

Town of Egremont Massachusetts
Meeting of the Outdoor Recreation Bylaw Ad Hoc Committee Minutes:

Date: August 3, 2016

Start Time: 7:30pm

Place: Town Hall Egremont

Members present: Charles Flynn (Chairman), Tom Gilbert, Helen Krancer, Tom Berkel

Guest speaker – Nat Karns - BPRC

Member(s) absent: Karen Berger

Also present were Bill Wood, John Lipman

Chairman Charlie Flynn explained that the Town of Egremont had received a grant from Berkshire Regional Planning Commission (BPRC) for assistance to develop and Outdoor Recreation District Bylaw. Nat Karns attended the meeting and commented on what was sent to him previously.

Nat Karns provided an extensive presentation. He distributed several documents including written comments on our existing proposed ORD Bylaw which he explained in detail.

Some points identified by Nat were:

- He felt that "outdoor recreation development" needed to be defined in the bylaw.
- There appears to be 13 potential parcels of 75 acres or more. He suggested that we consider only properties with main arterial road frontage.
- He questioned definitions indicating that the footprint definition should already exist. He said that definitions for "Overhangs" and "Decks" do not belong in a bylaw. If there is to be a definition for building footprint, it should be in the beginning of the zoning bylaw and apply to all zones, not just the ORD.

Nat also provided a map of Egremont identifying major and minor arterial roads and all parcels greater than 75 acres. He also provided a copy of New Ashford's Planned Unit Resort Development bylaw.

He said that the ORD development could be designed in two ways:

- 1) Have a master plan for any project, combined with a special permit approval for the master plan. Subsequently, any project proposed as part of the master plan would be evaluated through site plan review (SPR).
- 2) Have the uses within the ORD be allowed by right, combined with SPR for any proposal.

He stated that the "Site Review Board" was an unusual arrangement, and thought it was more efficient to give an existing board (such as the Planning Board) power to conduct SPR. The board conducting the SPR could still have an advisory board if they wished, or have a process whereby other boards and authorities within the town can comment.

Nat indicated that most of the work was very far along, and this bylaw as proposed was fairly good and just needed some additional "tweaks."

Chairman Flynn Special explained that a special town meeting will be scheduled for November or December and he would like to put an ORD bylaw on the ballot. Nat said that was a reasonable timeline, as long as the committee keeps progress moving forward. As a result, a motion was made to have Charlie to work with Nat to develop draft and report that will include topics relating to whether it should include Outdoor Recreational uses by master plan/special permit with SPR for specific projects or development by right with SPR. The motion was approved by unanimous vote.

Helen Krancer thanked Nat for attended and was appreciative for how productive his input, and for helping move this bylaw forward.

The meeting was adjourned at 8:29

Submitted by Tom Gilbert, Recording Secretary