

**Planning Board
Minutes
May 3, 2021**

Meeting held remotely via Zoom.

Members Present: Judy Eiseman, Leslie Laurie, Lexie Dewey, Pete Wilson, Anne Stoddard (recording)

Visitors present: Rusty Rowell, Tilman Lukas.

Meeting called to order at 7:05 pm.

Minutes from the previous meeting, April 12, 2021 were approved.

Updates.

The Housing Committee agenda indicated an interest in drafting a bylaw concerning sidewalks. Judy will try to attend their meeting. This prompted discussion of how bylaws are drafted. Details can be found in the state zoning act Chapter 40A S. 5. We also discussed the issue of sidewalks and whether they have to be planned and approved in conjunction with the state. Pete pointed out that Amherst Rd in the village center has a steep grade, curves and crosses driveways – all of which are factors in sidewalk design and construction. Lexie will contact Bob Agoglia regarding the Select Board's plan regarding sidewalks and the Select Board's attempts to find DOT money and/or assistance.

We discussed the administrative needs of the Board. Anne agreed to handle the administrative matters like scheduling hearings and meetings as well as being one of the contacts for the mytown.gov website once it goes live. When we need the advice of an experienced planner to insure that procedures are followed by volunteer officials, Judy said we should take advantage of the Pioneer Valley Planning Commission's (PVPC) expertise. Ken Comia is a former town planner who now works for the PVPC and is available to help with planning issues, including helping with specific projects, zoning changes, etc. Jeff Lacy (Rural Planning Associates) and Dillon Sussman who helped draft the Village Center Bylaws and now works with Dodson and Flinker, a planning and landscape architecture firm, are also available and could be hired to help with specific issues if we need them.

Upcoming issues include:

- Inconsistencies in bylaws that concern driveways. Ken Comia will make the corrections for our review.
- Scenic Roads – we may need a new form. Will address this in the future although Ken has already drafted one for us to review.
- Cannabis – we may need a bylaw. We need to be clear about what we want and don't want in town. Leslie will consult with Ken on this. It is Judy's understanding that to be effective such a bylaw may have to be more complex than was originally thought so that it is explicit and clear.

Letter to the zoning Board regarding the waivers requested by the Amethyst Brook Project. We reviewed and discussed Judy's draft. The final approved letter is attached. The letter will be sent to the ZBA tomorrow.

Sewer connection for Cadwell, Jones and S Valley Roads. The Planning Board is in favor of extending the sewer in the Village Center and should be involved in the discussions. Pete attended the community meeting to discuss this. The homeowners are very interested but planning is in very early stages. Judy pointed out that ROW on these roads needs to be established and that the Planning Board will have Site Plan Review responsibilities. It will be expensive and Pete thinks this type of sewer connection is an inferior system.

Next Meeting June 14, 2021. Judy will be unavailable until May 24.

Meeting adjourned at 8:40.