

Stockbridge Planning Commission

Minutes

January 23, 2018

DRAFT

Commissioners present: Jon Benson, Louis Chap, Bill Edgerton, Joanne Mills, Todd Trzaskos, David Walls.

Members of the public present: Alice Walls.

Other: LeeAnn Isaacson; Selectboard Member and Zoning Administrator

Meeting called to order: 7:04 p.m.

Review of Agenda: No Changes.

Review of January 9, 2017 Meeting Minutes: The minutes were approved with no changes.

Citizen Speak: None

Old Business:

Town of Stockbridge Report:

The Commission reviewed a draft of the Planning Commission input to the Town of Stockbridge 2017 Annual Report, prepared by Bill Edgerton. The Commission approved the content.

Bylaws Update:

The Commission continued its review of the proposed Bylaws, ensuring all identified changes have been incorporated and continuing discussion on items tabled during the first review. Highlights are as follows:

3.4 Village Residential District

The decision was made to keep the Maximum Lot Coverage at 20%, noting that provides an adequate allowance for up to a 4356 sq. ft. structure.

3.5 School Hamlet District

The Commission agreed with the updated content in this section.

3.6 Rural Residential District

B. Uses Requiring an Administrative Permit by the Zoning Administrator

There was much discussion over the appropriate process for property owner rental of dwellings or rooms in dwellings. The Commission agreed that under most circumstances, a property owner offering an “Air B&B” type of rental should not be subject to a Commercial Conditional Use review. The option under current consideration by the Commission is to incorporate ‘Lodging House’ as a use requiring only an Administrative Permit from the Zoning Administrator. The appropriate language and definitions need to be developed to capture the intent of allowing a streamlined process for a property owner desiring to rent a portion or the entirety of their property for a period of time.

C. Uses Requiring ZBA Conditional Use Approval Prior to Permit

A definition is needed for 'Agribusiness', as 'retail agriculture'.

3.7 Upland Conservation District

It was noted the same 'Lodging House' language incorporated to account for rental activity should apply here as well.

3.8 Mixed Use Light Industrial District

There was discussion over the concept of stretching the area of this district to provide further opportunities and options for development. The decision was made to not address this in the current revision of the Town Plan and Zoning Regulations.

New Business - None

Next Scheduled Meeting: February 13, 2018

Meeting Adjourned: 8:58 p.m.

Faithfully Submitted,
David Walls, Scribe