

Listening Sessions for DRI Checklist Revision

Comments on Draft v.04 – August 6, 2019

September 17 1:30 PM

Attending: Jane Varkonda, VH & Edg Con Agent; Joe Tierney, WT Building Inspector; Elaine Miller, TI Planning Board & realtor; Alice Goyert, OB ConCom; Doug Finn Edg Planning Board asst.

Commissioners: Hancock, Malkin, Robinson, Toole **Staff:** Veno, Flynn, Doyle, Seidel

Delete dredging, core vs priority habitat. Make all Section 5 by concurrence

Joe Tierney - procedure for determining Archeological significance 8.2 (apply to Mass Historical) there is no map that is publicly available to consult. PNF (project notification form to Mass Historic) takes 30 days to get response

Doug Finn - is a pool included as a structure for the big house trigger? Sq ft number may be too low—possibly 7000? Possible exemption of principal house if built before checklist takes effect. Should include provisions about demolition of buildings to build big house even if not historical. Big house trigger would capture a lot of current projects in Edg

3.1 h expanded parking lot provision to include spaces greater than 10

Training sessions for PB, ConCom and ZBA when new checklist goes into effect.

Liz Durkee in an e-mail suggests that 8.4 include any new structure or expansion of structures (unless the DCPC regs do not allow structures)

September 17 5:30 PM

Attending: Lenny Jason, Edg, CH & AQ Building Insp

Commissioners: Hancock, Robinson, Toole **Staff:** Veno

Lenny Jason - how is farmland determined. Questioned reducing parcel # in 2.2 and 2.3, rational for 4.2. Suggested limiting electrical service to 200 amps and requiring on-site production of any additional needs

September 30 1:30 PM

Attending: Ewell Hopkins, OB Planning Board; Derrill Bazy, IHT/AQ; Faren Worthington, IHT/WT; Breese Hodson Tonnesen, IHT/Tis; Christopher Anderson, IHT/WT; Paul Adler, builder

WT; Adam Hayes, contractor OB; Doug Ruskin, IHT/WT; Gary Maynard, builder WT; Connie Alexander, Tis; Harriet Bernstein, WT; Doug Finn, WT & Planning Board asst. for Edg.

Commissioners: Hancock, Malkin, Robinson, Toole **Staff:** Veno, Flynn

Paul Adler - thought mega mansions were a detriment, no energy requirements, empty most all winter. Felt that big houses tie up workforce from doing smaller projects and tilt wage scale higher. Felt that 5-9 lot subdivision trigger would offend local planning boards. Did not think it was regional.

Gary Maynard - Did not think big houses drove up wages. Concerned that MVC could not handle increased workload efficiently. Wanted codified checklist of requirements. Index HERS rating to sqft so that 6500 would be net zero. Possible exemption for barns. 6500 sq ft not way off

Doug Ruskin - Use FAR as rating. Maybe number of bedrooms could be sub trigger.

Adam Hayes - 6500 sq ft should not include unconditioned space. If it does, trigger should be 8000 to 10000. All should be 55 HERS. Should look at kwh used.

Philippe Jordi - should incentivize multifamily housing; felt 4.1a and b discourage multifamily housing.

Derrill Bazy - felt trigger should be 10 units or some break for affordable housing

Ewell Hopkins- complained about dysfunctional relationship between town and MVC. Concerned about land clearing by Goodale on ED-VH Road. Felt that many things could be addressed by town rather than MVC.

Doug Ruskin - Pointed to success of Scott's Grove. Felt 5 unit trigger in 4.1 was a problem

Connie Alexander - Happy to see reduction to 5 units in 4.1, gives more project review and chance for neighbors to be heard.

Breeze Tomlinson -

Christine Flynn - MVC review adds 4-6 months of review time and may kill some projects

Christopher Anderson - 12 person shared house in repurposed structure in place of existing high density

Paul Adler - need to be more restrictive in historic houses about architectural features like windows.

Doug Finn - EDG PB want stronger relationship with MVC. Want to know "why" of checklist; help towns draft zoning bylaw changes for multifamily housing. On big house, do 5000 conditioned and 2000 unconditioned space. Possible 1 time exemption for 1000 sq ft of unconditioned space

October 1 5:30 PM

Attending: Newell Isbel Shinn, WT & South Mountain; Doug Best, Tis; Eric Dori, Tis; George Crawford, OB/VH; Peter Cook, CH; Mark Alexander, Tis; Dawn Bellante, Tis; Mark Tonnensen, Tis; Breeze Hodson Tonnensen, Tis; Faren Worthington, WT; Mark Hannemann

Commissioners: Hancock, Malkin, Robinson, Toole **Staff:** Veno

Doug Best - On Large Houses- Need clearly delineated process/cheat sheet for applicant. And a clear expectation of timeline for decision from MVC and town. Sq ft trigger number should depend on project location.

Mark Alexander - wanted moratorium on multifamily development in Tashmoo

Faren Worthington - asked if 4.1b include year round leases? Questions on enforcement and what if 5 rooms.

Peter Cook - asked for insight into which sections moved from mandatory to concurrence. Also thought big house number should be related to lot size.

Ezra Sherman - asked would a skate park or ballfield trigger places of assembly?

Mark Alexander - negative claimant veto?

Newell Isbell Shinn - Felt sq ft was a blunt measure; why isn't it a town issue instead of MVC? Understands exclusion for energy, should meet higher standard for big house. Concerns about demolition of buildings to construct new. Felt house size should be % of lot, preservation of habitat concerns as well also asked for list of factors indicating regional impact. Possible allowance for agricultural buildings.

Mark Hannemann - requested trigger for dilapidated buildings