

DRAFT Egremont Planning Board Meeting Minutes

June 20, 2023

Call to order: 10:07 AM

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

Citizens in Attendance: Karen Berger (KB), Catamount Abutter; Lou Serpe (LS), Catamount Abutter; James Scalise (JS), SK Design for Catamount; Scott Lacasse (SL), Owner of Catamount

Form A's: Catamount – see below

Mail: None

Minutes: April 13, April 27 Hearing, 27 regular meeting approved 3-0

Citizen's Time: None

Updates and Discussion:

Catamount Development: Representing Catamount, Mr. Scalise submitted, using Town website data, his position that the relevant roads and lots predate the Subdivision Rules and Regulations and that, therefore, the project is not subject to the Town subdivision rules adopted in 1965. He asked the PB for specific guidance on what road upgrade standards the Town would impose since the current roads are considered inadequate for the proposed development. Abutter Karen Berger said she was open to development and interested in new homes' locations and road improvements. Mr. Scalise hoped for a collaborative and transparent process with all concerned parties. MM said she wanted to involve other parties such as Highway, Fire, and abutters. She also quoted language from the MA ANR handbook saying the Planning Board can deny their ANR endorsement based on the road standard upgrade process. Abutter Lou Serpe voiced concerns regarding the project's density, how it would transform the area, and his home's environment.

Zoning RFP

After a review, JK sent the latest rough draft of the zoning RFP to Emily Innes for her input. Town Grant Administrator Peg McDonough will do the final edit and will post.

Comprehensive Plan

JK forwarded CPUAC member Julia Rausch's email to Emily Innes and encouraged Ms. Innes to attend the June 22 CPUAC meeting.

Board Makeup

The clerk asked to be relieved of Minutes duties.

Future Meeting: July 5, at 10 AM

Adjourned: 12:37 PM