

Planning Board Meeting

Minutes from Meeting on June 11, 2025

*Planning Board Attendees: Jim Brodeur, Emily Yazwinski, Dave Curtis, Sarah Bartholomew
Liz Kidder arrived at 7:20 pm*

Call to Order: The meeting was called to order at 6:36 PM by Chairman Brodeur.

Stipends

- Emily has chosen not accept her stipend
- Emily made a motion to submit member stipends for Dave, Jim, Liz and Sarah, which passed unanimously

Correspondence:

- Jack Golden has decided against doing his addition. Emily made a motion to refund John Golden his \$400 special permit fee, passed unanimously.
- Bernardston: ZBA hearing on June 12, 2025, for a variance at 363 Bald Mountain Rd. to allow side or back line variance;
- Bernardston: ZBA hearing on June 12, 2025, for a special permit at 203 South St. to allow conversion of unused mezzanine for office and bathrooms for an electrician, and to add a covered tool storage area over existing concrete pad;
- Greenfield: ZBA hearing on June 12, 2025, for a special permit at 12 Knapp Avenue to allow a 20% reduction in side yard setback;
- Greenfield: ZBA hearing on June 12, 2025, for a special permit at 110 James Street to allow a wood shed within the front yard setback area;
- Colrain: ZBA decision on May 27, 2025, for a special permit at 147 Shelburne Line Road to allow the operation of a quarry;
- Colrain: ZBA decision on May 5, 2025, for a variance on Call Road to allow the construction of a cell tower 125 feet tall, 129 feet with the lightening rod.

Continued discussions/deliberations on proposed Zoning Bylaw Amendments after recent input from Town Counsel and the Attorney General's Office

- No changes in the Simple Majority Vote Warrant Article except some added language re: nonconforming lots and buildings and some small edits. All members agreed to these changes and this additional language. Emily made a motion to send Simple Majority Vote Warrant Article to Select Board, Dave seconded and it passed unanimously.
- Two Thirds Majority Vote Warrant Articles discussion of proposed changes to articles. Emily made a motion to submit the June 11 Two Thirds Majority Vote Warrant Articles to the Select Board, seconded by Dave, which passed unanimously.

Possible further discussions:

- Marijuana bylaws
- Review of cell tower regs for electromagnetic concerns
- Planning Board Regulations updating to begin

Hearing

Emily proposed hearing for proposed Amendments to Warrant Articles July 16, 2025, 6:30 p.m. at Town Hall. Dave seconded, and it passed unanimously.

Liz Kidder arrived at 7:20 pm and clarified what format the Warrant Articles need to be submitted to the Attorney General.

Next Meeting:

July 9, 2025 – to incorporate any changes that may be proposed by Town Counsel, and anything else that comes up prior to the Special Town Meeting.

Closing the meeting

A motion by Sarah with a second by Dave to close the meeting, was voted unanimously in favor by all members present, at 7:50 p.m.

Respectfully Submitted,
Sarah Bartholomew, Clerk