

# Egremont Planning Board Meeting Minutes

May 4, 2022

**Call to order: 10:34**

**Present:**

**Planning Board:** Jared Kelly, Chairman, Mary McGurn (MM), Stephen Lyle (SL), Matthew Bersani (MB), Eddie Regendahl (ER),

**Citizens in Attendance:** Eileen Vining (EV), Steve Goodman (SG), Mark Reynolds from Kelly Granger, Peg McDonough (Town Administrator of ARPA), David Seligman (Chairman, Conservation Commission)

**CP and OSRP Consultants:** Emily Innes, Tracy Adamski

**Form A's:** Spungen at 87 Shun Toll Road is conveying a tiny piece of land to the neighbor for mowing reasons. Passed 5-0, Kinney at 51 Millard Road is creating a lot for building. Passed 5-0

**Mail:**

Three notices from 3 abutting towns  
Inquiry regarding our solar overlay district  
Land Court Reporter subscription  
Notice of Mt Washington request for farm stand

**Minutes:** Feb 2 tabled; Feb 16 Approved 4-0; March 3 Approved 5-0,

**Citizen's Time:** None

**Updates and discussion**

**EOI's** Peg McDonough is working on a PB application for technical assistance with zoning work. RFP is required for any amount over 40K. Peg mentioned the 25K "Mass Downtown Initiative Grant," which assists in identifying potential buildings for improvement. The PB favors applying for this grant, and Peg will convey that to the BoS.

**Innes and Adamski joined at 11:30**

Emily Innes walked the Board through the proposed online survey to solicit public participation in the planning process. A press release will announce both planning projects, the Egremont Vision 2035 website, the survey, and the public meetings. The press release will require approval by the BoS at their next meeting on May 10<sup>th</sup>. The next Innes/Adamski meeting is set for June 1<sup>st</sup> at 11:30 AM.

**Structure** Citizen Steve Goodman showed the Board a list of structure-related terms to be presented to the building inspector for his opinion. MM brought up the Becket “Dreamaway” glamping site in the context of the structure conversation. Opponents of the glamping site claim that the developer is building structures that must comply with current zoning bylaws.

ADU – No response yet from Town Counsel re-query re ADU issue of whether a small home could be built first, followed by a larger home, and then converting the small home to an ADU: ER observed an ADU could not logically be built first as an ADU, but rather it would be the primary dwelling when built; it could then subsequently be converted to an ADU when a larger primary home was built.

**CP/OSRP** The Google Sheet list of possible committee candidates was reviewed and updated. Invites will be sent after the press release is approved.

The next meeting is set for 10:30 May 18<sup>th</sup>,

The meeting adjourned at 12:45 AM