

Town of Tyringham

Planning Board Meeting

7:00 PM June 15, 2016

Town Hall, Tyringham, MA 01264

Approved Minutes

In Attendance: Mark Curtin, Peter Salinetti, Christina Alsop, April Roche, Rebecca Hoenig

Public Present: Geovani Boivin (representing Trustees of Reservation), Jim Consolati, Ellen Slater Gonnello, Chas Gonnello

Minutes of 6/01/16 approved.

ANRs, Curtesy Notices, Mail:

Tyringham Building Permits: Rebuild deck, 56 Lakeside Drive. Renovate existing bathroom, 40 Jerusalem Rd.

New Business: Ashuntilly Special Event Permit meeting.

Meeting opened with suggestion of opening and continuing the meeting in order to allow time for Trustees to completed the requirements of the other boards and governing bodies (i.e. Police & Fire departments, Building Inspector & permits)

Giovanny explained the nature of the special event permit application, which is for hosting events at the Ashuntilly property. He explained that the property has limited hours of being open – only 2 days per week. They typically rent out the grounds for about 3 events per year, typically these are weddings. Sometimes these events occur during open hours, but they may opt to close gardens for the day of the event. Currently, they have 1 rental request for the year, an event in September.

The Trustees are not seeking permit for any indoor space- only outdoor space, with no on-site food prep, dishwashing, etc.

Jim Consolati, a member of the Board of Health, spoke to issues that need clarification toward the special permit. The Board of Health is researching the specs that designate porta-potties vs toilets and public water. The question of handicap accessibility for toilets was brought up. Jim stated that the Board of Health will research this and referenced differences in requirements for a party of under 100 vs 100 or more.

Mark reported out on the visit to the site and discussion with the Police Chief, Pat Holian. Mark cited Pat as saying that a precise formula for square footage related to parking is difficult, due to the variables involved (terrain, trees, etc.). The Trustees reported that

they have capacity for parking 35 cars & recommend shuttling beyond this number. Mark reported that the Fire Department will need to see that the parking plan does not prevent emergency vehicles from passing down the road or prevent access, should emergency services be needed. The need for fire extinguishers was discussed.

A motion made and accepted to continue the hearing until July 13 @ 7pm at the Town Hall.

The evening's regular Planning Board meeting was then opened at 7:16pm. Ellen & Chas Gonnello asked about Tyringham's position on possibly allowing tiny houses. Bylaw 4.2.6 was reviewed. This bylaw allows for granting a special permit with a 1 year limit for travel trailer while in process of constructing separate dwelling on the property with very specific parameters, particularly related to septic system. Current bylaws do not specify a minimum square footage requirement, but specify lot size and frontage. Beyond the bylaws, state regs must also be followed. Chas and Ellen shared example of a specific bylaw in Fresno, CA that created very specific guidelines for tiny houses. The group discussed pro's and con's and agreed to explore this concept further. There was discussion about Monterey's new bylaw allowing for a 2nd dwelling, under 900 square feet and the various guest houses on Tyringham properties. The group also discussed septic requirements, with the need for all homes to comply with Title V. Questions about composting toilets and various septic options were discussed. Jim offered to check with Board of Health around this issue. Planning Board will look into Monterey's bylaw and review the CA bylaw.

Old Business: Rebecca shared more info about Youth Lots, a community housing project used on Martha's Vineyard. She has learned that while Youth Lots are a part of that community's Affordable and Community Housing, the state does not see this as fitting the affordable housing regs. This is because while the lot is free, the owner still has to build the home at their own expense.

Meeting Adjourned at 8:10pm.

Our next meeting will be July 6, 2016

Respectfully submitted, April Slater Roche