

Stockbridge Zoning Review Committee

Minutes

May 3, 2018, 5:00 p.m.

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

Kate Fletcher asked that recording devices be disclosed; Joel Williams from the Record was recording the meeting.

The minutes from April 19 were approved unanimously.

Carl Sprague is looking into possible planners and provided an update on that. He is also looking into a basic town historic inventory that would identify the top 25-50 properties of historic interest.

➤ Carl to continue looking into planners (cost as well)

John Hart expressed his concern that the committee had been sidetracked from focusing on the entire zoning bylaw, as was our initial charge (Kate supported this by reading from the Stockbridge Zoning Review Committee (SZRC) purpose statement). Discussion ensued as to the cause of delays – there were significant distractions when a proposed bylaw by the 37 Interlaken developer required a public hearing by the Planning Board that resulted in a mandate that the SZRC make review of the Cottage Era Estate (CEE) bylaw a priority. After more discussion of next steps, it was agreed that the committee has met the required review of the Cottage Era Estate bylaw and can now resume review of the zoning bylaw while looking into planners who could support the process. Additionally, the committee's timeline will be reviewed at each meeting.

- An audience member asked if a planner would deal with social engineering impacts? Carl answered that this is the intent; a planner will look at the current state and what can benefit the community.

➤ Carl and Kate agreed to work on defining the role and scope of planning support

Kate had circulated via email information on a state grant for community zoning to the committee, town administrator and Select Board. Carl asked about the status of this grant and Kate responded that the deadline was very soon (May 11) and that based on the town's response, the town did not appear to be interested in moving quickly enough to make the deadline. Kate made a motion that the committee will look into other grant opportunities. Carl seconded the motion and it passed unanimously.

Stockbridge Zoning Review Committee

John said that there is interest from the business community/chamber in a business plan but that this has not been put forward to date. It was reiterated that interested parties are welcome at the SZRC meetings.

The issue of zoning districts and non-conforming lots was discussed. Jim recommending that districts should be reviewed to ensure they reflect conditions and environmental capacity.

- An audience member commented that people have bought properties based on the current zoning and that changing this will result in lawsuits. Jim responded that with zoning changes, there are winners and losers. Kate mentioned that Williamstown has added a fifth district, an R5 zone (lower section of mountains).
- An audience member expressed concern that the public forum was not happening in June as had been previously discussed. All committee members answered/agreed that a planner's perspective was very important before hosting a public forum.

Respectfully submitted,

Kate Fletcher
Co-chair, Stockbridge Zoning Review Committee

SZRC approved 5/12/19