

Sandisfield Planning Board Meeting Minutes

DATE: Tuesday, September 13, 2022

TIME: 6:30 P.M.

PLACE: Town Hall, 3 Silverbrook Road

Present: Barbara Cormier, Paul Gaudette, Lisa Leavenworth, Bill Taylor. Members of public: Gina Colelli, Allie Mark. On zoom: Drew Katz and Mindy Holm

1. Open at 6:32 PM.
2. Drew Katz and Mindy Holm are in research mode, purchasing land in town; they really like Sandisfield and looked unsuccessfully in neighboring towns. Looking for advice. Want to build a cluster of 4-6 buildings over 5-15 years. 20-30 feet apart, share septic. Have a collective. Initially intend to build a primary building as a common space residence with kitchen etc, 1000 sq ft., and one additional space with LR, BR, bath and no kitchen. Planning Board members' consensus this goes against existing bylaws. Barb: only primary residence unless ADU passes and then must be preexisting structure before the bylaw's possible passage in October 2022, or an attached part of the primary residence/common house, but only one ADU allowed. They are able to use multiple parcels (land in question is 5 lots) but each would need to have own septic and each residence would need to be at least 60 feet apart (30' from each property line). Barb apologized that we can't help them at this point.
3. Review all August meetings' minutes. Made some corrections: about 0.6 acres, remove language about compliant lot. Simply is a boundary line adjustment to benefit the homeowner. On top of page 2, change camping to campgrounds. Barb moves, Paul G seconds, unanimously passes. Aug 23 minutes: Barb moves, Paul G seconds, unanimous.
4. 23 Lower West Street. Allie Mark: accessory building (not ADU). Meets all setbacks. Paul G moves, Bill seconds, unanimous approval.
5. Cannabis bylaw amendment. Committee wants to be called ad hoc so they do not need public meetings posted. Barb: if we put this requested amendment on the Special Town meeting agenda this opens whole bylaw to change. Also previously we discussed and tonight referred to thinking their meetings need to be public like all other boards' and commissions' meetings. Paul moved Bill seconded to not change bylaw and passes unanimously.
6. permit eyes update. Paul G: someone submitted outbuilding. Had conservation and zoning but not Planning. Still says zoning and someone, not him, signed off! Administrator of Permit Eyes did not take it off yet; he needs to. Bill: training for applicants? Paul G: John S said he would create one. Not sure if done yet. A few pending applications briefly discussed, no action needed at this time. Barb said Paul G needs to email through permit eyes, not just approve and say it through the chat in permit eyes which can only be seen by applicant if they log into permit eyes.
7. Community outreach meeting Sept. 23. Barb has left flyers at Farmington River General Store, A&M auto, Inn, Transfer Station, Historical Society event, Sat chicken bbq, Riiska's, Gina suggests post office and arts center. Bill will bring to arts center. Barb will ask Amy at Post Office. Later in the meeting we went over how the meeting will run: Barb will moderate, both Select Board and Planning Board will listen to public comment and not comment. Bill suggested Barb say no ad hominum, that all ideas need to be heard and

noted, no criticizing or commenting on others' ideas. Barb thinks having other opinions about the same issue should be expressed, without criticizing other ideas.

8. Job description for secretary. Janey has info on zoom town recording which a Secretary could use to create minutes without attending in person. We went over Paul G's draft description and amended it. Approved unanimously. Paul or Barb will email a copy to all. Job includes filing/records retention. Barb: sliding doors on 2 bulletin boards would make posting easier; hanging doors are too heavy now.
9. Open mail, any bills One request from state due July 29 about housing. Past deadline and refers to subsidized housing which Barb says we do not have. Letter can be discarded.
10. Topics not anticipated by the chair within 48 hours of meeting. \$46/person Berkshire Regional Planning Commission dinner countywide. Thursday 9/29 annual meeting at Green Rock Country Club, Park St., Lee. 6 PM socialize, mtg 6:30 PM. Sign up by 20th, let Barb know. Bill interested; may come late after Farmers' Market.
11. After discussion: Beaver dams and law. Assessors came up when discussing home businesses, village zoning. Gina asked about master plan, Barb or Lisa said from 2017. In one of the drawers here. Barb: need to assess what is actually there.
12. future agenda items. Printer in 3 Silverbrook (Lisa). Barb says she will make it happen (Printer/Copier, black and white laser)
13. Adjourn meeting. Lisa moves, Paul G seconds, unanimous. Closed at 8:01 PM.