

*Planning Board Minutes*  
*September 5, 2017*

Present: Chairman Pitney, Vice-Chairman Fletcher, Member Talbot, Member Slosek, Member Raftery, Member Sauer and Jennifer Carmichael Secretary. Absent: Member Pearce,  
Also at the meeting were: Josh Peyron, Sean Ferry, Robert Tublitz, David Potter, Steve Mack, Monte Levin, Gary Lazarus.

Chairman Pitney opened the meeting and asked for a motion to approve the August 15th minutes. Member Raftery moved to approve the minutes and Member Slosek seconded, the vote was: Chairman Pitney – Yes, Member Fletcher – Yes, Member Slosek – Yes, Member Talbot – Yes, Member Raftery – Yes, Member – Sauer – Yes, the motion carried.

Member Fletcher read the public hearing notice published in the Berkshire Eagle for 1 Grove Road. David Potter from Green River Design began the presentation of the addition for 1 Grove Road. Conservation has approved the 173-square foot addition as well as Historic Preservation gave approval and it will be no closer to the lake than existing already. Member Fletcher mentioned errors in the chart. Steve Mack from Foresight Land Services continued speaking about the special permit. Member Fletcher asked for the request to be accurate, citing the zoning table: the north side setback should be 40 feet, total lot size should be 17,424, and lake required 35 feet should be 150 feet (Steve Mack explained the 35 feet is the zoning setback and the asterix explains the 150 ft. for LPOD), the height is shown as less than 35 feet, Steve let the Board know the building height is 20'.3" the addition is lower. Steve Mack went through the check list and all application requirements were complete. Chairman Pitney reviewed the findings from 6.3.6 and all were acceptable. He asked for a motion and Member Fletcher moved to accept the special permit as described and Member Slosek seconded, the vote was: Chairman Pitney – Yes, Member Fletcher – Yes, Member Slosek – Yes, Member Talbot – Yes, Member Raftery – Yes, Member Sauer – Yes, the motion carried.

Member Raftery commented on BRPC meeting their last discussion was on short term rentals and house rents and room rents that the state is looking at. BRPC is looking to prepare a proposal to send to the State Senate if BRPC is in agreement or if they would like to change some of the issues. Towns all have different issues and it is hard to put all the towns under the same regulations. Sites that provide advertising for rentals will collect the taxes.

Josh Peyron, regarding the complex being built at Tanglewood which will run all year when finished, he was wondering if there was an analysis received or a traffic study being done by the Town.

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 Sauer – Yes, the motion carried.

Respectfully submitted by,

Jennifer Carmichael, Secretary