

Town of Tyringham

Planning Board Meeting

7:00 PM April 20, 2016

Town Hall, Tyringham, MA 01264

Approved Minutes

In Attendance: Mark Curtin, April Roche, Christina Alsop, Michael Curtin

Public Present: Chris Johnson, Jerry Miller

Minutes of 4/6/16 approved.

ANRs, Curtesy Notices, Mail: none

New Business: Discuss the upcoming elections and the need for a new associate member.

Old Business:

1) Reviewed discourse and research on Tyringham's Open Space and Recreation plan.

Christina obtained information from mass.gov regarding the model open space design natural resource protection zoning. This type of cluster zoning calls for 60% of property to remain open space, while calling for the other 40% to be smaller building lots. The 40% would need to accommodate the same number of lots that would have been buildable on the full property. As part of reviewing the research, the board also discussed the concept of creating different zones in the town. Essentially, this would involve making building lots larger in some areas of town, and smaller in others. There were questions about what areas of town are currently in any type of conservation and viability of different zoning options. Reportedly, 52% of town land is unavailable related to land in conservation, state-owned land, federal-owned land, etc. The board again discussed whether or not there is need to think about zoning in a different way. The board agreed that much more research is needed both about options used in various towns, as well as gathering feedback about the townspeople's current positions on future planning. Mark will follow up to obtain a map of Tyringham that reflects what land is in conservation, etc. Christina will review zoning bylaws for septic and well requirements, related to implications for building lot sizes. Christina will follow up with BRPC and Sarah Hudson to see what type of resources BRPC may have in learning more about zoning and open space planning.

2) Review revision of energy by-law wording submitted to town counsel and Selectmen. Selectmen Chris Johnson & Jerry Miller joined meeting briefly to discuss the areas of feedback from the Attorney General's office. They will review the recommendations in detail. Christina will again reach out to town counsel.

Meeting Adjourned at 8:30pm.

Our next meeting will be May 4, 2016

Respectfully submitted, April Slater Roche