

EGREMONT PLANNING BOARD

Minutes July 8, 2019

Call to Order: 7:04 PM

Present: Greg Cherin, Eddie Regendahl, Nick Keene, Helen Krancer; Jared Kelly arrived at 7:08 pm

Citizens in attendance: Zoe Hirsch-Buckley, Marj Wexler, Eileen Vining, Stephen Cohen

The Chairman read the following: The official record of this meeting is being kept via written minutes. The Planning Board is not recording this meeting. Anyone wishing to record this meeting must inform the Chair now. There were no requests.

Form A(s): None

Citizen Time: Zoe Hirsch-Buckley: As a member of the Egremont Housing Committee, she reported that they requested a copy of our Accessory Dwelling Unit bylaw. The Board responded that we will happily provide them with the proposed bylaw when we are finished working on it as we do not want to cause any confusion by supplying an unfinished work-in-progress. She reported that the Housing Committee's mission is worker's housing; they are working with Construct.

Mail:

- 1) Common Ground;
- 2) Town of Alford notice of Selectmen's public hearing on July 22nd re construction of an accessory structure-barn-over 600 square feet;
- 3) Egremont Newsletter;
- 4) Town of Great Barrington Zoning Board of Appeals notice of a public hearing on July 23 re a special permit application to expand a pre-existing nonconforming use;
- 5) Town of Great Barrington Zoning Board of Appeals notice of a public hearing on July 23 on a special permit application to alter a nonconforming single family home;
- 6) Town of Great Barrington Selectboard notice of a public hearing on July 22 to act on the special permit application from the Community Development Corporation of South Berkshire; Town of Egremont Zoning Board of Appeals June 27, 2019 notice of decision to grant a special permit with conditions under Zoning Bylaw section 4.3.1.5 to Ari and Heidi Zorn for a retail marijuana space at 71 Main Street, South Egremont.

Minutes: Minutes of June 24, 2019 were approved with changes.

Old Business: Terra Ferma Estates Subdivision

Town counsel has not yet replied to Jared Kelly's question about whether the Races can go directly to the building inspector to develop the subdivision, or whether the Planning Board needs to provide further approval. The chairman, Cherin, will have three copies of Egremont's Subdivision Rules and Regulations printed for members who do not have them.

Recreational Marijuana Proposed Bylaw

Consensus: The board will discuss the information provided at the next meeting.

Accessory Dwelling Unit Proposed Bylaw

- 1) Discussion about whether to allow an ADU on a lot that already has a home built as a two-family dwelling;
- 2) Kelly showed photos of garages and other buildings in town, stating their sizes, that could be converted into ADUs;
- 3) Before Keen left at 8:53 pm, he requested a) that the Board add "to provide rental income" to the proposed bylaw's Purpose and Intent. It was accepted by consensus, and b) to limit interior living space;
- 4) The Board voted on the questions from the June 24 meeting minutes as follows:

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- a) Use the term "Accessory Dwelling Unit" not "Secondary Dwelling Unit".
Vote: 4 yea, 1 abstain as it made no difference the person;
 - b) 1) Allow an Accessory Dwelling Unit on a lot with an existing two-family (not a one-family converted to a two-family) dwelling.
Vote: 4 yea, 1 nay;
 - 2) For b-1) above, use the multi-family Intensity Regulation lot size and setbacks for an ADU.
Vote: 4 yea, 1 nay;
 - c) No vote on Question #3 from the minutes as it is already allowed by right in the Zoning Bylaw. The question was deleted.
 - d) Limit the maximum size of an ADU in an existing building to 900 square feet.
Vote: None because of extended discussion which included an exploration of whether to allow ADUs on pre-existing nonconforming lots.
- 5) Discussion of allowing home occupation in an ADU which is included in both Kelly's and Krancer's proposed bylaws. Question about the number of employees allowed and the impact one or more employees will have on abutters and the neighborhood.
- 6) During discussion of whether to allow two-family dwellings to have an ADU, Krancer pointed out that this would create more in-fill and that the Board had experienced very negative responses to proposing in-fill in the South Village during the well attended 2016 Village and Rural Districts information session.

Next Meeting: July 22, 2019 at 7:00 PM

Meeting adjourned: 9:25 pm

Respectfully submitted,
Helen Krancer, Clerk