

STOCKBRIDGE SELECT BOARD MEETING MINUTES
Thursday, August 26, 2021
6:30 p.m.
ZOOM MEETING - TOWN OFFICES, 50 MAIN STREET

Present:

Roxanne McCaffrey, Chuck Cardillo, Patrick White and Mike Canales

Call to Order:

Roxane called the meeting to order.

The first item on the agenda was a special permit.

Roxanne moved that they open the Special Permit Hearing to consider the application of Lori A. Robbins (Trustee of the Emerald Lake Nominee Trust) for property located at 20 Mahkeenac Shores Road and to waive the reading of the notice to be incorporated into the minutes. Chuck seconded. Patrick: Aye, Roxanne: Aye, Chuck: Aye.

Notice:

BOARD OF SELECTMEN
TOWN OF STOCKBRIDGE
SPECIAL PERMIT HEARING

Notice is hereby given that the Board of Selectmen, acting as a Special Permit Granting Authority, will hold a public hearing at the Stockbridge Town Offices, at 6:30 p.m. on Thursday, August 26, 2021 to consider the application of Lori A. Robbins (Trustee of the Emerald Lake Nominee Trust) for property located at 20 Mahkeenac Shores Road. The applicant is requesting authorization, pursuant to Section 6.1.2. of the Zoning Bylaws to allow the extension, alteration reconstruction or change of use of a nonconforming single-family dwelling. The property is in an R-2 zone. The application is filed in the Town Clerk's Office and the Selectmen's Office from where a digital copy of the application can be requested.

Roxanne McCaffrey,
Chairman

The Berkshire Eagle
August 4, 2021

The Berkshire Eagle
August 11, 2021

Attorney Lori Robbins, representing the applicant spoke on the request. She stated that the applicant applied and received a special permit last August 13th. The applicant then changed the architect who had a slightly different design and the exterior looks different. They have applied to each board with the new design. The Planning Board has approved it and there was no change to the Conservation Commission. Attorney Robbins reviewed the plans and noted that there was an issue in calculating existing mass. She stated that the new structure will have a slightly smaller foot print, is no taller meeting the height requirements, but has a different exterior look. Robbins reviewed the plans from the previous existing home and determined that the previous architect did not include the storage and utility area in her calculations; which was determined to be an inaccurate way to calculate the mass and an error made.

Roxanne referenced the Assessor's card on the previous building and questioned how the mass calculations were arrived at. Jackson Alberti from Foresight Land Services reviewed the calculations with the Board. Roxanne asked about the basement and Robbins said that none of the basement is considered inhabitable.

Patrick asked for clarification on this method of calculating mass. Jackson said that he could provide some examples but that this is the preferred way of calculating mass. Patrick asked for time to review with the building inspector and Town Counsel. Chuck made a motion to continue to September 2nd at 6:30 p.m. Roxanne seconded. Aye Patrick, Aye Roxanne, Aye Chuck.

Next Hilary Deely, the president of the Laurel Hill Association, was present to announce Laurel Hill Day on Saturday the 28th. The celebration will be held at the Laurel Hill Park rostrum located behind the Town Offices. Ms. Deely described the day's events and welcomed all to attend.

Harvey Waller was next to announce the Berkshire Coaching Weekend on October 9th through 11th; Saturday through Monday. Historic coaches travel through Stockbridge and Lenox. Each drive is approximately 12 miles out and back. The first day destination is Elm Court and the public is welcome. Sunday's ride goes through Stockbridge and on Monday they go by Highlawn farm and head to the Mount with a public event. The full schedule can be viewed on the Berkshire Coaching Weekend website.

Next was review for approval; ABCC requested corrections to Stockbridge Golf Club application for Change of Manager and New Officers. Information was corrected and the LLA signed off.

Roxanne noted that there was an incident with the weed harvester today where it unfortunately went over. No one was injured and emergency services responded. There was no apparent leakage and the harvester was returned to the boat ramp and up righted. They will be evaluating the cause and repair and will provide an update by next Thursday.

Adjournment:

With no further business, Roxanne adjourned the meeting.