

DATE: February 25, 2010
TIME: 7:00 P.M.
PLACE: Selectmen's Meeting Room
FOR: Regular Meeting
PRESENT: Donald Goranson, Chairman; Jonathan Hankin; Stephen Dietemann;
Suzanne Fowle Schroeder
Richard Dohoney, Associate Member
Chris Rembold, Town Planner

Mr. Goranson called the meeting to order at 7:00 P.M.

FORM A'S:

Michael Parsons from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Laura Beckwith and Daniel and Anne Ranolde for four parcels of land located on the west side of Lake Buel Road. Lot 1A contains 0.113 acres of land and is not to be considered a separate building lot. Lot 2 contains 1.307 acres of land and is not to be considered a separate building lot. Lot 2A contains 0.141 acres of land is not to be considered a separate building lot, it is to be combined with Lot 2 to create a conforming building lot. Lot 3A contains 0.321 acres of land and is not to be considered a separate building lot.

Mr. Hankin made a motion to approve the plan, Mr. Dietemann seconded, all in favor.

Mr. Parsons presented a Form A application on behalf of Dan and Ditte Ruderman for three parcels of land located on the west side of Knob Hill Road. There was much discussion regarding if the property could qualify as a rear lot division according to the proposed bylaw. The Board discussed the shapes of the lots, the common driveway configurations and if there would be anyway to allow access to the rear lot with a different configuration. Mr. Parsons told the Board a common driveway application would have to be approved prior to any building on the site.

Lot 1 contains 1.584 acres of land. Lot 2 contains 0.230 acres of land and lot 3 contains .972 acres of land.

Mr. Dietemann made a motion to approve the plan, Mr. Hankin seconded, all in favor.

Mr. Parsons presented a Form A application on behalf of Majestic Oak Estates, LLC for five parcels of land located on the east side of VanDeusenville Road. Lot 1 contains 1.580 acres of land. Lot 2 contains 3.410 acres of land. Lot 3 contains 1.682 acres of land. Lot 4 contains 1.772 acres of land. Lot 5 contains 1.424 acres of land.

Mr. Hankin made a motion to approve the plan, Mr. Dietemann seconded, all in favor.

SPECIAL PERMIT: HINZ/ESTEVEZ

The Board conducted a site visit earlier in the day at 373 North Plain Road. The applicants Enrico Hinz and Alice Esteves submitted a special permit application to the ZBA to do work

on a pre-existing non-conforming structure. The applicants propose to remove an existing porch entrance and add a mudroom slightly enlarging the footprint. The applicant also proposes to build a second story exit stair.

Mr. Hinz was present to answer any questions the Board may have.

Mr. Hankin said the only non-conformity is the front yard setback. The proposed work would not increase the non-conformity.

Mr. Hankin made a motion to send a positive recommendation to the ZBA with the provision that the exterior stairs meet the twenty-five foot setback requirement, Mr. Dietemann seconded, all in favor.

Mr. Hankin made a motion to waive site plan review criteria, Mr. Dietemann seconded, all in favor.

MINUTES: FEBRUARY 11, 2010

Mr. Hankin made a motion to approve the minutes of February 11, 2010 as amended, Ms. Schroeder seconded, all in favor.

TOWN PLANNER'S REPORT:

Mr. Rembold said the zoning bylaws were out for public review. There are copies for review in the Town Clerk's office, Mason Library and Ramsdell Library. The bylaw is also available on the website. Mr. Rembold said there would be interviews with the Berkshire Record and the Berkshire Eagle as well as radio spots. Mr. Rembold said he would be speaking at the Rotary meeting on March 10 and the Chamber of Commerce meeting the same day. Finally, the public hearing is advertised on the Fire Department announcement board.

Mr. Rembold asked the Board if they wanted to schedule a meeting in Housatonic. The Board scheduled the meeting for March 25, 2010.

Mr. Rembold reminded the Board that there would be a Main Street Reconstruction public information meeting on March 3 at 4:00 P.M. at Chrissey Farms. The meeting is expected to be an update from the engineers explaining how they are progressing with the plans.

DRIVEWAY: ALEXANDER SARBIB 324 LONG POND ROAD

The Board had further discussion of the driveway for Alexander Sarbib proposed for 324 Long Pond Road. The Board determined that there was not enough information provided to determine if the proposed construction would be in compliance with sections 153 and 154. The applicant needs to prove compliance. A letter will be sent to the Board of Selectmen indicating this request.

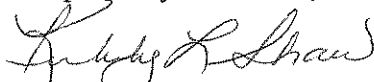
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SITE VISIT:

The Board set a site visit for 5:30 P.M. on March 11, 2010 at 168 Main Street for Kimada Realty, LLC.

Having concluded their business, Mr. Hankin made a motion to adjourn, Mr. Dietemann seconded, all in favor. The meeting was adjourned at 8:19 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

