

rec'd 5/19/15
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Shutesbury
Planning Board Minutes
February 11, 2015

Members present: Steve Bressler, Deacon Bonnar (chair), Jeff Lacy, Linda Rotondi, Jim Aaron, Ralph Armstrong (recording)

Guests: Sam Lovejoy, Chuck DiMare

Meeting was opened at 7:08 PM.

Reviewed Minutes from January, 2015, approved as amended.

Presentations:

1. Sam Lovejoy presenting for Steve & Janet Puffer
 - a. Conservation restriction on 23.91 acres
 - b. Mass Fish and Wild Life (agent, Sam Lovejoy) offers to buy Steve 23.91 acre lot
 - c. Two small lots are created (parcel A & B) to create a straight boundary line on the East side of the 23.91 acre lot. Straight line created to make marking the property line in the woods easier.
 - d. Parcel A is going to Mass Fish and Wild Life
 - e. Planning Board signed (all members present) ANR Plan

2. Open Space Committee
 - a. Wanted Planning Board to provide comments on Open Space Plan before 2/20/2015
 - b. Jeff wants to include the comment about preserving the high point in Shutesbury
 - c. Motion was made about Jeff reviewing and commenting on the Open Space plan for Planning Board. Motion passed unanimously.

3. Chuck DiMare
 - a. Discussed language stated that Lots be created within 2 years from the acceptance of the ANR
 - b. Discussed refining the language about Customary vs. Major Home Occupation. Planning Board will develop language to define Customary vs. Major Home Occupation
 - c. Latest Proposed Building Areas drawings for Sumner Mountain Rd presented.

- d. Town (Amherst) to buy lots 4, 5, and 6, to be merged with the Conservation Area #3
- e. Recommending 6 foot easement on each side of the travel lane
- f. This will result in the creation of 2 building lots.
- g. Change to Lot 3 was allowing the building on the West side of travel lane
- h. Want to keep the road name Sumner Mountain Rd.
- i. Planning Board recommend that Jeff work with Chuck DiMare on the proposal and will be reviewed on March 9th.

Meeting ended: 8:30 PM