

**Shutesbury**  
**Planning Board Minutes**  
May 18, 2015

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

Guests: Chuck DiMare, Ellie Kurth (Amherst), Mark Olsdwski

Meeting was opened at 7:09 PM.

Reviewed Minutes from May, 2015

**Presentations:**

**1. Mark Olsdwski**

- a. Talking about "Life" deed on his property, instead of deed restriction or a conservation restriction.
- b. The goal is to protect the conservation land in perpetuity
- c. Clause in the deed at time of conveyance, a fee is assessed
- d. Discussing next step, drafting example of conservation restriction

**2. Chuck DiMare**

- a. Active application
- b. Will be filling permits for Common Driveway in June 2015
- c. Change in 17 (b) the set back will be 25 feet for Lot 2
- d. Establishing lot size by covenants presented in the Reciprocal Easement and Driveway Maintenance Restriction Covenant
- e. Conservation Commission was presented with Plan of Land in Shutesbury. Deacon found spelling error in plan. Question about location of vernal pool on the plan, could be a scaling issue. Jeff made recommendation to label lot areas on the plan.
- f. Question about driveway pin used to define the 50 foot easement. Also Jeff wanted to know if the "dog leg" necessary.
- g. Chuck said that three lots on the plan will be merged into conservation area.
- h. The plan is before Chuck DiMare's lawyers to have a closing in June
- i. The State (because of grant money) is looking for a June 30 closing deadline
- j. The town attorneys reviewed the plan and raised the following
- k. So long as such installation will not impede travel

- l. Conveyance Assessment: "only apply" page 5 (b)
- m. Fire Chief is looking for a fire truck turn around. Planning Board said that a fire truck turn around on conservation land would take a lot of space.
- n. Membership in Kettle Hill, lot 1, 2, 3 shall also be members of the Kettle/Hill Sumner Mountain Roads Association
- o. Conservation Restriction I and II (a) restrictions (b) exception. Come up with language the eliminates conflicts. Statement needed about ingress and egress.
- p. State wants language on the plan saying the lots cannot be subdivided.
- q. State wants language about public access and public use
- r. State suggestion that public events be sponsored on the conservation land to promote use
- s. Conservation Restriction (V), need to define all other legal requirements to terminate conservation restriction.
- t. June 17<sup>th</sup> is the end of 65 day review period for site plan review.
- u. Board directs Jeff Lacey to prepare draft decision for review of Planning Board on June 8<sup>th</sup> giving the Planning Board the ability to vote.

### **3. Master Plan Update**

- a. Jeff has written call to Shutesbury for Call for Working Group Members. The working group will be working with planning consultant, to be determined
- b. Draft has been sent to the select board. Contacts: Deacon Bonnar and Becky Torrez
- c. Board has given Jeff the authority to finalize draft with selected board

### **4. Letter from Conservation Commission**

- a. Members of the Planning Board will go to Conservation Commission meeting.

Next meeting: June 8, 2015

**Meeting ended: 8:51 PM**