

Town of Tyringham

Planning Board Meeting

7:00 PM September 2, 2015

Town Hall, Tyringham, MA 01264

Approved Minutes

In Attendance: Christina Alsop, Mark Curtin, Holly Ketron, Mike Curtin, April Roche

Public Present: Rebecca Hoenig

Minutes of 8/05/15 were approved with corrections.

ANRs, Curtesy Notices, Mail:

- Notice of Public Hearing to Abutters: Great Barrington Selectboard public hearing 9/16 @ 7pm for application to work in stream & lake protected zone of William River @ 224 North Plain Rd to include adding a deck
- Notice of Public Hearing to Abutters: Great Barrington Selectboard public hearing 9/28 @ 7pm for restaurant at 2 Elm Street for deviation from parking requirements
- Notice of Decision on Special Permit: Special Permit granted for 148 Maple Ave. for deviation of parking requirement & a permit to operate a nursing home in an R2 Zone
- Notice of Public Hearing to Abutters: Monterey Board of Appeals hearing 9/29 @ 3pm for 70 Tyringham Rd to replace steps.
- Notice of Decision: Monterey Board of Appeals granted application for demolition of existing screen porch & reconstruction of new porch & stairs at 22 Bidwell Rd.
- Tyringham Building Permit: 14 Church Street, for demolition of dwelling and septic.
- Tyringham Building Permit: 4 Jerusalem Rd, to strip roofing, add plywood sheathing, underlayment, 30 yr arch shingles.
- Tyringham Building Permit: 158 Jerusalem Rd, new construction of steel carport.
- Tyringham Building Permit: 99 Main Rd, 8kw PV solar roof mounted with 39 panels.

New Business: As follow up to the previous questions about events at Ashuntilly, the Select Board has written a letter informing the Trustees that going forward, Ashuntilly will need to apply for a special permit under section 4.2.3 of the by-laws. Given this issue, the Planning Board agrees that 4.2.3 is vague and in need of adjustment to clarify for establishments such as Ashuntilly.

The board drafted wording as follows: In special permits section of zoning by-law (4.2)
Add to 4.2.3 ... rental of grounds and structures for special events.

Old Business: Review of most recent edits to solar by-law. Holly asked for further discussion of the community solar issue and concerns about this type of project. Reviewed last meeting's discussion about the 1 acre limit making Tyringham not appealing for community solar projects. The board discussed whether or not to include specific language around a PPA & decided that it is not necessary to reference PPA.

#3 remove "resident providing documented energy need for an". This will effectively remove the requirement that the resident has to show proof of energy need. Also, adjust statement about the municipality being exempt to the end of the by-law. In site plan review section, remove "special permit" from the heading.

Discussion of moving forward with presenting the solar and wind by-laws to the town: Christina will consult with Select Board to identify timeline, given other meetings being scheduled by the town.

Discussion about wind by-law: Mark brought language from wind by-law approved by Attorney General for Peru. Discussed that the logistics of 100' height limit may prevent the blades from clearing the ground. Agreed that language needs to say 100' to the hub.

The board will recommend Rebecca to the Select Board as the associate member.

Meeting Adjourned at 8:30pm.

Our next meeting will be September 16, 2015

Respectfully submitted, April Slater Roche