did not seem necessary to impose any extra restrictions on the hours of operation beyond what had been agreed upon at the Special Permit Hearing.

Pulfer moved that the Board find that the application be approved according to 6.2.4.1 of the Egremont Zoning Bylaws. Cherin seconded the motion.

Krancer discussed whether the Board could make the findings on the Special Permit at this time and discuss the conditions at a later time.

The Board voted unanimously to find that the application is in compliance with Section 6.2.4 of the Egremont Zoning Bylaws.

Attorney Glover then itemized the Criteria under which the application is compliant with:

6.2.4.1: voted in favor by the Board, unanimously.

6.2.4.2: voted in favor by the Board, unanimously.

6.2.4.3: voted in favor by the Board, unanimously.

6.2.4.4: voted in favor by the Board, unanimously.

6.2.4.5: voted in favor by the Board, unanimously.

The Board then voted to grant the Special Permit for a dog kennel at 93 Hillsdale Road as a consumer services establishment, with the following conditions: Attorney Glover's conditions were referenced, with some changes, which Glover will formalize and distribute to the Board. There will be an additional two conditions added to the Proposed Conditions. Hours of Operation will be stipulated as Condition One and set as 8AM -5 PM, seven days a week, and Condition 8 will be the facility be operated for boarding use only.

Some discussion ensued as to the hours of operation. Krancer argued for a tightening up of the hours of operation, and not leave the wording as vague as "or by special arrangement." Cherin suggested that the hours of operation be stipulated as open from 7 AM – 9PM or by special arrangement. It was agreed that the hours of operation for the facility would be written in the permit as they were written in the application.

Pulfer will draft the language of the permit including the revised conditions of Attorney Glover's draft.

The Hearing was closed at 8:52 PM.

Respectfully submitted,

Mark Holmes
Egremont Planning Board Clerk