

Approved by SZRC
April 12, 2018

Minutes of the Town of Stockbridge Ad-Hoc Zoning Review Committee

Date of Meeting: March 29 2018, 5:00 p.m.

Committee Attendees: Kate Fletcher (co-chair, Planning Board), Jim Murray (Zoning Board of Appeals), John Hart (Conservation Commission), Bob Jones (Alternate, Zoning Board of Appeals)
Absent: Ruth Pearce (co-chair, Planning Board), Carl Sprague (Historic Preservation Commission), Gary Pitney (Alternate, Planning Board), Tom LaBelle (Alternate, Conservation Commission)

Minutes from March 21 were approved.

A Doodle poll will be sent out to schedule upcoming meetings, members were asked to watch for the poll (and respond). Members agreed that the minutes from March 21 should be written up as a report to submit to the Select Board. Kate will draft a report to send around for comments from the committee.

With regard to next steps, after the careful review and discussion of the CEEB at the March 21 meeting, discussion by committee members of next steps included:

- A recommendation to the Select Board that given that the CEEB represents spot zoning, has caused such polarization in town and is fundamentally flawed beyond repair in its contradictory Purpose, it be repealed.
- The CEEB be reworked to focus on preservation.
- A new bylaw looks at open space residential options with incentives for historic preservation. This has been done throughout Massachusetts.

Kate Fletcher suggested that two additional sub committees be formed (in addition to the previously formed sub committee reviewing definitions), one to review the CEEB and another to look into a new bylaw for open space and other resource preservation with residential cluster building. It was agreed that two additional sub committees would form (bringing the number of sub committees to three) with:

CEEB Study: John Hart, Bob Jones

New bylaw Study: Jim Murray, Kate Fletcher

Definition Study: Ruth Pearce, Tom LaBelle

Results of this work will be tied to ongoing Zoning Review by means of either a diagnostic or review by a planner. Other towns that were recommended to use as bylaw resources were Concord and Hingham, MA.

The timeline for a public forum was discussed and the goal of having a public forum before the annual town meeting in May was agreed on.

There were numerous comments and discussion between the board members and audience. These included:

- If a house qualifying for CEEB status burns down, does the property still fall under the CEEB? What determines what can be done?
- Do other estates have the latitude to put in hotels?
- Within residential zones, preservation of a building becomes secondary while ancillary uses are pursued.
- The use of CPA funds was brought up, it was pointed out that the CPA process is separate from zoning and cannot be built into zoning.
- In looking at a new bylaw or rewrite of the CEEB bylaw, this should fall under the umbrella of the review of the entire bylaw given the interrelation of bylaws.
- Select Board Member Flynn recommended that the town's deeper values be considered when thinking about zoning bylaws and recommended that we work with a planner.
- Massachusetts General Law (MGL) requires that zoning bylaws be in compliance with town master plans, (even if) ours is old. Does Elm Court fit with the town master plan? Does the entire bylaw fit within MGL? A response from audience member Alex Glover, Esq was that you can have an overlay district and it would take a lot to violate MGL with regard to this.

Action items:

- Kate to draft a report based on the March 21 discussion for submission to committee members and alternates for comments, ultimately to be submitted to the Select Board.

Action items from an earlier meeting:

- Ruth will follow-up with the building inspector on software and bylaw mark-up.