

# Stockbridge Zoning Review Committee

## Minutes

Thursday, August 16

Meeting commenced: 5:30 p.m.

Meeting adjourned: 6:00 p.m.

Draft to Zoning Review 10/25/18

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

Absent: Gary Pitney (Planning Board)

Committee members summarized areas of focus in the zoning bylaw that they would like to work on with a professional planner. These included:

- Definitions (updating)
- Table of Use (review for consistency with bylaw)
- Specific known problems in the zoning bylaw that have caused confusion for board members
- General organization of the zoning bylaw
- Non-conforming uses and lots
- Unnecessary restrictions

Specific bylaws discussed were:

- Open space residential development bylaw (to replace the cottage-era estate bylaw)
- Assessor units
- Short-term rentals
- Sign bylaw

At the previous meeting, Kate agreed to ask BRPC about other posting sites for the *Request for Qualifications* besides the Mass Municipal Association and the American Planning Association MA chapter. BRPC did not respond.

Other comments from the audience included:

- Charles Kenny, MD, chair, Board of Health discussed non-conforming lots around the lake and the density of lots. Failed septic fields and density is contributing to the lake water quality. The way to address this is through an approach that achieves harmony through zoning and environmental care for the watershed.
- Carl Sprague said that over 50% of the requests for teardowns were around the lake and nothing in the bylaw provides for a scenic lakeshore.

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- Carl also commented that for such a pretty town, it is surprising that there is nothing in the zoning bylaw addressing aesthetics.
- Kate commented that it would be good for the town to update its master plan and conduct meaningful outreach through a survey such as was done with the first master plan (and this time including second home owners).

Respectfully submitted,

Kate Fletcher  
Chair, Stockbridge Zoning Review Committee

Approved by the SZRC 10/25/18