

Town of Tyringham

Planning Board Meeting

7:00 PM October 19, 2016

Town Hall, Tyringham, MA 01264

Approved Minutes

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

Public Present: Ellen Slater Gonnello, Chas Gonnello

Minutes of 10/05/16 were approved.

ANRs, Curtesy Notices, Mail: none

New Business: Mark discussed the presentation provided by Steve Cowell to the town recently about a Clean Energy Pilot project. A goal of the pilot would be making Tyringham self-sufficient for power. Mark provided a brief summary of the presentation and shared the PowerPoint handout provided at that presentation. Rebecca suggested inviting him to talk with the Planning Board to learn more about the proposal.

Old Business: Reviewed ADU bylaw draft. Christina has been fielding questions from people about the work the Board is doing on this draft and has received positive feedback about it. One question asked of her was regarding pre-existing auxiliary dwellings and how a new bylaw would handle these. The board discussed possibly reviewing these case by case to see if they would meet setbacks, etc. A possible clause around pre-existing structures was also discussed, with some suggestions around seeking special permit if a homeowner has any non-conforming elements. The group agreed that the new bylaw would need to be very clear about this issue to avoid confusion and to maintain the spirit of the bylaw around no more than 1 ADU on a property.

The board then continued work on drafting the ADU bylaw. Discussion continued around whether tiny houses and ADU's should be separated in the bylaws. Mark will be meeting with Larry on Tue to discuss any suggestions he may have, to see if from a building code perspective there are advantages to separating or keeping them together under one bylaw. The group again discussed being clear about any different requirements between tiny house and other ADU's. Christina suggested focusing on getting clear on all the requirements and then seeing what that lends itself toward.

The group agreed to complete a full read of the draft, noting areas of questions or concern and then following up with a more thorough discussion of areas noted. The purpose

section was reviewed, and the group agreed to put this on hold until the rest of the draft is complete. Areas noted for further discussion included the following:

- We need further research on DOT regs and how these may apply to the definition and regulations for a tiny house. Issues include square footage and definition of term “road legal”.
- What would the tax implications be for an ADU/tiny house? While tax code may not need to be reflected in this particular bylaw, townspeople will need information about this to make an informed decision about the proposed bylaw.
- The group will gather more information about the process Nantucket used to create its definition of tiny house.

The group agreed to continue the review of the full draft and continue with notations at the next meeting.

Meeting Adjourned at 8:20pm.

Our next meeting will be November 2, 2016

Respectfully submitted, April Slater Roche