



Town of Sandisfield

Planning Board Minutes
July 11, 2023

Agenda Items:

Agenda:

1. Meeting call to order-remind people that the meeting is being recorded
2. Read and approve minutes from June 13, 2023
3. Review mail and warrants
4. Discuss Commercial zoning By Law
4. Discuss Camping By Law
5. Business not anticipated in previous 48 hours.
6. Adjourn meeting

1. Meeting called to order at 6:35 PM by Barbara Cormier. Barbara announced that the meeting was being recorded.
2. First order of business
 1. Mike Clemens requested information regarding camping regulations. Mr Clemens would like to use 30 acres of his property to build small units for camping- all under 500 square feet- for family use and rental. Is there a by law?
 2. Barbara described the ADU bylaw. One main building and ADU. She stated that she didn't know how much information is available. Barbara said you can try a special permit. Barbara explained that the Planning Board (PB) can't sign off on his proposal due to the limits of the PB until a bylaw is created for camping.
 3. Jeff Bye-At this time only can have a summer camp or recreational camping by permit.
 4. Bill Taylor- Other towns have various camping by special permit
 5. Barbara said that presently there isn't any commercial zones. A commercial zone would need to enacted.

She asked Mike how soon he wants to move on the project. He stated not within a year. Barbara suggested he wait until camping and commercial by laws are enacted.

6. Barbara directed the board to create a camping by law.

3. Camping By Law

1. 3 Categories-tent, RV and cabin camping

- a. Tent camping-sanitary conditions-adequate sanitation i.e., modern outhouses, lighting-path lighting to outhouse.

Willard Platt suggested model the camping it on state camping rules.

Discussion on various concerns and issues.

- b. Mr Platts' presented their plan for a camp ground -30 sites on their property maximum stay 14 days 3 season camping. 6% tax to the town. compost toilets, minimum safety lighting-solar lighting.

Would provide non potable water for washing hands, dishes etc.

Property size is approximately 4 acres.

- c. Adequate contact information in an emergency given to campers. Proprietor receives information on the campers.-name address phone number, vehicle information-auto, bicycle.

- d. No more than 25% of the lot size and must be a minimum of 1400 square feet per camp site. No more than 10 acres can be used for camping regardless of property size.

- e. (2) person Sub committee to meet and draft up by law-Barbara Cormier and Jeff Bye , Wednesday, 7/12/23.

4. Village and Business zoning By Law

1. The Select Board recommended village district(s)-

- a. Barbara Cormier proposed Village district in New Boston would be from Rte 8 from cannabis place to Rte 57, Montville from Town Hill Road to Post Office.

Zoning to be changed to 1/2 acre, 100 ft frontage, set back off of 15 feet.

- 2. Need to define what is considered a business.

- 3. Business District- Area Rte 57 to New Marlborough all of New Hartford Road, Rte 183, Dobb Road and all of Rte 8 within Sandisfield.

- 4. All other areas would be residential.

5. Businesses by right were discussed and the following deemed within that category.

retail establishments

art gallery

antique shops

gift shop

professional offices

restaurants/bars -special permit?

Event space-special permit

spas

hair salons

cultural centers-museums

House(s) of worship

Gas station-special permit

Hardware store

Banks

home offices

Barbara stated that there was a need for a marketing person/company to market the town to bring in more businesses and attract more usage of the town attractions.

6. Warrant for payroll Gina Colelli \$57. approved

7. Meeting adjourned @8:30