

DRAFT Egremont Planning Board Meeting Minutes

September 13, 2023

Call to Order: 10:07 AM

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

Citizens in Attendance: James Scalise (JS); Eileen Vining (EV); Julia Rasch (JR); Lucinda Vermeulen (LV);

Minutes: The minutes were approved for July 7, July 19, August 9, and August 30 by a vote of 5-0.

Citizen's Time: None

Form A's: None

Updates and Discussion:

Catamount Subdivision: Preliminary Plan

- JS from SK Design Group spoke about the Catamount subdivision plan.
- It is a preliminary plan, and he seeks input and feedback.
- Presenting the letter he sent to the Planning Board, JS walked members through his understanding of relevant rules relating to road and subdivision.
- Currently, the access road does NOT meet subdivision requirements.
- He suggests going through a resubdivision process. This process will require waivers, the main ones being:
 - a) steepness (12% vs 8%)
 - b) dead-end length (500 feet vs. existing 2,300 feet)
 - c) road width (20 vs. 24 feet)
 - d) road surface (gravel vs. paving)
- Density was raised. Catamount plans to add 11 units—one per acre as zoning requires for single-family by-right.
- Catamount has met with current property owners abutting the subdivision to accommodate some of their requests to establish "no cut" and "no build" areas.
- JK and MM asked questions about fire suppression measures.
- JK asked about the grade of the road. JS says the only way to reduce is to make the road longer and more intrusive.
- LV asked if 20 feet of width is sufficient for two-way traffic, and JS responded yes.

- MM asked about estimates of road usage. JS believes his basis is very conservative, with the possibility of using a higher usage estimate.
- MM asked if the Catamount could address a potential solution to the Town's workforce housing shortage.
- JK asked about the maintenance of the road going forward. JS said it is typically handled in a homeowners association agreement.
- PB members agreed to schedule a site visit for the next meeting; town highway and fire departments to join if possible.
- EV asked the Planning Board to post the Catamount Subdivision Preliminary Plan on the town website. JK will inquire about a PDF.
- SL raised the question of using outside expertise to assist the Planning Board in assessing the Catamount Subdivision. JK said that this would be necessary.

Zoning Grant

- MM reported that the Select Board signed the contract with Emily Innes of Innes Associates.

Future Meetings: September 27, 2023 at 10:00 AM

Adjourned: 12:07 PM