

## PLANNING BOARD

DATE: May 10, 2018  
TIME: 7:00 P.M.  
PLACE: Large Meeting Room  
FOR: Regular Meeting  
PRESENT: Brandee Nelson, Chair; Jonathan Hankin; Jeremy Higa  
Pedro Pachano, Associate Member  
Chris Rembold, Town Planner

Ms. Nelson called the meeting to order at 7:00 P.M. Mr. Higa had not yet arrived. Mr. Pachano was elevated to a voting member.

### **FORM A'S:**

Michael Parsons, Kelly, Granger, Parsons and Associates, was present with a Form A plan for Dan and Ditte Ruderman for three parcels of land located on the south side of Knob Hill.

Mr. Higa arrived at 7:02 P.M.

Lot 1 contains 1.297 acres of land. Lot 2 contains 1.001 acres of land. Parcel 3 contains 0.258 acres of land and is not to be considered a separate building lot.

Mr. Hankin made a motion to approve the plan, Mr. Higa seconded, all in favor.

### **MINUTES: APRIL 26, 2018**

Mr. Hankin made a motion to approve the minutes of April 26, 2018 as amended, Mr. Higa seconded, all in favor.

### **SITE PLAN REVIEW: 1 FAIRVIEW ROAD**

The Site Plan Review was tabled.

### **TINY HOUSES:**

Ms. Nelson said the Board had been approached a few months ago about discussion of Tiny Houses. Katie Jackson was originally going to make a presentation but neither she nor an associate were available to attend this meeting. She said the discussion will be about if tiny houses are allowed by the bylaws.

Mr. Rembold said tiny houses have been referred to as something on wheels then parked. He said if the wheels remain on the house it would be considered a recreational vehicle. He said

people are only allowed to live in a recreational vehicle for emergency purposes and then for a specific amount of time. If the wheels and chassis are removed it is then a tiny house.

There was discussion of the construction of the tiny houses.

Mr. Pachano said they can be built to the building code.

Mr. Hankin said yes but often they are built like an RV.

Ms. Nelson said her concern is about utilities, power, water and sewer.

Mr. Hankin said tiny houses often come with a composting toilet. He said portable toilets, such as used on construction sites, get pumped out on a weekly basis.

Ms. Nelson said we wouldn't want a situation of dealing with a weekly pump out. She said people don't want to deal with what happens after they flush the toilet. She said it could be an issue.

Mr. Hankin said there are two approaches. The use could be considered like an ADU on an existing lot or an area, like a park, could be zoned to accommodate them. He said he was not concerned about requiring a foundation.

Ms. Nelson said they are usually vulnerable to high winds.

Mr. Pachano said he didn't worry about attaching the tiny house but the infrastructure is more of an issue. He said he had done some research and provided information to the Board members. There is a bylaw from Nantucket that could be adapted in a modified ADU bylaw. He said he has looked at bylaws from other areas as well.

Ms. Nelson said she is surprised that so many people are interested in the Board's discussion. She addressed the audience saying that the Board is having the discussion so there can be more tools in the Planning Board tool box to accommodate all people in the community. She asked Mr. Pachano to check into more bylaws and provide information at a future meeting.

Mr. Rembold suggested a conversation with the Building Inspector to determine any building code issues.

Mr. Higa asked if the Board wants to determine the goals of the discussion, such as secondary incomes, second homeowners, affordable housing, workforce housing.

Ms. Nelson said it is difficult to legislate something like that. She said we are just throwing out ideas to see what will stick.

Mr. Hankin said tiny houses are a growing concern for the Berkshires. He said they are not really affordable. A tiny house would cost approximately \$80,000 for about 500 square feet or less. Land cost makes it more expensive, ranging around \$200,000. Millennials are not interested in them due to expensive student loans. He said 40-50 year olds are interested as they are beginning to downsize. He said if they could be grouped in a small community it could lower the land costs. They could be condominiumized with a central building. He said it could be an interesting idea.

Mr. Pachano agreed. He said expanding the ADU bylaw could be the best place to consider addressing them in the zoning bylaw.

A member of the audience said there are issues in the Berkshires with tiny homes. She said the temperature changes lead to pipes bursting and mold. She said the international building code should be considered for tiny houses. She said mold is the biggest concern.

Ms. Nelson said we could try to modify the ADU bylaw.

Mr. Rembold said the ADU allows a dwelling unit as small as possible as long as it meets building and health code requirements. Ownership is important to define as well as addressing a park situation.

Ms. Nelson said she is not a fan of parks. She said she would rather see them interspersed to promote diversity.

Mr. Hankin said putting in a single family community would allow diversity.

Ms. Nelson said we can look at the ADU bylaw and multi-family bylaw to see if adjustments can be made to accommodate tiny houses.

John Fulop, a member of the Community Land Trust said a piece of land could be purchased or donated for a place to put tiny houses. The land could be leased for 99 years which would take the cost of the land out of the equation. It might then be affordable. He said we need something to attract young people to our area. He said most people don't distinguish between wheels or no wheels.

Ms. Nelson asked Mr. Pachano to reach out to Nantucket to get more information. Mr. Higa can look into why a park might be a good idea. She said she and Mr. Rembold will arrange a

meeting with the Building Inspector and the Health Agent. Mr. Hankin will try to get Katie Jackson or her associate Jason to attend a meeting.

**TOWN PLANNER'S REPORT:**

Mr. Rembold said the marijuana bylaw approved at the Town Meeting needs to be approved by the Attorney General.

Mr. Rembold asked everyone to take the Complete Street survey. He said there will be a special permit at the June 14 meeting for a free standing sign in a residential zone.

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

Nothing was presented.

**CITIZEN'S SPEAK TIME:**

Alicia Rossi, a member of the, audience expressed interest in the Tiny House discussion and said donated land was an interesting option.

Having concluded their business, Ms. Nelson adjourned without objection at 7:59 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kimberly L. Shaw".

Kimberly L. Shaw

Planning Board Secretary