

Shutesbury
Planning Board Minutes
March 9, 2015

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

Guests: Chuck DiMare, Ellie Kurth (Amherst)

Meeting was opened at 7:13 PM.

Reviewed Minutes from February, 2015, approved as amended.

Presentations:

1. Chuck DiMare

- a. Franklin County Land Trust see the land as two separate parcels and therefore charge to separate fees to hold the conservation restriction
- b. Now exploring the possibility of the Conservation Commission hold the conservation restriction
- c. Still discussing who will be owning the travel easement. Will change the travel easement from 6 feet to 10 feet
- d. Site plan review will occur at Planning Board Meeting, to be scheduled, April 13, 7:00 PM

2. Zoning Clarification

- a. Clarity between customary and major home occupation (section 8.5)
- b. Develop clearer definition form customary and major home occupation (business). How much would of the property would be devoted to the home and how much would be devoted to home occupation. Jeff will rewrite section 8.5 just for Planning Board review.
- c. Need to review Open Space designs where there is not enough frontage.
- d. Site plan review lapses in two years, possibly remove the lapse clause
- e. Further exempt municipal land from frontage, area, and yard setback requirements for projects that are beneficial to the town

3. Other Issues

- a. Master Plan Visioning process will be discussed at the Select Board (3/10/2015)
- b. Solar Farm Project (Rayo Bumgarten and Cows)
- c. Deacon presented letter to the Open Space Committee
- d. Rosenberg's Conference, Governor will be showing up

Meeting ended: 8:14 PM