

Planning Board Minutes

Date: February 6, 2024

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

Present: Chair Fletcher, Member Raftery, Member Pitney, Member Sprague, Member Wheeler, Member Socha

Chair Fletcher asked for a motion to approve the minutes from the January 16th meeting. Member Sprague moved to approve the minutes and Member Pitney seconded. The vote was Chair Fletcher - Yes, Member Raftery – Yes, Member Pitney – Yes, Member Wheeler – Yes, Member Socha – Yes, the motion carried.

Continuation of the public hearing of the definitive plan for 35-37 Interlaken Road was presented by Attorney Jonathan Silverstein representing the applicant and the engineer, Bob Fornier from SK Design. Under state law a definitive plan had to be presented within 8 months of the preliminary plan. Their plan shows 3 lots with a short cul-de-sac road on to the property. This is not a plan that the applicant intends to construct, nor the plan the applicant intends to use to develop the property. As the applicant was not present, Chair Fletcher made a motion to proceed with the engineer and the attorney representing the applicant and Member Sprague seconded, the vote was: Chair Fletcher - Yes, Member Raftery – Yes, Member Pitney – Yes, Member Wheeler – Yes, Member Socha – Yes, the motion carried. Bob Fornier discussed the plans to include a 250-foot road off of Interlaken Road and divide the 313 acres into three lots. A ten-acre parcel and a seven-acre parcel near the front and the third parcel would have 294 acres. Each lot would have its own individual well, the property is already connected to Town sewer. A drainage system/catch basin along the new road has been designed to catch any runoff from the property. Health Department at their meeting gave a verbal approval of the plan but the applicant has not received the written approval yet. Chair Fletcher read through Subdivision Regulations 4.20 Definitive Plan from 4.201 through 4.207. The attorney will provide a covenant stating the lots will not be sold nor will they be built on without providing financial assurance. The attorney will write a first draft and our Town Counsel will look at it. This should be done prior to endorsement but not prior to approval. This does not have to be a covenant in writing before the Board votes to approve the plan. The Chair asked the audience if they had any comments and those were heard. Attorney Silverstein answered questions from the Board. They have 8 years to implement a plan and are working on a new plan. The Chair motioned to close the public hearing and Member Pitney seconded, the vote was: Chair Fletcher - Yes, Member Raftery – Yes, Member Pitney – Yes, Member Wheeler – Yes, Member Socha – Yes, the motion carried. Member Pitney motioned to accept the definitive plan as presented, other members also agreed. The Chair went over the findings as there was not a wetlands issue, there is no written documentation from the Board of Health. The Chair asked for a motion to approve and Member Pitney moved to approve and Member Raftery seconded, the vote was: Chair Fletcher - Yes, Member Raftery – Yes, Member Pitney – Yes, Member Wheeler – Yes, Member Socha – Yes, the motion carried.

30 Main Street sign, Township Four has submitted a revised sign application and brought the size of their sign to comply with the zoning bylaws for permanent signs in the business district. Chair Fletcher motioned to approve the new application and Member Pitney seconded the vote

was: Chair Fletcher - Yes, Member Raftery – Yes, Member Pitney – Yes, Member Wheeler – Yes, Member Socha – Yes, the motion carried.

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

Respectfully submitted,

Jennifer Carmichael,
Planning Board Secretary

Meeting Documents: 35-37 Interlaken Rd definitive plan

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