

Richmond Planning Board Meeting
Town Hall
Minutes
September 14, 2020

Members present: Richard Bell, Douglas Bruce, John Hanson (Chairman), Katherine Keenum, Peter Lopez

Also present: Christian Hanson, Richmond, Mass.

John Hanson opened the meeting at 6:33 P.M.

1. The first item of business was the review of a site plan and *Application for a Determination of Planning Board Jurisdiction and for Endorsement That Planning Board Approval under Subdivision Control Law Is Not Required (Form A)* presented by Christian Hanson for the subdivision of his property at 81 State Road into four lots. Each of the four met zoning acreage, access, and road-frontage requirements for a building lot. Mr. Bell pointed out that a common driveway shared by lots 2 and 3 would be required for access to lot 3. John Hanson agreed but explained that questions of shared driveways were matters to be addressed at the time of a special permit application, not when the Planning Board examines an ANR application. Mr. Bruce asked whether there were setback requirements for driveways. Mr. J. Hanson said no. Hearing no other questions, Mr. J. Hanson called for a motion to approve the application. Mr. Bell so moved. Mr. Lopez seconded the motion. The vote to approve was unanimous, 5-0. Mr. J. Hanson undertook to transmit the \$50.00 fee check to the town treasurer and Ms. Keenum received the signed copies of the plan for filing.
2. For the election of officers, Mr. Hanson proposed that the Board keep the same officers for at least the next couple of months while the COVID-19 pandemic made transitions difficult. Accordingly:
 - For **chairman**, Mr. Bell nominated **Mr. Hanson**. Mr. Lopez seconded. The vote to approve was unanimous, 5-0.
 - For **vice-chairman**, Mr. Bell nominated **Mr. Bruce**. Ms. Keenum seconded. The vote to approve was unanimous, 5-0.
 - For **clerk**, Mr. Bell nominated **Ms. Keenum**. Mr. Lopez seconded. The vote to approve was unanimous, 5-0.
 - For **delegate to the Berkshire Regional Planning Commission**, Mr. Bell nominated **Mr. Lopez**. Ms. Keenum seconded. The vote to approve was unanimous, 5-0.

A third item on the agenda would have been votes on requests for comments from the Board of Appeals (ZBA) on applications for a special permit from Ms. Regina Serkin on Swamp Road and for a variance from Deborah Carleton and Tim O'Brien on Lenox Road. Mr. Hanson had sent the relevant documents to Board members on September 3, 2020, and subsequently submitted a revised agenda to Town Hall. The revised agenda, however, had not been posted in time for the

Board to take a vote at this meeting on whether to comment. In any case, as Mr. Hanson explained, the Planning Board declines to comment on most applications before the ZBA because they do not involve matters of zoning policy, only very local impacts on abutters, who are all notified of the required public hearings. It has been the practice of the Planning Board to become involved only in “outlier cases” (if, for instance, someone applied for a variance in order to build a shopping center).

The meeting adjourned at 7:15 p.m.

Respectfully submitted,
Katherine Keenum, Clerk