

## SANDISFIELD PLANNING BOARD MEETING MINUTES

June 14, 2022, Town Hall, 3 Silverbrook Road, SANDISFIELD, MASS. 01255

Meeting started at 6:02 P.M. Present: Paul Gaudette, Barbara Cormier, Bill Taylor, Lisa Leavenworth, Paul Adams, Mike Parsons from Kelly, Grainger and Parsons.

Reorganize the Board. Paul Adams needs to be sworn in. Paul G nominates Barbara, Lisa seconds. Unanimous. Barbara moves to keep Bill as Secretary, Lisa seconds, unanimous

Form A, Presentation by Kelly, Grainger and Parsons: Etzel land, Cold Spring Rd. Commonwealth wants to buy 39 acres of Etzel land and keep 20 acres. Mike Parsons shows both resulting parcels have necessary frontage. Paul G suggests the 200' frontage needs to be in a line, but other (Lisa? Barbara?) says not necessary. Lisa moves to approve, Paul A seconds, unanimous.

Accept minutes from previous meetings. Paul moves, Bill seconds. Passes with only those two voting as it was before the other 3 members were on board.

Sam Mercier: Septic setback. Paul G spoke with Sam who therefore will not call in tonight. Septic needs to have a 30' setback according to Victor Hryckvich. Since one of the 2 perc tests is more than 30' and the other 25', only if the over 30' location does not work will this come back before the Planning Board. Also Paul G says we can't sign off without a plan

Discussion on bylaws; new and old. Paul A asked about history of shared driveway: Barbara: someone who wants to do a subdivision pushed for it, so that subdivision would not be subject to subdivision regulations. Barbara: the Shared Driveway bylaw should have limit of 3 sharing a driveway without making it a subdivision. Barb originally thought 2 but others towns do 3. Lisa: why were roads abandoned? Barb: discontinued needs to be voted on. Abandoned can be forced back into service if someone wants to use it. Old town reports say it was abandoned. Discussed whether to do Shared driveway and ADU together or one at a time. Paul G thinks too confusing to do more than one in a public meeting or hearing. Lisa: Need history of discussions, minutes not complete. Bill moves we discuss both bylaws at July meeting and Paul seconds. Bill comments that they have been worked on and are not too complex. Side discussion on recording of meetings so people can review what was discussed, in detail that minutes do not capture. Lisa wants to tape record. Paul A: can use phone. Paul G: Then needs to be put on town website if recorded. Barbara: only need provide to people requesting the recording. Back to the motion to have both bylaws on the July agenda. Voted: 4 to 1 in favor. Paul G no, Lisa will see if it gets confusing she will in the future limit it to one bylaw per meeting. Side discussion of State ethics law: on site Mass.gov Ethics, each Planning Board member must look under municipalities and go through training every 2 years. Print out certificate and give to clerk.

Open Meeting Law: brief discussion. Bill's questions: 1. Law is clear we are not to deliberate as a quorum. It seems 2 members deliberating is also not in the spirit of the law. Answers from Barb and Paul G.: Only to share info with each other. Careful to only share public documents or ones voted on in a previous meeting. 2. board to board deliberation between individual members of 2 or more boards outside an open meeting are a gray area not explicit in the law to my eyes. Answers: Same as 2 members of same board, i.e., only share information not opinions. 3. Can we agree that sharing bylaw drafts via email or paper without discussion is ok? No to drafts worked on outside a public meeting. Public documents can be shared if no opinions are shared. Paul G: Bylaw changes should become part of meeting minutes.

More on ADU's: Lisa thinks should only be either attached or detached, not both. Barbara responds they can be attached or detached. Barbara looked up examples from neighboring towns and suggests we all look at those before next meeting. Airbnb: Barb says we should look into issues around AirBNB. Paul G: changes character, "that's not my neighbor making that noise". Hurts the neighborhood. There are many. Suggestion (by Barb?) that perhaps they pay same taxes and subject to same inspections as motels. Important to talk about how to deal with it. There's not much in long term rentals available. Lisa: what if 2 additional septic go in to accommodate an ADU? What if one fails?. Paul A: why restrict them? Bill: The version we passed for the Annual Meeting required the ADU meet capacity of the septic. Barb: couldn't the owner redo the septic, so change language to include that possibility. Barb: This is a Board of Health issue.

Other possible bylaws and town plan: Paul sent out existing bylaws for us to review and consider what we may want to change. Lisa: 2 family homes? Many other towns have 2 family homes. Barb: asked about village zoning? Only 100' frontage in villages. Would help bring in shops. Need a vision plan: what do you want for Sandisfield? Bill: We discussed a 5 year plan a year ago and with all the bylaws (Cannabis and the new ones) we still did not get to it. Others: let's get the 2 bylaws done first. Focus on what we're going to do and do it well.

Remote participation in future meetings: Barb: can use zoom account, recurring meeting. She says Select Board said there is town computer in 3 Silverbrook. Paul commented he thinks they refer to one for the Conservation Commission (?). Paul A needs to talk to Doug and can ask about Owl (omnidirectional/circular camera) or computer for this meeting. Use money John says we have. Paul A will price them. Barb says SB will work on getting a mic. We need both computer and mic for meeting. Need Paul moves we look into equipment for zoom. Bill seconds. Unanimous. Barb will call Steve Seddon to put this item on Select Board agenda. Paul will price. Barb says Janey said she can set up a recurring zoom meeting. Barb: Spectrum not in buildings. Others: Town internet is adequate. Motion: See if we have excess monies to use for equipment for zoom. Lisa moves, Paul G second, unanimous. Barb will find out.

Pay bills and review mail. Barb and Bill and Lisa will meet and file form A's etc. by map and lot (Paul G idea), just filing and no deliberation. Lisa: Need Date Received stamp on mail. All mail opened at meeting, not before. Moved for Lisa to get a time date stamp. Paul A Seconds, unanimous.

Topics not anticipated by the chair within 48 hours of meeting. Paul gone 12 July. We will meet on Tues. 5 July instead. Zoom hookup. 6:30 PM Barb will set up 3 hour meetings recurring on 2<sup>nd</sup> Tues except July.

Zoom motion; We will offer remote participation when possible. Lisa moves, Bill seconds. Unanimous. Tax rate and property values correlated negatively so taxes nearly level. Paul: needs to be sworn in, receive ethics training. Reminder on ethics training that all of us need to do it every 2 years and get certificate. Barb: open meetings should use table, hearings use stage. Otherwise creates unnecessary hierarchy. We discussed which emails we should use. Some of us have town email, some use personal. Personal email needs to be copied to planning. Bill will forward planning emails to all other members' emails.

Adjourn meeting: 8:25 PM: Lisa moves Paul A seconds, unanimous

