

## Planning Board Minutes

**Date:** January 2, 2024

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

**Present:** Chair Fletcher, Member Raftery, Member Slosek, Member Pitney, Member Sprague,  
**Remotely:** Member Wheeler, **Absent:** Member Socha

Chair Fletcher asked for a motion to approve the minutes from the November 21st meeting. Member Pitney moved to approve the minutes and Member Slosek seconded. The vote was Chair Fletcher - Yes, Member Sprague – Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pitney – Yes, Remotely, Member Wheeler – Yes, the motion carried.

The Chair received written notice from Attorney Jonathan Silverstein requesting the public hearing for the subdivision definitive plan at 35-37 Interlaken Road to be continued to a date certain of February 6, 2024. Member Raftery motioned to continue the public hearing to a date certain of February 6, 2024 and Member Slosek seconded. The vote was: Chair Fletcher- Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pitney – Yes, Remotely, Member Wheeler – Yes, the motion carried.

Lori Robbins presented the special permit for 4 and 6 Main Street, where the Berkshire Waldorf High School wants to buy a section of land which includes the old Town Hall, Proctor Hall, from the First Congregational Church, United Church of Christ. The special permit is asking for the reduction in the number of required off-street parking and the easterly side yard setbacks and frontage which are not in compliance with the bylaw. The ZBA has approved these dimensional zoning violations for the non-profit company. The building inspector has approved their non-profit status. They are asking relief from the Planning Board for the required parking spaces needed to be reduced. The Town zoning bylaws require one space for every twelve classroom seats or one space for three auditorium seats, whichever is greater. They are asking for relief from the bylaw as a non-profit educational corporation entitled to the protections of MGL Chapter 40A Section 3. The School will receive 22 spaces in the land they purchase and would share an additional 36 spaces with the Church. Lori Robbins read her findings and felt the proposed reduction in the number of required off-street parking and side yard setback is in conformity with Section 6.3.6.

- 1) The reduced parking spaces and side yard setback are in compliance with all provisions and requirements of the bylaw, and in harmony with its general intent and purposes. The use as a school is a by-right use. Section 1.3(b) provides that one of the purposes of the zoning bylaw is to facilitate the adequate provision of schools. 2) The proposed reduction in off-street parking spaces and reduced setback are both essential or desirable to public convenience and welfare at the proposed location because it is in the Town's interest to continue to support educational use. 3) The reduced parking spaces and side yard setbacks will not be detrimental to adjacent uses or to the established or future character of the neighborhood. The neighborhood consists of a church, golf course, cemetery and single-family dwellings. 4) The reduced parking and side yard setback will not create undue traffic congestion or unduly impair pedestrian safety. There are only a few occasions during the year that more than 13 parking spaces will be needed and it is anticipated that the Church, the School and on street parking along Main Street will be

able to accommodate the parking needs. 5) The proposed reduction in parking will not overload public services to the location. The renovated Old Town Hall will continue to be served by the town water and sewer. Member Fletcher motioned to close the hearing and Member Pitney seconded. The vote was: Chair Fletcher- Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pitney – Yes, Member Sprague – Yes, Remotely, Member Wheeler – Yes, the motion carried.

Member Pitney moved that all due requirements/findings were met and he made a motion to accept the application for their parking plan and Member Raftery seconded. Chair Fletcher reviewed the findings in 6.3.6. The vote was: Chair Fletcher- Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pitney – Yes, Member Sprague – Yes, Remotely, Member Wheeler – Yes, the motion carried.

The Form A for 4 & 6 Main Street was presented by Foresight Land Services showing the 2 parcels to be conveyed to Waldorf High School and they would be merged and would not remain separate. Member Pitney made a motion to accept the Form A and Member Fletcher seconded, the vote was: Chair Fletcher- Yes, Member Sprague – Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pitney – Yes, Remotely, Member Wheeler – Yes, the motion carried.

Member Raftery moved to adjourn and Member Sprague seconded, the vote was: Chair Fletcher- Yes, Member Sprague – Yes, Member Raftery – Yes, Member Slosek – Yes, Member Pitney – Yes, Remotely, Member Wheeler – Yes, the motion carried.

Respectfully submitted,

Jennifer Carmichael,  
Planning Board Secretary

**Meeting Documents:** 4 Main St. special permit, 4 Main St. Form A, definitive plan for 35-37 Interlaken Road

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