

Town of Tyringham
Planning Board Meeting

7:00 PM April 12, 2017

Town Hall, Tyringham, Ma 01264

Approved Minutes

In Attendance: Mark Curtin, Peter Salinetti, Rebecca Honig, Christina Alsop, Chas Gonnello

Public Present: Ellen Gonello, Will Wendt

Mail: Town of Tyringham Building Permits

Minutes

New Business: Will Wendt submitted plans for a studio/apartment designed for 3480 sq feet to be located on his lot together with his current existing residence. His plan is to build the studio and then move into it while demolishing his current residence and then rebuilding that. The board informed him that the zoning by laws do not permit two dwelling units on one lot and post poned their decision until they could confer with Larry Gould. On further consideration, the board could not see how this studio/apartment could be considered an accessory building. We discussed how it could be the primary dwelling or the studio could be built separately without the apartment. The existing barn apartment they now live in would than be made non conforming or could possibly qualify for the proposed Accessory Dwelling Unit bylaw to be voted on at the May town meeting.

Old Business: The board then addressed the THU issues brought up at the informational hearing April 5. It was decided that the taxing of THUs was up to the assessors. However it did seem likely that if the THU was permanently on site, then the realestate tax would apply. If the ADU was going to be moving it would be paying excise. A clause was also added to the by-law requiring : if the THU was on a chassis, it must be built to meet DOT regulations, and be skirted to cover the wheels if permanently sited.

Meeting ajourned at 8:35 PM

Our next meeting will be April 19, 2017 Public Hearing

Respectfully submitted, Christina Alsop