

Planning Board Minutes

Date: March 21, 2023

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

Present: Chair Fletcher, Vicechair Pitney, Member Wheeler, Member Raftery, Member Socha, Member Sprague, Jennifer Carmichael and Selectmen White; **Absent:** Clerk Slosek

Chair Fletcher asked for the minutes from March 7th to reflect names of those who commented. Minutes from March 7th will be revised and the Board will look at them April 4th. Member Pitney motioned to accept the March 13th 104 Interlaken Road site visit minutes and Member Wheeler seconded, the vote was unanimous.

Chair Fletcher motioned to open the public hearing for 104 Interlaken Rd and Member Wheeler seconded, the vote was unanimous. Shannon Boomsma from White Engineering presented the special permit. Describing the additions and stone patio set in sand will be pervious. Installed trench drain will take runoff to a rain garden. Invasive species along the lake side will be removed and native plants added. Plans for some calculations were revised, the 50 percent vegetative cover remained the same and a diagram reflected the areas. Member Fletcher asked to bring the vegetative coverage to 75% in the LPOD. David Cameron felt a 35-foot buffer along the lake shore line would be a major improvement. The Chair motioned to close the public hearing and Member Pitney seconded the vote was unanimous. A short discussion by the Board members followed. A suggestion was made to use bird friendly glass windows. Chair Fletcher motioned to approve the special permit with these conditions to have a 35-foot buffer along the shore line of the Stockbridge Bowl and for the vegetative coverage to be 75 percent in the LPOD; Member Pitney seconded and the vote was unanimous.

A continuation of the ADU bylaw public hearing was held. To improve the affordability of homes for people coming into the area and provide people with an income to offset their expenses. Chair Fletcher asked Selectman White to take the bylaw back to the Board of Selectmen and work on it some more. The Chair would like to see this bylaw combined with the Section 4.11, Table of Use Regulations; 4.1 to 4.4 could be amended and include parts of the ADU Bylaw. The square footage for the ADU was discussed. The Chair asked for a straw poll, Member Fletcher voted for a maximum of 800 square feet and Member Pitney, Member Wheeler, Member Raftery, Member Socha, Member Sprague, voted for 900 square feet. The ADU bylaw will be changed back to 900 square feet. Comments from the audience: Joseph Newberg, Mahkeenac Hts. Many second homeowners are stretched financially as well and it is inappropriate to exclude them from ADU bylaw. Define owner occupied. As drafted it is intended to exclude second homeowners, is this draft constitutional in Massachusetts. Patty Caya, Housatonnuck Road. Bylaw suggests to add moderately priced rental units to the population as we are in a housing crisis. Every unit not allowed by second homeowners cuts down the housing stock and under minds the stated goals of the bylaw. Laura Dubester Cherry Hill. Many older people in Town want to stay in their own home and this was to be a way they could stay in their own homes. Peter Ungaro, Housatonnuck Rd. Thanked Patrick for stating on record that the intension of the bylaw is to exclude part time residents that own property in Town. Consider how domicile is determined, it is not easily changed. The Chair motioned to close the evidentiary portion of the ADU bylaw and motioned to send the ADU bylaw back to the Selectmen for review and more work Member Pitney seconded the vote was unanimous.

The Residential Inclusionary Development was continued and Selectman White gave an update. He discussed the options/changes of section 1.5.1 c. using a cash payment. Donna

Brewer, from Town Council discussed maximum resale price, local preference, qualified purchaser needs to provide certain documentation and intend to occupy the unit. Town Council went over changes. Member Pitney motioned to close the evidentiary portion and Member Wheeler seconded the vote was unanimous. The Board deliberated. Chair Fletcher motioned to refer RIM to the Selectmen with option on page 2, option 2 under 1.2.3 and option on page 3 under 1.5, option c cash payment equivalent to 5 times 80% and under 1.10 use option a under 1. A and Member Pitney seconded the vote was unanimous. Chair Fletcher motioned to refer this to Town meeting with recommendations from Planning Board to go forward with this bylaw after these changes have been incorporated and Member Pitney seconded the vote was unanimous.

Chair Fletcher motioned to adjourn and Member Pitney seconded the vote was unanimous

Respectfully submitted,
Jennifer Carmichael,
Planning Board Secretary

Meeting Documents: 104 Interlaken Rd special permit, ADU and RID proposed bylaws

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