

EGREMONT PLANNING BOARD

Minutes August 12, 2019

Call to Order: 7:05 PM

Present: Greg Cherin, Jared Kelly, Eddie Regendahl, Nick Keene, Helen Krancer
Citizens in attendance: Marj Wexler, Eileen Vining, Joan Goodkind, 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.

Accessory Dwelling Unit Proposed Bylaw

The Board received a copy of the December 12, 2018, Accessory Dwelling Unit Bylaw written by Margaret McDonough, BRPC, from the Selectboard, which had previously informed the Planning Board chair that if they, the Selectmen, did not receive an Accessory Dwelling Unit bylaw from us by their meeting on August 13, they would use this December 12, 2018 version. The Planning Board agreed that we had already seen this original version and it was no longer relevant as we would finalize the proposed bylaw at this meeting and send it to them.

Decisions made:

1. Edit "Gross Floor Area" to be clearer and not repetitious.
2. Add to the Definition of Accessory Use or Structure, ". . . , but not including an Accessory Dwelling Unit."
3. Change §C.vii to: "Mobile homes, campers, recreational vehicles, and any other mobile structures shall not qualify as an ADU."
4. Vote on language of §C.iii:
 1. "An existing free-standing accessory structure, larger than 800 square feet, constructed before the adoption of this section of this section of the Bylaw, may be converted to an ADU with a Gross Floor Area of up to 800 square feet, provided that the remaining area of the structure shall not be used as living space. All regulations specified in §4.1.2.1 and §4.2.3.4.c. must be met." versus
 2. "An existing free-standing accessory structure, larger than 800 square feet, may be converted to an ADU with a Gross Floor Area of up to 800 square feet, provided that the remaining area of the structure shall not be used as living space. All regulations specified in §4.1.2.1 and §4.2.3.4.c. must be met."

Planning Board vote was 3 for version #1, 2 for version #2.

Final vote on the new version of §C.iii: 4 aye, 1 nay

Nick Keene left at 8:45 pm.

The motion moved by Jared Kelly and seconded by Ed Regendahl, that the Planning Board approve this revised version of the proposed Accessory Dwelling Unit bylaw and send it to the Selectboard and town counsel was approved unanimously.

The chairman, Greg Cherin, will send the revised version of the proposed ADU bylaw to the Selectboard and town counsel by email and request that the proposed bylaw be returned to the Planning Board as quickly as possible for public hearing. He will also attend the Selectboard meeting the following evening to explain it.

Next Meeting: August 14, 2019 at 7:00 PM

Meeting adjourned: 9:15 pm

Respectfully submitted,
Helen Krancer, Clerk