

MINUTES
REGULAR BUSINESS MEETING
Thursday, June 21, 2007

Meeting was called to order at 7:00 PM. Members present were: Rene Wood, (chair), Anthony Gulotta, and David Smith Sr. Sign in sheet attached. Margaret Martin joined the meeting at 7:05. Christopher Tomich was absent.

Form A Application:

Full name of applicants/deeded owner(s): Josephine Real Estate Trust.

Brief explanation of application and fee paid: Dividing lot into 2 parcels, 2.4 and 3+ acres respectively. \$100 check included.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Westerly side of North Main Street, Southern Berkshire Registry, Book 788, page 287

Name of civil engineer company and representative presenting Form A: Kelly, Granger, Parsons and Associates Inc. Mark Reynolds presented the Form A Application.

Form A determination / Board member voting outcome: Mr. Reynolds brought verification that Barry Emberlin is authorized to sign for the trust on this application. Please see prior minutes and attached letter. A. Gulotta moved to endorse the Form A application. His motion was seconded and approved. All board members present signed the mylar and 3 copies of the Form A Plan.

Limey's Special Permit Application: At the last meeting, the Law Office of Michael Considine had submitted an incomplete application on behalf of Michael and Cynthia Dutton, owners of Limey's Restaurant which now looks complete. A. Gulotta moved to accept the Special Permit Application, with the open question of whether a mylar is needed. His motion was seconded and approved by all members. A check for \$250 from Limey's was accepted and case number 06-21-07 was assigned to the Special Permit Application. D. Smith made a motion that the Planning Board hear Limey's Special Permit Application on July 26 at 8 PM. The motion was seconded and unanimously approved.

Small & Anachreon Alternative Lot Dimension/Special Permit Hearing postponed: The Berkshire Record failed to run the announcement of this Special Permit Hearing for a 2nd consecutive week. The hearing was originally scheduled for 6/21. Two consecutive announcements have to appear 14 days before the public hearing. A. Gulotta moved to reschedule the Small& Anachreon hearing for July 12, at 9:00 PM. The motion was seconded and unanimously approved.

Board is awaiting the following Special Permits:

- Berkshire Fence
- Four Corners in the Sheffield Business Park.

The Board may need the assistance of counsel to make sure we handle these in the most appropriate way.

Driveways: A. Gulotta explained that the Planning Board's concern over driveways will be addressed by an all-state initiative beginning October 1, 2007. The 7th edition of 780 CMR Building code will go into effect on that date and Fire Chief Boardman will become responsible for the safety of all driveways.

Bills: Treasurer, A. Gulotta asked for the approval of payment for a BRPC dinner for Francis and Cathy Nourse. Payment was approved unanimously. A. Gulotta estimated that the Board will spend \$265.81 by July 1.

Mail: R. Wood received a letter from Town Counsel Sally Bell regarding Small & Anachreon's application and members decided to receive the letter at the hearing on July 12.

Board discussed what training new Board Members need: All agreed that more explanation is needed on how to understand bylaws and which districts are generally more restrictive.

Order of Events at Special Permit Hearings: R. Wood reviewed the sequence at such hearings

1. suspend normal business meeting
2. set up/display any charts or visual aids
3. create new sign-in sheet and have all present sign, except Board members
4. call to order
5. reiterate job of the chair, any members of the public direct their questions to the Board not the Applicant.
6. Applicant or their representative make their case
7. Board members may ask questions
8. Town officials may comment
9. Public in favor may comment
10. Public against may comment
11. Applicant can add information
12. If all issues are not resolved, and there is no more time, the Board continues the hearing.

Board discussed Ullman Special Permit Application: Board members mentioned that section 7.3 of the bylaws on page 26 will need to be covered in her presentation. They also discussed being aware of the requirements for boarding houses and the site plan review listed in 9.5 page 36. The idea is to make sure that this site will look appropriate.

At 8:45 PM the Board seconded and approved A. Gulotta's motion to adjourn.

Respectfully submitted,
Nadia Milleron
Secretary to the Board