

Planning Board Minutes
September 19, 2017

Present: Chairman Pitney, Vice-Chairman Fletcher, Member Talbot, Member Slosek, Member Raftery, Member Sauer, Member Pearce, and Jennifer Carmichael Secretary.

Also at the meeting were: Josh Peyron, Jeff Lynch, Russ Sackett, Jeff Bell, Alexander Thorpe from Accord, Jim Hatch, Hannah Talbot and Shirley Talbot.

Chairman Pitney opened the meeting and asked for a motion to approve the September 5th minutes. Member Slosek moved to approve the minutes and Member Raftery seconded, the vote was: Chairman Pitney – Yes, Member Fletcher – Yes, Member Slosek – Yes, Member Talbot – Yes, Member Raftery – Yes, Member Sauer – Yes, Member Pearce – Yes, the motion carried.

A Form A for The Inn at Stockbridge, Notre Reve, was presented by Russ Sackett, Sackett Survey Services. The newly created lot will have 175 feet of road frontage which meets the R-1 requirements. Attorney Jeff Lynch from Lenox explained for the existing owners looking ahead to the future if the Inn was sold, they could retain the cell tower parcel or vice versa. Member Pitney asked if there was any acreage requirement or other conditions when the special permit was granted for the cell towers. Attorney Lynch explained he would be going back to the special permit so the selectmen are aware of the modifications and approve them. Notifying neighbors of the change of ownership within the Notre Reve's companies. Member Pitney felt if the cell towers were torn down the lot could conceivably be a building lot and Mr. Sackett was in agreement. There is now an easement to the cell towers at the northern edge of the property and would continue to exist after the lot was divided into two lots even if the towers were torn down. Chairman Pitney asked for a motion to approve the Form A, a plan believed not to require approval under the Subdivision Control Law. Member Fletcher motioned to approve the request for the Form A and Member Talbot seconded and the vote was: Chairman Pitney – Yes, Member Fletcher – Yes, Member Slosek – Yes, Member Talbot – Yes, Member Raftery – Yes, Member Sauer – Yes, Member Pearce – Yes, the motion carried.

A Form A for Sunny Side Acres, James Hatch on Old Colonial Road was presented by Alexander Thorpe. Member Fletcher recused herself being related by marriage. The parcel on the northerly side of the road will be divided into two pieces, lot 28 (16.25 acres) and lot 29 (1 acre). Lot 29 is 50 feet wide and 800 feet deep both come out of a parent parcel with approximately 17.25 acres. Mr. Hatch has lived in a house on lot 28 and wants to build a new house on the adjacent land, lot 22 which he owns individually. Lot 28 & 29 is owned by Sunny Side Acres. Lot 29 will become part of lot 22 and form a building parcel. This Form A, a plan believed not to require approval under the Subdivision Control Law, there is not subdivision shown because the strip of land being conveyed and becoming part of the adjacent land and lot 28 will retain enough frontage on Old Colonial Road to be a building lot and meet the zoning bylaws. Chairman Pitney asked for a motion to approve the Form A, a plan believed not to require approval under the Subdivision Control Law. Member Talbot motioned to approve the request for the Form A and Member Slosek seconded and the vote was: Chairman Pitney – Yes, Member Slosek – Yes, Member Talbot – Yes, Member Raftery – Yes, Member Sauer – Yes, Member Pearce – Yes, Member Fletcher – Recused herself, the motion carried.

Member Fletcher reminded all present that the zoning review committee's first meeting would be September 25th at 5:30.

Chairman Pitney asked for a motion to adjourn, Member Fletcher moved to adjourn and Member Talbot seconded the vote was Chairman Pitney – Yes, Member Fletcher – Yes, Member Slosek – Yes, Member Talbot – Yes, Member Raftery – Yes, Member Pearce – Yes, Member Sauer – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary