

EGREMONT PLANNING BOARD

Minutes September 16, 2019

Call to Order: 7:04 PM

Present: Greg Cherin, Jared Kelly, Eddie Regendahl, Helen Krancer, Nick Keene
Citizens in attendance: Joan Goodkind, Donna Gordon, Fred Gordon, Mary McGurn, Steve Cohen, Zoe Hirsch, Beck Rozhon, Terry Rozhon, Marj Wexler, Eileen Vining, Richard Allen

Chairman Cherin 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 Chairman now. There were no requests.

Form A's: None

Citizen's Time: They were interested in the discussion of the proposed Accessory Dwelling Unit Bylaw.

Proposed Accessory Dwelling Unit Bylaw Discussion:

Krancer gave a summary of the agreements made at the previous meeting. Keene spoke about the overall picture and the input the Board received from the Public Hearing. He stated that all major issues are by special permit. Krancer mentioned that after the Public Hearing, the Board removed the time limit from §c.iii; she questioned why it was necessary to have the word "existing" in the paragraph. This was discussed. Cherin and Kelly wanted input into or to reconsider the decisions the other three Board members has made after the Public Hearing. Keene pointed out that the proposed bylaw is now basically in agreement with the Housing Committee's as written by Richard Allen.

There was a lengthy discussion on how to proceed at the next evening's Special Town Meeting. Steve Cohen said one solution is to have someone refer the bylaw to the Planning Board for further work with the Housing Committee.

After much discussion and consideration of whether changing the proposed bylaw was a good idea and whether it could be ready for Town Meeting, the Board decided that, because the Board's and the Housing Committee's versions were very close, the Board would go through the differences, consider whether to amend them and come up with a final proposed bylaw.

Keene proposed the following solution to solving the size of the ADU, 800 square feet or 1200 square feet: all ADU's up to 800 square feet be permitted by right with increased setbacks; an ADU larger than 800 square feet, up to 1200 square feet is allowed by special permit. The Board took the time to change the various sections of the proposed bylaw to reflect this agreed on proposal.

Krancer moved to leave the decisions on the Intensity Regularions for another meeting and to move on to the strategy for the Report and Recommendation. The motion was seconded by Cherin but no one voted on the motion as work continued. Cherin volunteered to do the Report and Recommendation, Kelly volunteered to input all the edits and circulate the final proposed ADU bylaw the next day for proof reading only.

Kelly made a two part motion, seconded by Cherin and Keene, a) to accept the proposed revisions discussed. Cherin, Kelly, Keene, Regendahl voted "yes", Krancer voted "no". b) To present the Report and Recommendation. Cherin, Kelly, Keene, Regendahl voted "yes", Krancer voted "no".

A copy of the edited bylaw is attached.

Meeting adjourned: 11:38 PM

Next Meeting: None scheduled

Respectfully submitted,
Helen Krancer, Clerk
October 1, 2019