

## PLANNING BOARD

DATE: April 13, 2023

TIME: 6:00 P.M.

PLACE: Meeting Room/Zoom Virtual Meeting

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Jonathan Hankin; Malcolm Fick; Jeremy Higa  
Associate Member Jackie Kain

Chris Rembold, Assistant Town Manager/Director of Planning and Development

Ms. Nelson called the meeting to order at 6:00 P.M. She read the opening statement. She said the meeting was being recorded. Ms. Nelson also read Section 241-1 of the Town Code.

### **FORM A's:**

Surveyor, Fred Haley was present with Barbara Bersaw with a Form A application for a parcel on 170 Taconic Avenue. The Bersaws are conveying a small parcel of land to the abutters. The parcel contains 1,842 square feet. It is not to be considered a separate building lot.

Mr. Fick made a motion to endorse the plan, Mr. Higa seconded, all in favor.

Michael Parsons, from Kelly, Granger and Parsons, was present with a Form A application for Robin Scheman and Yigal Litvin for a revised lot line at 13 Knob Hill Road. Mr. Parsons said the Board has seen this property several times. The lot line will be revised to provide more room for a new garage. Lot 1 contains 0.419 acres of land and Lot 2 contains 0.685 acres of land. Both parcels meet zoning requirements.

Mr. Fick made a motion to endorse the plan, Mr. Higa seconded, all in favor.

### **MINUTES: MARCH 23, 2023**

Mr. Hankin made a motion to approve the minutes of March 23, 2023 as amended, Mr. Higa seconded, all in favor.

### **TOWN MEETING PREPARATION:**

Mr. Rembold said he will summarize the discussions from the public hearing for the Town Meeting reports. He said he will provide a draft for the Board to share at the next meeting.

Mr. Fick asked if anything will be grouped.

Mr. Rembold said that was discussed at the last meeting. The articles won't be grouped they will be listed as they were for the public hearing.

Ms. Nelson asked if there is a plan for two nights for the Town Meeting.

Mr. Rembold said this is going to be a big meeting. He said Thursday, May 4 has been reserved as a second night if needed.

Mr. Hankin asked if the driveway article is on the warrant.

Mr. Rembold said yes, it is just before the zoning articles. He said he will send the article to the Board for review so people can think about what report they might want to present.

#### **BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:**

Mr. Higa said the CPC voted to send the request for Castle Street property to the Town Meeting. He said Ian Rasch said he intends to put 2 affordable units in and keep them affordable for 10 years with. His goal is have 20% affordable units in the building.

Ms. Nelson said there is new playground equipment at Lake Mansfield.

#### **TOWN PLANNER'S REPORT:**

Mr. Rembold said the Annual Town Meeting is on May 1 at 6:00 PM at Monument Mountain High School in the auditorium.

#### **CITIZEN'S SPEAK TIME:**

Bob West, 36 Silver Street, was present via Zoom. He asked the Board to reconsider the zoning change at 35 Silver Street. He said the new owners didn't request the change. He said please leave it as it is.

Ms. Nelson said the Board made a recommendation to Town Meeting. She said the new owners can contact Mr. Rembold if they don't want the change.

Mr. West asked why the change is being made.

Ms. Nelson said it could allow more housing. She said there isn't a development planned.

Mr. West again asked why make the change.

Mr. Fick said to allow more development.

Mr. West said there was no discussion with the abutters. He said the Board hasn't said why the change was made.

Ms. Nelson said we have explained. She said we held a public hearing. She said if the new owner doesn't want the change they can contact Mr. Rembold.

David Unger, 38 Silver Street, via Zoom, asked if anyone on the Board had discussed the change with the buyer.

Mr. Fick said this is time for public comment not Board interrogation.

Mr. Unger asked each Board member if they had had contact with the new owner. All responded no except Mr. Fick who said he would not comment. It wasn't the place for it.

Ms. Nelson said Mr. Fick is making a point. This time is for listening to public comments. Normally there would not be comments from the Board.

There were no additional comments.

Having concluded its business, Ms. Nelson adjourned without objection at 6:27 PM.

Respectfully submitted,

*Kimberly L. Shaw*

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Planning Board Secretary