

Town of Tyringham

Planning Board Meeting

7:00 PM April 6, 2016

Town Hall, Tyringham, MA 01264

Approved Minutes

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

Public Present: Geovani Boivin, representing Trustees of Reservation

Minutes of 3/2/16 and 3/16/16 approved.

ANRs, Curtesy Notices, Mail:

Town of Monterey: Board of Appeals, 4/12 @ 3pm, renovation of existing structure at 435 Main Rd and property at 42 Elephant Rock Rd.

Town of Otis: Site Plan Review, 4/11 @ 7pm, Solar MA Project Management LLC, 40 acres solar farm on High Rise Rd.

Town of Lee: Planning Board Public Hearing, 4/25 @ 6:15pm, amendment to bylaw regarding non-conforming structures and uses of lots.

Tyringham Building Permits: 69 Goose Pond Rd, dwelling construction. 17 Webster Rd, room alterations, window replacement. 99 Goose Pond Rd, replace skylights.

New Business:

1) Informal meeting w/ Geovani, representative of Trustees of Reservation to discuss application for special permit. Reviewed Function Contract used for Ashuntilly. Reviewed limits set by Trustees of 120 guests, and 35 cars. Other items included in contract are stipulations around offsite parking, transportation, portable restrooms, approved caterers, food & alcohol permits, alcohol policy, noise and content stipulations.

Planning board offered points to consider as Trustees move forward with completing application for special permit, as follows:

-Parking plans needs to satisfy the policy chief.

-Any changes in external lighting at night need to be specified & approved.

-External, amplified music needs to cease by 11pm. (Their policy calls for 9pm, so it is well within the guidelines) Music played indoors should also be considered.

-Need to provide proof of insurance.

-May need to be more specific about catering – serve safe & alcohol license. A list of approved caterers is available at town hall. There may be potential for additional people to apply to be approved for the town list.

-Trustees report that a staff is on premise during events to ensure guidelines are followed.

-If trustees have any other permits, please submit copy.

-Suggest bringing a drawing that would illustrate where on the property the events would be located, where parking is located, and where auxiliary parking would be located.

-Suggest talking to neighbors to check on any concerns.

-For the permit checklist, the clock starts when special permit is submitted to planning board meeting.

2) In follow up to discussions about possible land considerations for the future of Tyringham, Christina suggested that the board learn more about the concept of Cluster Zoning. From her understanding, the concept involves a cluster of dwellings on large property, requiring the rest of property to remain open. The Board agreed to gather some research to learn more about this concept.

Old Business:

Attorney General's response to Solar & Wind Bylaws. Both were approved.

Suggestions about possible amendments include the following for wind:

-Refer to MA electric code rather than NEC. However, there isn't anything in NEC doesn't apply to MA.

Suggestion for wind & solar:

-Consider adjusting abandonment clause based on laws related to abandonment. Municipal officials can't conduct non-emergent searches/inspections on private property without a warrant. The board will consult w/ town counsel and Selectmen. Some possible wording was discussed, to include something to the effect of stating that town would pursue a warrant. "The town may pursue the option of obtaining a warrant to enter the property in order to remove..." Christina will work on a draft. A follow up question discussed was as follows: If the owner agrees to this clause, does this impact the issue of obtaining a warrant?

Suggestion for solar:

Be aware of regulation preventing "unreasonable regulations" of solar & consult closely with town counsel. The board did consult on this issue in depth and agreed that this suggestion does not need to be pursued further.

Meeting Adjourned at 8:30pm.

Our next meeting will be April 20, 2016

Respectfully submitted, April Slater Roche