

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

**Date of Meeting:** February 23, 2018, 9:00 a.m.

---

**Committee Attendees:** Kate Fletcher (co-chair, Planning Board), John Hart (Conservation Commission), Jim Murray (Zoning Board of Appeals), Carl Sprague (Historic Preservation Commission)

**Audience:** Josh Peyron, Tom LaBelle, Stu Hirshfield, Gary Pitney, Christine Rasmussen, Lois Hill, Joel Williams, Sean Ferry and Doug Collins

---

At the previous Zoning Review meeting, there was discussion of next steps after the public hearing on February 6. Given that Carl Sprague and Jim Murray had not been able to attend this meeting, Kate Fletcher called this meeting to gather their input. Discussion included:

- 1) The essential component of the Cottage Era Estate bylaw (CEEB) is preserving the original building.
  - a) Should we expand the concept into smaller acreage and general land use?
  - b) What represents suitability for development; this might represent open-space residential development. Both a) and b) greatly expand the original CEEB purpose.
- 2) The original historic great estates overlay district represented the work of Mary Flynn, Shep Evans and Carole Owens.
- 3) The intention was preservation of both the original historic building and the contiguous acreage; recent proposals to triple the size of the original structure represent a drastic change.
- 4) If you remove the CEEB, what is left? There is an historic preservation bylaw in place, protection already exists. Let's do a play-out of all possible scenarios.
- 5) With regard to open-space residential development, should we look at this throughout the town.
- 6) Take the proposal off the table and develop what is best for the town.

After general discussion, it was agreed that we would approach next steps incrementally and with care; in the interest of a productive community forum (currently shooting for an April forum), the Zoning Review Committee should review and vet options that can be presented for discussion.

At this point (and earlier in the meeting), comments/questions from the audience and committee included:

- We are missing some definitions such as artist studio, inn and cluster. This precipitated discussion of cluster development; the section of the zoning bylaw that addresses cluster developments was read out loud.
- Instead of using “cluster development” in discussions, there was a recommendation to instead use “open-space residential development.”
- Is an historic property that has been gutted still historic? Answer (Carl Sprague): Yes, because interiors are not covered; the town has no jurisdiction with interiors.
- With the CEEB, the issue is that it talks about age, not historic status. If you restrict properties, you will have lawsuits. Shouldn't we treat all properties the same?
- A suggestion was made that we spend March reviewing with a list of what needs to be investigated.
- Perhaps there are other CEEB bylaws elsewhere in the state or in other states. Newport, RI is a possible resource to look at.

Action items:

- At the next meeting, we will read through the CEEB and review line by line or one section at a time.
- John is working with Bob Tublitz.
- Kate will provide the list of properties that was read at the 2013 annual town meeting as being eligible for CEEB status.
- Kate will contact the Select Board regarding proposed alternates for CC and ZBA (Tom LaBelle and Bob Jones respectively).

Action items from previous meeting:

- Ruth will provide a “family” definition.
- Ruth will follow-up with the building inspector on software and bylaw mark-up.

