

EGREMONT PLANNING BOARD

Minutes November 13, 2019

Call to Order: 7:03 PM

Present: Greg Cherin, Eddie Regendahl, Helen Krancer

Citizens in Attendance: Mary McGurn, Eileen Vining

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.

Mail: Sheffield Planning Board Notice of Public Hearing on Wednesday, December 11, 2019 to act on the Special Permit application of R&R Ventures LLC for a Marijuana Micro-Business.

Great Barrington Zoning Board of Appeals Notice of Decision to uphold the July 29, 2019 Cease and Desist Order issued by the Great Barrington Building Inspector regarding the use of 200 Maple Avenue for a Contractor's Yard, but to suspend the order for two additional years on the condition that Duncan Stafford continue to be the sole operator.

Great Barrington Notice of Public Hearing on Tuesday, November 19, 2019 to act on the Special Permit application from Berkhill 11, LLC to change an existing nonconforming use at 11 Crissey Road from a contractor's yard to a storage and warehouse use.

Great Barrington Zoning Board of Appeals Notice of Decision to grant a Special Permit with conditions to Robert W. Brownson to allow a solid waste hauling business already there to no more than 15 dumpster containers and the present hours of operation.

Great Barrington Zoning Board of Appeals Notice of Decision to grant a special permit as proposed to Jenise and Mark Lucey.

Letter dated November 6, 2019 from Adrian Van Zon, sent in an envelope from Lazan Glover and Puciloski, LLC, his attorneys, also enclosing a copy of the ANR plan of the land in question, informing the Planning Board of his decision to sell Parcel 1, closing on November 22, 2019, offering the Planning Board the right of first refusal to purchase the property. Copies of the letter were also sent to the Egremont Board of Assessors and Kathleen McGowan, one of the purchasers.

Egremont's Office Administrator: 2021 Budget Request Process/forms. The Budget Requests are due December 16.

Form A's: None

Minutes: September 24, 2019 amended minutes approved with changes. October 28, 2019 minutes will be rewritten and resubmitted.

Citizen's Time: Mary McGurn asked about the disposition of the Accessory Dwelling Unit proposed bylaw. She said Cherin's All Boards report was video taped and posted on Face Book and on Egremont Posts.

Accessory Dwelling Unit Proposed Bylaw:

Eileen Vining reported that she had spoken with the Board of Health about well and septic locations and buffers. She thinks this issue should be addressed in the proposed Accessory Dwelling Unit bylaw so that the buffer(s) do not extend into an abutting property. She reported that this is not currently in the Board of Health's purview. Septics can be put within 10 feet of a property line; a well must be 30 feet from a property line. On long, narrow properties, the 100 foot buffers can keep an abutting property from building because there is no space for either a well or septic system. Vining presented a diagram with cutouts for the buffers, to scale, to demonstrate the issue. She suggested that the issue could be handled in the ADU by having the building inspector check the locations, or through a Planning Board special permit. Cherin and the Board agreed that the Board of Health and the Planning Board should meet and agree on a way of controlling this issue. The Planning Board would then add this to the latest draft of the proposed ADU bylaw before the our next joint meeting

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with the Housing Committee. He will contact them to ascertain where they are in their discussions of this proposed bylaw.

64 Main Street: Donna Leep informed Chairman Cherin before the meeting that she is pursuing other avenues and options not involving the Planning Board.

Riverbend Subdivision: Chairman Cherin will contact Peter Barrett concerning the emergency access easement and to find out if he has had correspondence and discussion with his Home Owners' Association. The Board looked at the subdivision plans and file.

Marijuana Bylaw: Cherin thought the 6/3/19 draft was a good start. In preparation for the next meeting, he suggested that we should make a list of questions and ideas, then go through the items noted in the October 28 minutes. Mary McGurn offered a copy of the Cannabis Control Commission's Guidance for Municipalities to any Board member who didn't have it.

Next Meeting: Monday, November 25, 2019

Meeting Adjourned: 9:00 PM

Respectfully submitted,
Helen Krancer, Clerk
November 22, 2019
Approved November 25, 2019
November 22, 2019