

Planning Board Minutes

Date: November 15, 2022

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

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

Chair Fletcher asked to review the November 1st minutes and Member Pitney motioned to accept the minutes as presented and Member Raftery seconded, the vote was: Member Fletcher-Yes, Member Raftery-Yes, Member Pitney-Yes, Member Slosek- Yes, Member Wheeler - Yes, remotely: Member Socha -Yes, Member Sprague- Yes, the vote was unanimous.

Chair Fletcher made a motion to open the public hearing for the special permit at 4 Stone Ridge Road, Member Pitney seconded; the vote was: Member Fletcher-Yes, Member Raftery-Yes, Member Pitney-Yes, Member Wheeler - Yes, Member Slosek- Yes, remotely: Member Socha - Yes, Member Sprague- Yes. Marc Volk from Foresight Land Services spoke about the conservation restriction in place. The driveway will follow an old wood road that exists and remain on the parcel for 4 Stone Ridge Road. They have moved it further away from the conservation restricted area. No cut zones were added to the amended plan. The restricted area will be flagged before construction starts. Chair Fletcher read an email from Town Council of their recommendations for the restricted area. Chair Fletcher also read a email from Henry Kirchdorfer regarding his site visit to the area with a pile of stones, he approved the area where the driveway is going to be located. The Chair motioned to close the hearing and Member Pitney seconded, the vote was unanimous. The Chair motioned to accept the special permit at 4 Stone Ridge Road for a driveway longer than 500 feet to include the conditions that Town council had recommended. Staking the restricted boundary, ordering no disturbance beyond the staked boundary, filing all revised plans with the division of Fisheries and Wildlife; and Member Raftery seconded. Member Fletcher-Yes, Member Raftery-Yes, Member Pitney-Yes, Member Slosek- Yes, Member Wheeler - Yes, remotely: Member Socha -Yes, Member Sprague- Yes The vote was unanimous, the motion carried.

The Selectmen has asked that the Planning Board make a recommendation in regards to the request from White Pines for a 500 square foot addition per unit be at the discretion of the building inspector. Bill Martin from Martin & Oliveira discussed the reasons for the request. After speaking with our Town Council and the building inspector; it was thought that an additional 500 square feet was a reasonable size per unit. In addition, before applying for a building permit the condominium owner has to get approval from the Condominium Owners Association to proceed. Attorney Martin explained that they are asking that the building inspector have discretion for plans/permits that are 500 square feet or less. Chair Fletcher felt the board was voting for the building inspector to have discretion on permit applications that an owner could add up to 500 square feet. The vote was: Chair Fletcher- No, Member Sprague- No, Member Pitney-No, Member Wheeler- No, Member Raftery- Yes, Member Slosek- Yes, Member Socha- Yes. The recommendation to the Selectmen was: 4 votes to not give discretion and 3 votes to give discretion.

Sign bylaw draft was discussed and Chair Fletcher asked for a vote on the draft that Town Council has reviewed and approved. The Chair felt that headway had been made on it, she would like to wrap it up and give it a rest. Member Pitney motioned to move it forward and Chair Fletcher seconded. The vote was: Member Fletcher-Yes, Member Raftery-Yes, Member Pitney-Yes, Member Slosek- Yes, Member Wheeler - Yes, remotely: Member Socha -Yes, Member Sprague- Yes, the vote was unanimous the motion passed.

Member Socha asked for Cara to attend our meeting and discuss the open space and the parking she has been working on. Member Socha also felt there had been emails back and forth with Town Council and Conservation regarding the LPOD and she would like to hear from Conservation.

Member Pitney moved to adjourn and Member Wheeler seconded. The vote was unanimous.

Respectfully submitted,
Jennifer Carmichael, Planning Board Secretary

Meeting Documents: 4 Stone Ridge Rd special permit

A full meeting of the planning board can be viewed at ctsbvtv.org. Go to government, in the search bar, type in Stockbridge, then look for the date of the meeting you want to listen to.