AGENDA

Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor’s March 23, 2020 Order imposing a strict limitation of 10 people who may gather in one place, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted.

To watch the meeting, tune in to CTSB on Spectrum Cable Channel 1303. The meeting will also stream live on the internet on the CTSB website, at http://www.ctsbtv.org/streaming.html, for those who do not have Spectrum cable. To participate and comment during this meeting, call (425) 436-6397 and enter Access Code 885285#.

The public may listen and participate per the instructions above. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via teleconference. In the event that we are unable to do so, despite best efforts, we will post on the town’s website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

1. PUBLIC HEARING: ZONING AMENDMENTS (Discussion/Vote)

   a. Re-Open Public Hearing
   b. Public comments:
      - read any written comments received since March 12. Written comments from Ms. Mooney and Mr. Doyle.
      - hear any oral comments from members of the public participating via teleconference. Participants on the phone were each asked if they had questions/comments; there were none.
   c. Vote to Close, or, to Continue Public Hearing to date/time/place certain Hearing closed at 6:14 PM
   d. Planning Board deliberations
   e. Planning Board votes to Recommend or Not Recommend zoning amendments to Town Meeting

   Citizens’ proposals:

   1. Amending Section 7.18 to regulate the location and physical requirements of marijuana establishments 5-0 to send negative recommendation to Town Meeting
   2. Amending the Table of Use Regulations to allow marijuana establishments by Special Permit in the I-2 zones 4-1 to send positive recommendation to Town Meeting
   3. Amending Section 8.4 to regulate the residential density and the required nonresidential space in mixed use developments 4-1 to send negative recommendation to Town Meeting
   4. Amending the Zoning Map and Section 9.11 to rezone portions of the MXD district to an R-3 district 5-0 to send negative recommendation to Town Meeting

Selectboard’s proposal:
1. Amending Section 7.18 to regulate the number of retail marijuana establishments 4-1 to send positive recommendation to Town Meeting

Planning Board’s proposals:
1. Amendments of references to the special permit authority; Amendment approved. 5-0 to send positive recommendation to Town Meeting
2. Amending the allowed uses in the Downtown B zone; 5-0 positive recommendation to Town Meeting
3. Amending setback and height regulations for accessory buildings; Amendment approved. 5-0 positive recommendation to Town Meeting
4. Amending the Table of Use Regulations to add accessory dwelling units (ADUs); 5-0 positive recommendation to Town Meeting
5. Amending the ADU regulations in Section 8.2; Amendment approved. 5-0 positive recommendation to Town Meeting
6. Amending the definitions to allow a tiny home as an ADU; 5-0 positive recommendation to Town Meeting
7. Amending the maximum lot coverage in the Schedule of Dimensional Requirements; 5-0 positive recommendation to Town Meeting
8. Amending the design review procedures and creating a new section for design review; 5-0 positive recommendation to Town Meeting
9. Amending the Planned Unit Residential Development (PURD) regulations; Amendment approved. 5-0 positive recommendation to Town Meeting
10. Amending the regulations for swimming pools; 5-0 positive recommendation to Town Meeting
11. Changing the residential use permissions and the special permit authority for residential uses; 5-0 positive recommendation to Town Meeting
12. Amending the Water Quality Protection Overlay District to clarify the process for altering nonconforming uses; 4-1 to not include on Town Meeting Warrant, and if it is, to pass over it
13. Amending Section 8.4, Mixed Use regulations, to clarify the amount of nonresidential uses required to be considered a mixed use development. 5-0 positive recommendation to Town Meeting
14. Creating a new section for the conversion of nursing homes to multifamily uses. Amendment approved. 5-0 positive recommendation to Town Meeting

f. Discuss drafting of Planning Board report to Town Meeting

2. **FORM A’S (SUBDIVISION APPROVAL NOT REQUIRED):** (Discussion/Vote)
Pearl Street, Great Barrington – Delmolino  
Endorsed
Also Board voted to give signing authority to the Chair or Assistant Town Manager, through June 30, 2020, as per MGL 41, sec 81L

3. **MINUTES: MARCH 12, 2020** (Discussion/Vote) Approved as amended

4. **CITIZEN’S SPEAK TIME** None

5. **ADJOURN** 8:40 PM

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair.

The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.