

Shutesbury Planning Board Minutes

DRAFT Minutes – 04.11.2022

(Approved-05.09.2022)

Virtual Meeting

Meeting Start: 7:00pm

Members Present: Deacon Bonnar, Michael DeChiara, Jeff Lacy, Nathan Murphy, Linda Rotondi, Robert Raymond

Members Absent: Steven Bressler

Associate Members: Ashleigh Pyecroft

Associate Members Absent: Jake Messier

Other Present: Kayvon Ross, Eli Ross, and all other unidentified individuals.

Chair's Call to Order at 7:00pm

Meeting is being recorded

7PM Public Comment:

No public comment.

Education and guidance:

Ross: He is thinking about if he wants to purchase property in Shutesbury, (29 January Hills Rd.), and has a few questions. Are two kitchens in a single family property legal in Shutesbury, MA? Lacy: He directs Ross to the Building Inspector who will determine if it surpasses a specific threshold. Ross: The property is zoned as a single family home, are you allowed to have a long term lease? Lacy: Many people lease or rent their homes; he doesn't believe there are any restrictions on a single family but there may be restrictions on single family dwellings with accessory apartments. One requirement is that one unit must be occupied by an owner. Ross: The property has a large garage and he was thinking about converting the structure into a dwelling as an addition to the single home dwelling structure. Lacy: He believes it may be possible to have the garage act as an addition but there are limitations such as the lot must be 45,000 square ft lot, and no more than 800 square ft are allowed for the accessory dwelling. He directs Ross to the accessory apartments section in the Zoning Bylaws. Committee confirms that property is listed in Shutesbury.

Residential lighting:

DeChiara: he did some research for Jen Davies; lighting regulations are complex specifically in terms of measuring light. He believes lighting regulations should be done but not in the current timeframe the PB has. Lacy: the moderator has reached out to him stating there is an article on the warrant for Town meeting next month in regards to light regulations and wanted to know if this should be treated as a zoning bylaw or a general town-bylaw. Jeff concluded lighting bylaws are usually part of general.

Amendment proposals:

ZBA membership – No new updates or revision. Having previously voted on this, it is ready to send to Select Board again.

Energy storage – DeChiara: Had recent discussion with Town Counsel, Donna MacNicol, following last PB meeting. She only had a few minor comments which are reflected in the new revised version. **Motion: DeChiara moves to send the Energy Storage Bylaw to the Select Board for review. Vote: Rotondi-Aye, Murphy- abstain, DeChiara- Aye, Lacy- Aye, Bonnar- Aye, and Raymond- Aye.**

PB confirms the date for the Public Hearing to be on May 9, 2022

Minutes 10/18, 11/8, 12/6, 2/7, 2/16, 3/14, 3/28:

Bonnar points out DiMare's name is spelled incorrectly in some places and Murphy changes it to reflect the corrections. **Motion: DeChiara moves to approve 10.18.2021 as amended, Lacy seconds. Vote: Rotondi-Aye, Murphy- Aye DeChiara- Aye, Lacy- Aye, Bonnar- Aye, and Raymond- Aye.**

Lacy was unable to receive and review the minutes from 02.07.2022 and 02.16.2022 from his email; will be abstaining from the vote.

Raymond was not in attendance at 02.07.2022 meeting so will be abstaining. **Motion: DeChiara moves to approve 02.07.2022, Bonnar seconds. Vote: Rotondi-Aye, Murphy- Aye, DeChiara- Aye, Lacy- abstain, Bonnar- Aye, and Raymond- abstain.**

Motion: DeChiara moves to approve 02.16.2022, Raymond seconds. Vote: Rotondi-Aye, Murphy- Aye, DeChiara- Aye, Lacy- abstain, Bonnar- Aye, and Raymond- Aye.

Motion to Adjourn: DeChiara motions to adjourn, Lacy seconds. Vote: Rotondi-Aye, Murphy- Aye, DeChiara- Aye, Lacy- Aye, Bonnar- Aye, and Raymond- Aye.

Meeting Close: 7:50pm