

Egremont Planning Board Meeting Minutes

Special Permit Public Hearing for Walter McTeigue, 76 Townhouse Road, Regarding an ADU (Accessory Dwelling Unit) in Excess of 800 square feet.

April 27, 2023

Call to order: 6:15 PM

Planning Board: Jared Kelly (JK), Chairman; Mary McGurn (MM); Stephen Lyle (SL), Secretary; Matthew Bersani (MB); Eddie Regendahl (ER), Vice Chairman; Donna Bersch (DB) absent, Associate Member

Applicants: Walter McTeigue and Caroline Wheeler

Abutters: Maureen and Paul Ladd, John and Lee Cheek, Vickie Lea.

Applicant Walter McTeigue described the plans for the ADU. The 16-foot high, one-story, timber and wood frame building will measure 30 by 38 ft. with an approximate total footprint of 1140 square feet. The chosen site is off the road and more than 400 feet behind their current house. It will not be visible from the road. The nearest neighbor is 600 ft away, and the next nearest is 800 feet distant. The applicant plans to live in the ADU and rent the main house. The ADU's setback is 51 feet from the nearest property line. A wetland is on one side of the house, over 100 feet away. The lot on which the ADU sits is 4.5 acres. Road frontage is 480 ft. Landscaping will be meadows and gardens. The ADU's 4-bedroom septic will connect to the current house's septic, which was new in 2015. ADU will have its well. Juliette Haas, Egremont's Board of Health Director, has approved the well.

Abutters Maureen and Paul Ladd raised questions over the proximity of the proposed driveway for the ADU to their land, currently being farmed. JK asked what impact the driveway would have on their land; the Ladds stated that it could result in plowed snow on their land and that they could build on that land in the future.

Applicants explained the route of the driveway, including that it was meant to preserve a black walnut tree. After hearing this explanation, the Ladds expressed their approval of the driveway plan.

Applicants stated they could be open to a slightly increased driveway setback.

Abutter Vickie Lea questioned her property's sight lines and a general concern about the ADU. She expressed concerns about past vegetation clearing around the main house that allowed her to see the main house. The ADU, however, did not appear to be in her sightline and was not in the area that had been previously cleared. There is some natural vegetative screening, with applicants stating they could add more if needed.

Abutters John and Lee Cheek questioned if the applicants could restrict construction to certain times of day to reduce noise. Applicants agreed to be mindful of hours and noise but could not set guaranteed construction times.

JK closed the hearing referring the decision to the next Planning Board meeting. Wednesday, May 11, 2023, at 1 PM.

Public Hearing Adjourned: 7:45 PM