

Planning Board Minutes

Meeting location: Stockbridge Town Hall, 50 Main Street, Stockbridge, MA

November 7, 2023

Present: Chair Fletcher, Member Raftery, Member Socha, Member Slosek, Member Sprague, Member Wheeler, Member Pitney and Jennifer Carmichael

Member Pitney motioned to approve the October 17th minutes with the change in members present and absent and Member Socha seconded, the vote was unanimous.

4 Elm Street presented the sign application. The sign is illuminated which is not allowed. Tiffany Greendale would like to be allowed to keep the open sign as it is very difficult for patrons to realize the store is open. At certain time of the day, you can't tell if the store is open or closed. The application was denied and suggestions were made as to what could be done to show off the "open" sign.

17 Mahkeenac Terrace special permit presented by Brian Sider for a deck in the corner of the house which is 85 feet from the lake and the deck will be no closer. Two sides of the deck will be supported by the house and supported by one corner post. This project will not be any more detrimental to the wetlands was the comment from the Conservation Commission. David Cameron reviewed the comments and suggestions he had put into a letter after looking at the special permit. David asked for revisions of some of the tables/charts to be updated after his comments. The Chair asked to continued the public hearing until November 21. Member Pitney moved to continue the special permit and Member Raftery seconded. The vote was unanimous.

25 Church Street special permit presented by Rob Akroyd and Geoffrey Simpson. The special permit is to add on to the existing residence a kitchen and attached garage. They have presented a notice of intent and received an order of conditions from Conservation. The owner will end all mowing within 35 feet of the bank of the river and plant native and or pollenating perennials. It will be in the hundred-year flood plain. David Cameron's letter was read by the Chair as Rob had not seen them. Conditions were included in the decision of the Board for the garage to not exceed 30 feet in height and a 35-foot buffer from the river with plantings of perennials. The Chair motioned to close the public hearing and have the Board deliberate and Member Raftery seconded and all were in favor. Chair Fletcher made a motion to approve the request for the special permit at 25 Church Street with conditions, first that the owner will expand the buffer of the Housatonic River to 35 feet with native plantings or pollinators and second that the garage roof will be no more than 30 feet in height Member Wheeler seconded. The vote was unanimous.

A sketch plan review for Mohawk Lake Road property on 19 acres was presented by Peter Mickle, architect. Hearing the plan, the Chair noted it does conform with the zoning bylaws. He showed the main walk and where it merges to allow residents to go into their respective areas. The intent is to nestled the structure into the trees. The plan just shows the general intent of what the final plan will entail.

Member Wheeler motioned to adjourn and Member Fletcher seconded, the vote was unanimous.

Respectfully submitted,

Jennifer Carmichael, Planning Board Secretary

Meeting Documents: 17 Mahkeenac Tr & 25 Church St special permits; 4 Elm St & 30 Main St sign applications; & Mohawk Lake Rd sketch plan review.

A full meeting of the Planning Board can be viewed at [ctsbtv.org](https://www.ctsbvtv.org). In the search bar, type in Stockbridge, then look for the date of the meeting you want to listen to.