

Town of Tyringham Planning Board

Approved Minutes, Meeting of July 23, 2012, submitted by Robin Almgren

In attendance: Jerry Miller, Barbara Palmer, Ed Nardi, Robin Almgren

Minutes for meetings 6/11, 6/25, and 7/9/12 were approved. Robin agreed to send copies to Mimi for posting on the town website.

Public in attendance: Molly Curtain Schaefer, Carl and Christine Curtin, Jim Finnelly, Carol Marco.

Jan Cimini presented a description of plans to replace a residence on 44 Lakeside Drive, Map201, Lot 8. Existing structure not re-buildable. Larry Gould combined a demolition permit with a building permit. She intends to seek approval to replace a residence on a non-conforming lot that also will not conform to setback requirements. Board of Health has approved the well and septic plans and the Conservation Commission has approved the plans. The planning board does not have jurisdiction, Ms. Cimini will go before Zoning Board of Appeals on 7/26/12.

Mail consisted of a

- 1) BRCP letter requesting planning board appoint an alternate.
- 2) ZBA notice for Cimini property referenced above.
- 3) Two courtesy notices from Monterey, two from Great Barrington and one from Becket - the Becket one a notice of a public hearing on August 8th regarding a proposed fuel station at Rt. 8 & 20.
- 4) A Tyringham Town Hall request for Planning Board Yearly Report.
- 5) Five building permits; 64 Jerusalem Rd., 59 Geo. Canon Rd., 125 Main Rd., 21 Cooper Creek Rd. and 151 Main Rd.

Affordable Housing Bylaw: Carey notified Jerry that the plans to write a bylaw have been abandoned at this time.

Members agreed to be prepared to discuss finalizing the new Wireless Communication Bylaw at the September 10th meeting so that a time line for presentation to the town could be decided on by the September 24th meeting.

Recommendations for alternate to planning board were Christina Alsop by Robin Almgren, Peter Risotti by Jerry Miller, and Holly Ketron because in the past election, she ran for planning board. Robin agreed to contact Christina, Jerry will contact Peter.

Recommendations for alternate to Berkshire Regional Planning Commission; Sarah Hudson has served before. It was suggested that if Sarah serves again, that she be asked to communicate to the planning board the BRPC meeting agendas and progress more extensively than she has in the past.

Future meeting dates were approved: no meeting in Aug., Sept. 10 & 24, Oct. 15 & 29, Nov. 12 & 26.

Attorney Phil Heller along with Will Regan and Carrie Wilkens, proprietors of the Center for Motivation and Change, www.motivationandchange.com, gave a courtesy overview of their proposed plans to make an “Executive Level Retreat” for individuals with substance abuse issues at the property for sale on Fernside Road formerly owned by the Crosby’s. They have not yet made an offer on the property; they will make it subject to/contingent to their obtaining a special permit. Attorney Heller said the present owner would actually be the signer of the permit – similar to the process used in Tyringham before for the Sisters of Visitation.

Attorney Heller, Ms. Wilkens and Mr. Regan said it would be a benign use, educational, very quiet, minimum impact on abutters and that the value of the property would improve – a place for clients, usually self-supporting adults, working professionals, average age 40 who do not have complicated psychological problems but need quiet and need to ‘unplug’ from their lives. The facility is meant to be small and private, 10-12 clients at a time to stay for 6 weeks, with 24 hour care and supervision – shifts throughout the day and night, and the clinical director /administrator living on site.

They plan to keep most of the present buildings as they are; main house and guest house for residents and administration offices, barn for therapy and yoga and the garage. May continue to rent two bedroom cottage.

As no commercial use is allowed without a special permit, Attorney Heller suggested that a special permit for Consumer Service Establishments (4.2.3) may be an appropriate application for the proposed use. Jerry agreed to review with the town’s attorney, Jeremiah Pollard, the ‘service establishment’ designation and added that 7.3.3 would be the planning board’s guide line.

Regarding a time frame, Jerry explained that our next meeting will be Sept. 10, that the board had 65 days from the filing of a special permit application to schedule a public hearing and that some of the issues that may be raised would be lighting, hours, traffic, cars parked, increase to septic, etc.. Attorney Heller said they plan to have a meeting with the abutters before they make an application – that they intend to be transparent with no surprises.

Ed reported that the Berkshire Metropolitan Planning Org. reaffirmed their previous vote granting the next road improvement project to Dalton. Ed said that Dalton is not ready and so they may lose their place and so there was a chance that Lee may still advance.

Jerry suggested Robin meet with Carey soon to put together a planning board Fiscal Year 2012 Town Report and to get the records.

Meeting adjourned.