

DATE: January 26, 2012  
TIME: 6:00 P.M.  
PLACE: Fire Station 37 State Road  
FOR: Regular Meeting  
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle Schroeder; Jack Musgrove;  
Ethan Culleton; Richard Dohoney  
Brandee Nelson, Associate Member  
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 6:03 P.M.

**FORM A'S:**

There were no Form A's presented.

**MINUTES: JANUARY 12, 2012**

Mr. Musgrove made a motion to approve the minutes as amended, Ms. Schroeder seconded, all in favor.

**SITE PLAN REVIEW: DIETEMANN**

The Board received a Site Plan Review application for Stephen Dietemann for an Accessory Dwelling Unit at 324 Park Street in Housatonic. The unit would be 647 square feet.

Mr. Hankin stated for the record that he had previous dealing with Mr. Dietemann but he did not have any current business with Mr. Dietemann. He did not feel he had any conflicts.

Mr. Dohoney said he was currently dealing with Mr. Dietemann and specifically with this property. He recused himself from the discussion.

Mr. Dietemann said the house is tucked into a hillside. The lower level would be made into the 647 square foot accessory dwelling unit.

Mr. Musgrove said the use is permitted by right.

Mr. Hankin said the use is permitted by right; the only requirement is for the Site Plan Review. He said the approval has to be recorded in the Registry of Deeds.

Mr. Dietemann said he understood the process.

Mr. Rembold said a form would be signed by the Chairman. The form would be filed with the Registry of Deeds.

Mr. Hankin asked if the property would be owner occupied.

Mr. Dietemann said yes.

Mr. Musgrove said the unit is very small. He asked if anyone had a feeling about the size.

Mr. Rembold said it is a fairly common size for a unit of this nature. He said it is meant to be limited in size because it limits the traffic in a neighborhood. Perhaps in less dense zones the units could be larger but that would be a bigger discussion than what we are going to do here. He said the requirement for owner occupancy is common.

Mr. Hankin said this is a private setting with plenty of parking. No one is present in opposition to the plan. He asked if the Board had any site plan issues. There was none.

Mr. Musgrove made a motion to approve Site Plan Review, Ms. Schroeder, seconded, all in favor. Approved 4-0.

**TOWN PLANNER'S REPORT:**

Mr. Rembold reminded Mr. Hankin that the report for the Annual Town Report was due by Tuesday, January 31. Mr. Hankin said he was not aware that a report was due. He asked for help getting the information that he needs together. Mr. Rembold said he would provide a copy of last year's report.

Mr. Rembold said the Selectmen received Mr. Hankin's letter regarding the solar energy Farm issue. Mr. Hankin's letter represented the Board's determination not to create a bylaw to regulate solar energy. He said the Board of Selectmen still want to move forward with some type of regulation but they have decided not to rush into anything. There will not be anything for the Annual Town Meeting unless there is a resident petition.

Mr. Hankin said the Deb Philips from the Select Board, called to say she hoped the Planning Board had not been offended about not being involved in the Select Board's proposed meeting to discuss solar energy. She said she hoped a policy, not a bylaw, could still be written to encourage solar energy.

Mr. Hankin said there will be further discussion of a possible policy at the Selectmen's meeting on February 27. Members of the Agricultural Commission, Energy Committee, and the Planning Board have been invited. He suggested the Board members attend if possible.

There was a brief discussion, initiated by Ms. Nelson, of allowing commercial composting facilities. At this time there is nothing in the bylaw to allow the use. The Board agreed it was something that should be explored, but did not feel any urgency to have something for the May town meeting.

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Mr. Musgrove made a motion to adjourn, Mr. Dohoney seconded, all in favor. There being no further business, the meeting was adjourned at 7:06 P.M.

Respectfully submitted,

Kimberly L. Shaw  
Planning Board Secretary