

# Sandisfield Planning Board

## Meeting Minutes

Wednesday, November 17, 2021 at 6:00PM  
3 Silverbrook Rd

1. Opened meeting at 7:05 PM. John, Roger, Bill present. Leslie Garwood via zoom
2. Approval of minutes of October 12, 2021 meeting. Approved unanimously
3. Craft a draft Cannabis Bylaw to send to Select Board. Discussion of several possible versions. Rather than create a few options that could be voted on one after the other so we'd be sure to pass one of them, we settled instead on a single one that has good chance of passage to send to SB. We also decided to include a suggestion that we create a "cliff notes" to explain why most of the Bylaw is so long and seemingly complex: it must include language to ensure state law is followed. After a lengthy discussion, Bill summarized the agreed points in the following motion: "Move that we pass a Marijuana bylaw based on the May 2021 version with the following changes: Section 4B to remove setbacks and replace with permitting tier 1-3 outdoor and tier 1-11 indoor grows in a Marijuana Overlay District to be revised to include all properties with frontage along Rte. 8. Cap to be 400,000 sq ft. Section 4 M amended to allow 2 rather than 1 non-medical Marijuana retail business." John moved, Roger seconded, passed unanimously.
4. ADU Bylaw: We went through it and made changes to make it less restrictive, allowing ADU's even if the owner does not live on one of the residences. John commented that this will make more housing available and allow owners to afford to live in our community where real estate prices are too high for many (by, for example, allowing someone to live on one property and rent out two residences on another). Motion to send to SB with inked changed on Bill's copy dated 11/17/21. Roger moved, John seconded, passed unanimously. Bill to send edited draft to Roger, John, Paul and with approval will send on to the Select Board.
5. Shared Driveway bylaw. Tabled until next time
6. Sign Warrants: there were none
7. Open Mail: notifications from Monterey and Otis, plus a booklet on how to build in hill towns created by the "Highland Communities Initiative" by the Trustees of Reservations. Recommends clustering rather than the suburban look, minimizing clearing, preserving open meadows by building on the edge, energy efficiency siting and orientation, and much more.
8. Topics not anticipated by the chair within 48 hours of meeting: none
9. Adjourn meeting 7:57 PM. Roger moved, Bill seconded, unanimous.