

Planning Board Meeting  
11/12/2025

Attendance: Greg, Tim, Gary, Richard, Kimberly  
Absent: Molly, Swan

7pm Open Meeting

Approve Minutes from July, August, September, October = 4 yay for all; 2 abstentions (Kimberly for July, Sept and Gary for October)

- Dudleyville Road hearing - December 10th; notice will be posted
- Zoning bylaw changes discussion
- Town Meeting Spring schedule - not set yet but can be anytime from 4/15 - 5/31

Working backwards from March

March - catchall as needed; add to warrant (deadline?)

Feb- all hearings done by end of month

Jan- public hearings

Dec - language for hearings/dates for hearings/open workshop for ADUs

End of November - need draft language for ADU and floodplain

Floodplain - Richard's report

- Meeting with ConCom and FRCOG/state; we will accept the state's model bylaw and fill in the "blanks" and submit that to FRCOG for review for FEMA compliance, then do hearing and have ConCom agree to it
- There are about 6 people in town with flood insurance through NFIP
- Map
- Workshop 11/13 in Greenfield then will fill in the blanks
- Greg- when would people lose insurance if we fail to act? Richard, need it adopted by \_\_\_\_ will find out tomorrow night; need it done by town meeting for the language or 2027 for language and FIRM map updated date
- Need clear statement of the importance of this so that folks understand the gravity of the situation
- Let's put it on December agenda with draft language so that in dec we can discuss, approve, and set hearing date
- This will be a strike and replace clause

ADU - Gary's report

- Sent proposal last month to PB for easy editing
- Driveway use same entrance, no new curb cuts
- Eliminating section 2400 and replace with new language and new title
- Concept - copy from similar towns
- Flexibilities:
  - Parking
  - Floodplain/aquifer
  - Site plan reviews and have it refer to site plan review section 3910

- Dimensions
  - Short term rentals
- Reminds us to talk about transitions and drafts into language we can vote on after combing through all the current language and what the state law recommendation is by December - Tim!

#### Site Plan Review section

- Needs work
- Let's rewrite 3900 and strip out anything too specific and adopt new regulations
- And add this to new bylaws for town meeting
- Greg can take this on
- Tim - to make the town vote easy, let's make our regulations akin to what's already in 3900

These topics will be open to discussions in December

- Floodplain
- ADU
- Site plan review
- Solar

Solar - try to pass the same thing but be more definite about height allowance - 35 feet is the restriction for all built structures; with updated 3900 site plan review will also have more flexibility is solar height big trouble for some townspeople; let's find out the height of similar towns and provide more data for town meeting

#### Comprehensive Plan Implementation Working Group

Greg went to Select Board, they endorsed a small group that is not representative from all boards/committee but instead from the community that can help connect dots between board/committees and advocate for the plan itself; highlight and remind groups of particular actions board/committees can take to further the goals of the comprehensive plan

- Not trying to give too much responsibility to the individuals
- A way to dissect the recommendations that require multiple board/committees to act
- Eg affordable housing - PB, assessor, SB, BoH etc would all have a piece of the responsibility to make meaningful change
- The working group could see the big picture and advocate for/promote a narrative "let's all do our part to achieve this goal"
- Mostly this will depend on the individuals who sign up to take on this job
- The key thing to impart is that the job is about being the voice of the Comp Plan
- Not asking this group to keep on planning or adding new ideas

Kim will ask Margie and consider what the next steps may be and report back; we can then draft a role description and see if 3 folks can be "champions" for the comprehensive plan and update PB at regular meetings. Kim can draft job description and marketing materials.

Let's have the next meeting at 6:30pm for the big meeting

8:20 Adjourned