

Sandisfield Planning Board Meeting Minutes

Tuesday, January 11, 2022 at 6:00PM, 3 Silverbrook Rd

1. Open meeting 6:08 called to order. Present: Roger Kohler, John Field, Bill Taylor in person, Paul Gaudette via zoom. Others present: George Riley, SB, Steve Seddon, SB, ???, Jaye Moscardiello via zoom, Leslie Garwood on zoom, Alex Bowman, SB, via zoom.
2. Approval of minutes of November 17, 2021 meeting: Roger moved, John seconded, unanimously approved.
3. Finalize Cannabis Bylaw with Select Board – Steve Seddon said maybe tier 1 and 2 should be allowed outside of Rte 8, anywhere in town. George: need to have something that will pass. Sense emerged around last May that objections were square feet and elimination of Tiers 4-11. Maximum total canopy should be raised from 300,000 sq ft to 500,000 sq ft. Overlay district of all of Rte 8 for cultivation not in original bylaws; too restrictive. Alex: seems Rte 8 came out of input to PB so restriction makes sense. George: requires special permit that fulfills certain conditions. Alex: don't allow businesses just anywhere. What is detrimental and if all 3 SB members say isn't, have to approve a Special Permit. John: don't want 3 people telling me what to do on my land. Steve: maybe 75% of abutters can be required to approve or some other number if a tier 1 or 2 wants to go in outside overlay district. Paul: noone has come forward to get a special permit who would have been limited by the Cannabis Bylaw had it passed, so we have not restricted anyone in the past few years. Paul sees it as unlikely therefore that anyone would be restricted should the bylaw pass this year. Forget about tier 1 or 2 outside overlay district. Anyone who comes in and wants to grow can do so on Rte 8. A tier 1 and 2 not attractive as a business, there would be no interest in such small grows. George: No one complained about Phillip Blume because it was smaller. Alex: One abutter did complain. Let's go with what we have (Bill) and take to public hearing or add George's and Steve's suggestions. Roger Brown told George: this is more restrictive. How do restrictions relate to what we want to achieve. What is purpose? Delivery? Bill mentioned possibility as Carl Nett suggested to have 2 or more versions on warrant and see which pass. No one else picked that idea up. Bill proposed increasing to 500K and add tiers 1 and 2 outside Rte 8 overlay district. No one seconded so that failed. Roger's move to present what we have to the public hearing. Passed unanimously..
4. Finalize ADU Bylaw with Select Board. Section 4 paragraph 1c: add total area restriction and lot size. No greater than 900 sq ft. or x% of area. 1500? 1200? John: Having rental income helps new homebuyers. Discussion of balancing freedom with preserving rural character. Alex: Williamstown largest of 900 sq feet or 30% of home size, but in no case greater than 1200 sq feet. How about up to 1200 sq ft. George: prevents it from being abused. Voted to adopt Williamstown language as described here (note: Williamstown actually says 1/3 not 30% but we adopted 30%). Paul moved, Bill seconded. Unanimous
5. Shared Driveway bylaw: Favorably regarded by SB and PB with a technical correction. Motion to move it to public hearing with amendment to record on the deed and file with building inspector and DPW superintendent. Bill moved, John seconded, unanimous.
6. Dark Sky Bylaw: Brief discussion. George: town will have high speed internet. Land values, removes obstacle to people moving here full time. That will change the character of the town. Subdivisions, light trespass will be more an issue so this bylaw is important. Bill will attend New Marlborough Planning Board meeting and Paul expressed interest so Bill will send zoom link to all SB and PB members. We will complete this bylaw at Feb. 22nd meeting rescheduled from normal date due to Bill's anticipated absence.
7. Select dates for hearings on completed bylaws. Our meeting Feb. 22nd, cannabis public hearing on Feb. 24th, schedule hearing for other 3 on 2 weeks after Wed.23rd and we settled on March 9. PB will meet March 15. Warrant closes March 31st.
8. Select date for long term town plan hearing: Maybe at some point (Roger) so tabled to a future meeting.
9. Sign Warrants none 10. Open Mail: none
10. Topics not anticipated by the chair within 48 hours of meeting: none
11. Adjourn meeting. Roger moved, John seconded. Unanimously approved at 8:29 PM