

Planning Board Minutes

June 20, 2017

Present: Chairman Pitney, Vice-Chairman Fletcher, Member Raftery, Member Slosek, Member Pearce, and Jennifer Carmichael Secretary. Absent: Member Talbot and Member Sauer. Also at the meeting were: Josh Peyron, Doug Collins, Mark Volk (Foresight Land Services), Monte Levin and Gary Lazarus

Chairman Pitney opened the meeting and asked for a motion to approve the June 6th minutes. Member Slosek moved to approve the minutes and Member Raftery seconded, the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Fletcher – Yes, Member Pearce – Yes, Member Slosek – Yes, the motion carried.

Chairman Pitney asked that the notice for the public hearing be read by Member Pearce and this was done. The special permit for 16 Beachwood Drive was presented by Marc Volk. The LPOD coverage as well as all technical errors were corrected. Conservation had approved the work at their May 23rd meeting. The application is to demolish the existing home and rebuild in the same footprint; there will be an addition of a screened porch. The piers will be eliminated and a frost wall foundation built. Existing materials from the foundation goes to the out-building location so there is no loss of materials from the site; there is compensatory storage required by conservation where 2 cubic yards will be removed to compensate for the flood plain because of the foundation going in. The outbuilding will be made into a garage with a living space above. There is Town sewer there and an existing private well. 83% of the lot is within the LPOD. The drive will have minor changes but remains gravel. The house is already nonconforming, with wetlands near the house will remain in the same footprint. The garage is 24' 8" and the house is 27' 8" tall.

Member Fletcher asked for specifics on the grade. Marc explained on the property there was not even a five percent grade, everything is flat. There is no change to the grade as flood plain is all around, if you change the grade you have to compensate for it. Member Fletcher mentioned the lighting bylaw Section 6.21; Marc addressed her concerns showing one light on the house.

Member Pitney asked for any questions from the audience. A question regarding the current height of the house and it is approximately the same. Member Fletcher asked about the grading plans. Marc explained there were no grading plans because they are not changing the grade.; the area is flat; the grade is the existing conditions. Member Fletcher and Member Pearce felt it should be answered as not applicable. Member Fletcher asked that the findings include that the grade will not be greater than 10%. Member Pitney mentioned exempt activities and prohibited activities; Marc explained that there are no exempt activities and the zoning bylaw is applicable and they are complying with the zoning bylaw. Member Pitney read Section 6.3.6 the required findings before granting a special permit; Member Fletcher added to the finding, any grade change will not be greater than 10%. Member Pitney added any lighting should be downward and shaded. Member Fletcher mentioned it was to comply with Section 6.21. Chairman Pitney asked for a motion to approve, Member Fletcher motioned to approve the special permit and Member Raftery seconded and the vote was: Chairman Pitney – Yes, Member Raftery – Yes, Member Fletcher – Yes, Member Pearce – Yes, Member Slosek – Yes, the motion carried.

Member Pearce spoke about the MHP Housing Institute seminar she attended. Going over some of the housing legislation under consideration in Boston. She also spoke to people in Lenox

regarding the short-term rentals, it is worded more towards what goes on in Boston and not the Berkshires. She spoke about affordable housing and Stockbridge having the required 10%, but as people move away that can change quickly, there is 30 at Pine woods and 51 at Heaton Court and the other 19 are from “vouchers” where a rent payment to a landlord is paid by voucher so the landlord is paid their full amount. In theory Stockbridge has 111 affordable housing units. Housing production plans are done by a town when it is below the 10% requirement this is what Lenox is doing now. Affordable housing bypasses zoning unless it will overload the municipal systems. CPA has a commitment to spend one third of our grant money for affordable housing although we are already at 10%. Member Fletcher mentioned the CPA commitment went to preservation, open spaces and housing and money did not have to use the grant in this way. Member Pearce agreed but mentioned there was an informal agreement that it would be give each a third but it is not mandated. Member Slosek asked if the state required the Town to have 10% affordable housing. Member Pearce: the state is requiring every town to have 10% affordable housing by a specified future year. Legislation is pushing for zoning for accessory dwellings by right; converting single family homes to two family and multifamily homes; ending special permits in that area. Another discussion where you have properties in a zoned area and most of the properties are nonconforming then your zoning is not appropriate. This causes home owners to not be able to do reasonable changes. Member Pearce: the need to look at what to do to allow people to live in Town, this should be included in the zoning review. Master plans could be done first and can range from \$150,000 to \$400,000 or \$500,000. Member Pearce will go to MHP (Massachusetts Housing Project) there are many grants that can be supplied. A discussion was held about Air B&B, Home Away and other rental portals. We discussed upcoming problems and the way the state is looking at taxation of these rental portals.

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

Respectfully submitted by,

Jennifer Carmichael, Secretary