

## Planning Board Minutes

**Date:** March 19, 2024

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

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

Chair Fletcher asked for a motion to approve the minutes from the February 6<sup>th</sup> meeting. Member Pitney moved to approve the minutes and Member Wheeler seconded. The vote was Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, the motion carried.

82 Interlaken Road special permit presented by Brent White from White Engineering to construct a driveway longer than 500 feet. The driveway will be approximately one-third of a mile and will remain gravel. The cul-da-sac will be removed and land go back to its natural state, as the property will be for a single residence. The Fire Chief has approved the changes to the driveway plan. The driveway grade will not be over 10%. Brent answered all questions that were asked. Lori Robbins read the findings and mentioned a period when the subdivision road was created. Member Pitney asked to add a condition; the driveway shall not be considered a street for purposes of the Subdivision Control Law, and may not be used to provide frontage or access to any new lot or lots. Member Raftery motioned to close the public hearing and Member Wheeler seconded, the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried. Chair Fletcher read an email she had received from Mike Canales. Member Pitney motioned to add a condition; the driveway shall not be considered a street for purposes of the Subdivision Control Law, and may not be used to provide frontage or access to any new lot or lots and Chair Fletcher seconded, the vote was, Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried. Member Raftery motioned to approve the special permit with the condition added and Member Socha seconded, the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - No, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried.

82 Interlaken Road had submitted a second special permit to amend their existing special permit from 2021. The amendment will increase the lot coverage to accommodate changes to the pervious patio and landscape stair configuration as well as modifications to the rain garden layout with additional replanting proposed. Brent White from White Engineering and Rob Mooney from Wagner Hodgson Landscape Architects discussed all the changes with the Board. All questions regarding plantings and trees, rain gardens and LPOD lot coverage from the Board and David Cameron were answered. Member Wheeler motioned to close the public hearing and Member Raftery seconded the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried. Chair Fletcher motioned for a condition to be added regarding the rain gardens. The rain gardens as presented will be built and reviewed by the building inspector and the maintenance plan will follow best practices for maintenance of rain gardens, and Member Pitney seconded; the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried.

Member Pitney motioned to accept the special permit with the conditions added to the decision and Member Wheeler seconded; the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried.

The public hearing for the zoning bylaws to change the wording was read by Chair Fletcher into the record. 1) To see if the Town will amend the Zoning Bylaws, every instance in which the following words and phrases are found, by replacing: a) "Selectman" with "Select Board member," - b) "Selectmen" with "Select Board members," - c) "Board of Selectmen" with "Select Board" and - d) "Chairman" with "Chair"; and further

To authorize the Town Clerk to make non-substantive, ministerial revisions to the bylaws to effectuate these revisions. Regardless of such nomenclature, the Select Board shall have all the powers and duties of a Board of Selectmen under the General Laws, any special acts applicable to the Town of Stockbridge, and as provided in the Town's Bylaws or regulations; or take any other action in relation thereto. Member Pitney motioned to close the public hearing and Member Wheeler seconded, the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried. Member Wheeler moved to accept these changes and Member Socha seconded, the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried.

44 Main Street sign, presented by John Renzie from Graphic Impact Design for BerkCheers Boutique for a flat wall sign. Chair Fletcher motioned to approve the sign application and Member Pitney seconded, the vote was: Chair Fletcher - Yes, Member Raftery - Yes, Member Pitney - Yes, Member Wheeler - Yes, Member Socha - Yes, Member Sprague - Yes, the motion carried.

Member Sprague moved to adjourn and Member Wheeler 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:** 82 Interlaken Rd 2 special permits & a sign permit for 44 Main St

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.