

FINAL

Planning Board Minutes for Jan. 25, 2022  
(Approved Feb. 8, 2022)

Attending: Tom Delasco (TD) (acting chair), Kate McNulty-Vaughan (KMV), Jim Harwood (JH)

Absent with notice: Pam Kueber, Sue Lyman

**Documents: S3139 Smegal ANR plan Stamped & Signed 1-10-2022.pdf, S3139 Smegal Form A Application.pdf, Planning Board Agenda for Jan 25 2022.pdf, and Housing amendments.docx**

Meeting recorded by Town and Berkshire Eagle.

**ANR – ANR – Review and vote whether to endorse application for Approval Not Required (ANR) under the Subdivision Control Act for property at 36 Pittsfield Road (Assessors Map 17 parcel 41) [8.11 acres on easterly side of Pittsfield Road – Rte. 7&20 and northerly side of East Dugway Road]; applicant Jason Smegal; owner June F. Hashim Revocable Trust**

Heather Brown from Foresight Land Services presented.

Facts:

- 8.11 acres being carved out of larger lot into a new single lot
  - Largest portion of proposed lot, 4.31 acres, is in the R1A district
  - Remainder of proposed lot, 3.79 acres, is in the C3A district
  - Entirety of proposed lot is in the Gateway Mixed Use Development District.
- Frontage requirement in R1A is 150 ft;
  - Proposal has 432.66 ft. on Rt. 7 and 519.48 ft on East Dugway.
- Frontage requirement in C3A is 300 ft;
  - proposal now has 211.20 ft on Rt 7
- There is no frontage requirement outlined for Gateway Mixed Use Development District.

Questions that need to go to Town Counsel:

- Since there is not adequate frontage for the C3A parcel, can ANR be approved? Or, does Gateway Mixed Use Development status somehow supersede that? Or - ?
- Route 7 is classified as a “limited access road”. Does that limit our ability to endorse and ANR – that is, is real access possible? Note, there already is a curb cut into the proposed 8-acre parcel.

Discussion of ZBL language about transected lots.

JH asked to remove ‘future lots’ notations off of plan on left side so that they would not be misconstrued in recording of any future deed.

TD: orientations different on right and left – make them the same so we can better understand relationships of engineering notations. Clarified that lot holding hotel is not part of proposed lot or of the larger existing lot.

Access off Dugway – remains of an overgrown traveled way.

**DLTA** – no update. Brief explanation of project to JH (see previous minutes.) KMV would like to see intermediate progress, timetable, end date.

**Housing related amendments** – KMV need more discussion on PK's draft. Submit for DLTA grant? TD -- need to prioritize/focus/break up into 3-4 smaller bites. TD adequate water capacity in Town, sewer is the bigger issue. KMV-water tie in also a concern? TD-fire flow rates for water/tie ins, possibly the issue.

KMV – suggests mapping of where traditionally we have greater housing density, get away from having whole town being R1A transitional zones. TD – like 20/30/40 on east street previously.

### **Signs –**

Discussed definitions for billboard, sign, banners v flags, special events (pin)– may be revamped with temporary signs section – what does temporary mean;

Some grammatical changes (commas, etc.)

Brief discussion about enforcement issues and goals of the bylaw work - to make something that is enforceable by building inspector.

Next meeting, we will go through pinned items; KMV comments that have not already been incorporated into track changes version. Group is ready to go through pinned items and KMV comments as soon as meeting time available.

Respectfully submitted,

Pam Kueber 2/3/22