

Town of Tyringham

Planning Board Meeting

7:00 PM September 21, 2016

Town Hall, Tyringham, MA 01264

Approved Minutes

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

Public Present: Ellen Slater Gonnello, Chas Gonnello

Minutes of 9/07/16 were approved.

ANRs, Curtesy Notices, Mail: none.

New Business: None

Old Business: Continued discussion about ADU bylaw. Ellen shared having met with the building inspector to learn more about building requirements. Mark also met with building inspector and gathered similar information. Information pertained to using language that represents the required Energy/R value of building materials, rather than specifying certain dimensions of lumber or insulation and referencing electrical, plumbing, sanitation codes already contained the town's bylaws.

The board reviewed Nantucket's definition of "tiny house" which is very detailed and clear. The board agreed to use this as a model. Nantucket's bylaw is awaiting final approval from the Attorney General's office. The group again reviewed the Monterey bylaw and model ADU bylaw. There was further discussion about potential requirements for a maximum distance between the main dwelling and the ADU. The board agreed that 100 yards was appropriate. There was discussion about maximum size of the ADU. There was discussion about 800 vs 900 square feet, with members having differing opinions on this point. April will create a draft from the various samples and to include details from tonight's discussion.

Meeting Adjourned at 8:30pm.

Our next meeting will be October 5, 2016

Respectfully submitted, April Slater Roche