

## Egremont Housing Committee Minutes

Monday, August 12, 2019

Egremont Town Hall

In Attendance:

Committee Members: Joan Goodkind, Fred Gordon, Mark Holmes, Craig Barnum, Richard Allen

Committee Member Absent: Richard Stanley

Others in Attendance: June Wolfe, Peter Pucilowski, Eileen Vining, Zoe Hirsch,

Meeting called to order by Joan Goodkind at 5:00 p.m.

The July 8, 2019, meeting minutes were approved.

### **Old Business**

- Mary Brazie informed us that the building between the Egremont North Firehouse and the Police Station has been designated as storage space for the Fire Department. In addition, no other property, outside of the property abutting the Transfer Station, is Town owned and available for housing.
- Fred requested that the Select Board revisit the optional Town Tax, up to 6%, on top of the State's 5.7% tax on short term rentals in an effort to encourage rentals of one year or longer. Both Sheffield and Great Barrington have the optional Town tax in place.
- Fred also requested that the Planning Committee consider establishing the purpose and intent of the ADU Bylaw. For example, limiting ADU occupancy to 30 days or longer to deter short term rentals.

### **New Business**

- June and Peter provided an update on Construct's involvement with the Property near the Transfer Station.
  - Peter will draft the Master Trust, Declaration of Trust and Homeowner Bylaws by Labor Day. They will be reviewed by the Housing Committee for input.

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- As of the meeting date, the Ground Lease between the Town and Construct has not been executed.
- Initially the Condo Board may only consist of Construct, Inc. and Condominium Owners. Upon completion of the project, the Board will consist of Condo Unit owners.
- The Condo Reserve Fund will be funded through the initial sales price of the Condo Unit, or alternatives provided by Construct financing, based on the capital needs assessment by a third party. It is Construct's responsibility to ensure the recommended reserve fund requirements are met.
- The lawsuit against the developer of the Manville Street Project, which is in Land Court, is not expected to be heard until the Spring of 2020. It is unlikely the houses will be moved prior to a settlement/decision.
- The Septic Tank build was granted an extension to June 2020 and is being built by Donny Peck.
- The Committee will review the ADU Bylaw proposal and the initial concern centers around the need for a Special Permit, as opposed to By Right. In addition, there is a question around whether a commercial property can be converted to an ADU

The next Committee Meeting is scheduled for August 28th.

The meeting adjourned at 6:10.

Respectfully submitted,

Fred Gordon