



# Town of Sandisfield

Planning Board Minutes  
June 13, 2023

## Agenda Items:

### Agenda:

1. Meeting call to order-remind people that the meeting is being recorded
2. Read and approve minutes from May 9, 2023
3. Review mail and warrants
4. Vote to organize the board
5. Discussion on Open Meeting Law
6. Discussion on creating Commercial zones.
7. Discussion on Camping bylaw
8. Discuss AG ruling on Cannabis bylaw
9. Discuss welcome package
10. Business not anticipated in previous 48 hours.
11. Adjourn meeting

### In attendance:

Barbara Cormier, Chairperson  
Jeff Bye  
Paul Gaudette  
Lisa Leavenworth  
Gina Colelli, Secretary

### Virtual attendance:

Bill Taylor @6:40 PM

1. Meeting called to order @6:30 PM by Lisa Leavenworth and seconded by Jeff Bye.
2. Read and approve minutes. Paul Gaudette made a motion to accept. Lisa Leavenworth seconded. Approved by those physically present.
3. Barbara moved - Review mail and warrants to end of meeting.
4. Vote to organize the Board-
  1. Paul Gaudette makes the motion for Barbara Cormier to remain as Chairperson. Lisa Leavenworth seconds. All present physically approve.
  2. Barbara Cormier acknowledges that she “can’t do anything without Paul”. His importance to the Board is crucial as he has vast knowledge of matters pertaining to the PB responsibilities.

5. Barbara Cormier held a discussion on Open Meeting Law-she provided a review of open meeting law for the Board and new member-Jeff Bye.

6. Barbara Cormier lead the discussion on creating commercial zones by right

The tasks at hand:

1. Barbara-we need to come up with areas that can be commercial
2. Barbara stated that zoning can be amended/changed-for instance; Rte 8 can be reduced to from 1 acre to 1/2 acre and 200ft road frontage to 100 ft road frontage-public health regulations would be maintained or sent to Select Board for exception.
3. Noted-Parking and sign by laws, etc would need to be changed before zoning by law can be changed.
4. New Hartford, Rte 183, Rte 57 -Barbara suggested same zoning.  
If we create just a commercial zone we can reduce set backs and lot size within the commercial zone.

Discussion ensued

Jeff Bye brought up Barbara raising issue at Select Board meeting. Select Board recommended starting with Zoning bylaw.

Jeff has looked at other towns and how they created commercial zoning by laws.

At the present time, in Sandisfield, one has to to get special permit which is expensive and time consuming. There is some verbal feedback that businesses don't consider Sandisfield because of the approval process.

Suggested that the PB have the Berkshire Regional Council come and discuss how to create commercial zone(s). The Board members agreed that this would be a good action to take.

The following recommendations were made:

A. Create an approved business list

B. Create a Development Committee also tasked with marketing.

C. Jeff suggests a community outreach meeting for business/commercial zones as well as camping and cannabis. Camping and Cannabis has been discussed in community outreach meeting.

1. Lisa Leavenworth made a motion to do a community outreach meeting to look into commercial by law.

Seconded by Jeff Bye. All physically present approved

2. Date and time for community outreach meeting.

Friday , July 21, 2023@6:30 PM

3. Agenda for community outreach meeting

1. Commercial zoning
2. Business by right without special permit
3. Open discussions

7. Camping By Law- (first name?)Platt brought packet on camping and regulations in other towns in Berkshire County

1. The following issues were reviewed.
  1. Water
  2. Waste
  3. Security
  4. Length of stay
  5. Special permit on location

Motion made by Barbara Cormier- pursue creating camping bylaw. Second by Jeff Bye.  
Approved by all physically present.

- 2.Tasks to be handled by the July 12, 2023 Planning Board meeting.
  1. Jeff Bye will reach out to Micheal Clemens who has requested information on how to set up a camp ground on Cronk Road.

\*\*\*\* Barb-what do you want me to do with this?

*8. There have been PB By Laws that were approved but not submitted to Attorney Generals office or not able to trace to reason when they did not get published.*

9. Cannabis By Law was not approved by Attorney General.

1. The size of lots-are considered reasonably impracticable
2. The By law didn't address the right to provide delivery services
3. Non profit status is no longer required

The discussion ensued to consider the option to change or put in a new by law.  
Since the impact fee of 3% is eliminated and any cannabis business will not have to pay the fee the reason for the By Law no longer exists.

Jeff Bye made a motion to include this on the agenda for the July 21, 2023 Community Outreach meeting. No second.

Barbara Cormier made a motion to create a new bylaw banning all commercial cannabis growth and distribution in Sandisfield . Lisa Leavenworth seconded. All physically present approved.

Research needs to be done to see if we need a new warrant for banning marijuana.

10. Welcome packet

1. Lisa Leavenworth volunteered to work on Welcome Packet
2. Barbara Cormier made a motion for Lisa to work with Jon Sylbert, Town Manager on the Welcome Packet.

- Paul seconded. All physically present approved
3. Lisa will reach out to Jon Sylbert and set up arrangements
  11. Business not anticipated within 48 hours
    1. Bob Platt raised the concern of non compliance with Air BnB with repeat renters. No recourse.
    2. 13. PB is buying dedicated computer and remote microphone for meetings
  12. Review of warrant: Gina Colelli, Secretary. Payroll submission. Approved and signed.
  13. Motion by Barbara Cormier to adjourn the meeting at 8:30 PM. Seconded by Paul Gaudette. All physically approved

\*\*\*\* Barbara- what would you like me to do with this.

*Write letter to Select board by PB regarding a collapse structure on Rte 8 and lodge a formal complaint. Consideration is it the role of the PB committee. Suggested people who are concerned send a formal complaint to the Select Board*