

# Sandisfield Planning Board Meeting Minutes

DATE: August 9, 2022

TIME: 6:30 P.M.

PLACE: Town Hall, 3 Silverbrook Road

All Board members present, plus public folks: 3 on zoom and 4 in room.

1. Shirley McArthur presented map for her Driveway permit application. Setbacks are adequate. Looks good to Bill, Barbara, Paul G. Paul A had not arrived yet. Lisa recuses herself – knows Shirley. Paul G will approve via Permit Eyes
2. Emily Melchior is buying Riiska property. Wants to change property line add 0.6 acres to an existing lot. Paul G says needs to combine to 1 lot as second lot does not have 200' frontage (Emily's intent not to add a buildable lot but to combine the two lots). Emily will be on agenda for September meeting for Form A to get surveyed as one lot.
3. Open mail, any bills. 1 from New Marlborough for a residence and not any bills. Lisa reminded Bill to sign certified card and mail back.
4. Discussion on whether to hire a secretary that's not on the board. At Aug 3 meeting realized minutes and participate is hard. Lisa moves, Paul G seconds. Passes Unanimously. Paul G has posting. Duties include Form A's filing, minutes, agendas, etc.
5. Passed and amended ADU and Shared Driveway bylaw drafts at Aug 3 meeting where Lisa took minutes (Bill and Paul A were not there). Lisa retyped both bylaws and will send a full copy electronically to all. Only printed half of the ADU one due to printer issue. Paul asked if SB needs to comment; Barbara says not needed; it only needs a public hearing which allows Select Board a chance to weigh in.
6. Discussion on short term rentals. Paul: is goal to craft bylaw? Barbara contacted Tom \_\_\_\_ of Berkshire Regional Planning Commission in Pittsfield who said Dalton passed a law on short term rentals: register with town, pay occupation tax of \$100 plus \$10 per employee. Different towns do it different ways. Barbara: level playing field with inns and B&B's. Paul A asked what level playing field means. He asked if problems for inns, hotels, etc. are based on data or anecdotal, Paul G: Short term rentals should have insurance policies, etc. Barbara: AirBNB carries that insurance. Not sure about VRBO and others. Paul G: ? (I missed that comment). Barbara: Owner must be on premises during the rental is perhaps the way to go since people can't discriminate saying full time only can rent. Barbara: State has regulations passed July 2019. Guidance on how to do it, included a 5.7% tax on short term rentals. Paul G: ask attorney how to regulate. Barbara: Register with town, \$100 occ tax. Renter on premise. Connie: What is LT rental? Barbara: Over 31 days according to our draft bylaw. Discussion whether to write a bylaw or open it up to town. Barbara likes AirBNB but wants to know what is good for town. Include selectboard and town. Invite people who have them, don't want them, etc. Participation. Need to do our homework first and present it (Paul A) or just open? Barbara agrees we need to do homework before creating a bylaw: present options of what different towns are doing. Open discussion at conclusion of special town mtg in Sept. Comments: Gina Colelli: interested. New resident. 1 year. From Gt B over 20 yrs. Add 2 things: FT residents ok to rent place out when travelling, not developers. Developers are buying property making housing cost prohibitive. Small businesses: employees can't afford to live in area. Bob Platt wants some kind of ST rental. Want to use property himself, support use. Multiple family members want to use periodically. Connie: rents out portion that was RE office. Bob: question: in 60's his family property had a portion that was a campground. Thought about putting tent camping only. Paul G: current town bylaws state no campgrounds, no trailers. We briefly discussed whether

town still wants that. Look at visiting people supporting economy. Barbara: no enforcement. Maybe we should have permits and guidelines, special permit for camping, temporary licenses with a fee. Our bylaws state people can rent out 4 rooms by right, no kitchen, under the Accessory uses section of bylaws. No kitchens. Barbara: thinks we should table this, have a town meeting on what we could do for benefit of the town. Level playing field: what is that? Maybe each person has a different idea of what it is. We do not have enforcement officer, other towns do. How do other towns enforce? Lisa will talk to Building Inspector about that. Table and come back with date. Paul moves, Paul A seconds. Barbara will talk with Select Board about adding the public input session to the September Special Town Meeting.

7. Discussion on dark sky bylaw. Barbara: many think no problem and never will be. Says farmers need to have bright light. Seniors: also. Bob Platt: Long driveway. Needs to see. Bill makes case for sensible regulation as town is growing, new people moving in and protections are needed now. Paul A: NM and Westfield passed bylaws that would not prevent what people Barbara talked to need. Discussion of bylaw versus education. Barbara: do as education only. Paul A and Bill made case to do something as bylaw. Barbara reads Westfield's. Still wants us to start with welcome packet including Protect the Night brochure. Also at upcoming Permit Eyes training: ask if we can put it on Permit Eyes. How do we add PDF documents to it? Proposal to do all this plus add this Dark Sky issue to town meeting about ST rentals etc. to see where town stands on a possible bylaw. Bill moves, Paul A seconds, unanimous.
8. Discuss upcoming public hearing on Shared Driveway bylaw and Accessory Dwelling Unit bylaw. Barbara: Posted in Shoppers Guide. Not on town website yet! Bill will post on Connect Sandisfield. Copies of 2 bylaws and go over line by line and ask for comments. Public first, only present our majority opinion so we appear unified as a board. Let public bring up something that might support the minority opinion but not push it.
9. Topics not anticipated by the chair within 48 hours of meeting - None.
10. Adjourned meeting at about 8:15 PM