

Planning Board Meeting Minutes 6/9/2022

Committee / Board Name: Town of Monterey Planning Board

Date of Meeting: 6/9/2022

Time of meeting: 7:00pm

Location of Meeting: Monterey Community Center and via Microsoft Teams

Phone: 413-822-0945

Board members in attendance: Tom Sawyer, Laura Mensi, Roger Tryon, Margy Abbott, Noel Wicke, Chip Allen

Agenda items discussed:

1. **16 Laurel Banks** – Request for temporary use of trailer on property during construction of new home. Recommend approval to ZBA.
2. **Master Plan** – Community Kick-Off Meeting for Master Plan scheduled for Saturday 6/23/22 10am at Monterey Library. Meeting advertised in Monterey News, on town website, in Monterey community Google group and with flyers around town. Contact will be made to various town boards for active plans that could be incorporated into the Master Plan.
3. **Correspondence** – Inquiry from Melissa Noe re: Planning Board needs for town's new office assistant for meetings, minutes, etc.
4. **Berkshire Regional Planning Commission** – Laura is attending monthly county-wide planning meetings by BRPC.

Adjourn 8:15pm

BOARD OF APPEALS
TOWN OF MONTEREY

TO: Board of Health, Planning Board, Conservation Commission &
Building Inspector

FROM: Board of Appeals

DATE: 5/18/22

SUBJ: Special Permit application for 16 Laurel Banks

Attached is the Hearing Notice and packet for Michael Bernstein of 16 Laurel Banks. Please provide the Board of Appeals with any information or opinion you have on this case **prior to the hearing date of, 6/22/22 at 2:30pm.**

Respectfully,

Melissa Noe
Town Administrator

Enc: ZBA Application packet

*Must be given to each department noted above prior to their next scheduled meeting before the ZBA hearing.



TOWN OF MONTEREY

TOWN OF MONTEREY NOTICE OF PUBLIC HEARING

The Board of Appeals for the Town of Monterey will hold a Public Hearing on Wednesday, June 22, 2022 at 2:30pm at Town Hall, 435 Main Rd, Monterey, MA 01245, to act on the application for a Special Permit under the Monterey Zoning Bylaws for Michael Bernstein to place a temporary travel trailer on the property. This project is located at 16 Laurel Banks in Monterey. The property is recorded in the Southern Berkshire Registry of Deeds, Book 2604, Page 337. Record Title is in the name of Michael S Bernstein, Trustee of the Revocable Trust of Michael S Bernstein and Renee S Bernstein, Trustee of the Revocable Trust of Renee S Bernstein.

MONTEREY BOARD OF APPEALS

(Berkshire Eagle)

Cc: Town Clerk
File
Website
Owner and abutters



Town of Monterey

Zoning Board of Appeals Application

For office use only	
Date application was received & filed with the Town Clerk	
Application Number	
Filing fee/expense reimbursement (check #)	
Property Address	
Dates advertised in the Berkshire Eagle	
Hearing Date	
11 copies submitted	

Be sure to supply all required information and sign the form where indicated. Please refer to the Zoning By-Laws of the Town of Monterey adopted by Town Meeting on May 5, 2012, as amended, and, when necessary, refer to specific sections within.

Applicant shall also be required to submit the application and attached documents (and any subsequent submission) electronically to the Administrative Assistant at admin@montereyma.gov

Section A. Please check the action you are seeking (check all that apply):

- ☒ Special Permit
- ☐ Variance
- ☐ Appeal (to modify a decision of a Town Board)

Section B. Site/Property Information:

Address of property (ex. 123 Main Rd.): 16 Laurel Banks Rd., Monterey, MA 01245

Assessor's Map #: 113 Assessor's Lot #: 000 000 0000

Zoning District(s): Lakeshore

Registry of Deeds Book & Page Number for Applicant's Title: 2604-337

Section C. Property Ownership Information:

Full Name of Owner(s) (this must match the name on your deed referenced in Section B):

Michael S Bernstein, Trustee of the Revocable Trust of Michael S Bernstein and Renee S Bernstein,
Trustee of the Revocable Trust of Renee S Bernstein

Mailing Address: 111 East 85th Street, 8D, New York, NY 10028

Owner's email address and phone number: mikebernstein@msn.com. 917-328-1579

Full name and mailing address of owner's agent or representative: NA

Agent or representative's email address and phone number: NA

Section D. Project Description (attach additional sheets if necessary):

Please provide a brief description of the Relief Sought and/or Proposed Project:

Temporary Permission to place a travel trailer on the property while restoration work is being done from recent flood from frozen water line. House contains mold which needs to be cleaned out. Bay State Restoration Company has been hired to conduct the restoration work and will apply for any necessary permits separately. Baystate Restoration Group, 69 Gagne Street, Chicopee, Massachusetts 01013. Contact: David Salazar, David.Salazar@baystaterg.com, Main: 855-532-fire, Cell: 508-847-5391. Existing Well will be used for the trailer water hook-up, Trailer contains a holding tank for sewage, which will be emptied into the existing septic system when needed, Electrical power will be plugged into the existing house electrical service, which has the necessary 30 AMP Service.

Section E. Variances, if applicable (attach additional sheets if necessary):

From which section of the zoning bylaws are you requesting a variance? 7.5

What will the requested variance enable you to do? Place temporary travel trailer on property

If the variance is not granted, what hardship will you endure? Unable to use property this summer.

What special circumstances relating to soil condition, shape or topography of the land is prompting your request for a variance? NA

Explain why your special circumstances are not a result of your own actions? Frozen water line

Section F. Appeals (attach additional sheets as necessary and a copy of any written determination/action)

What action of which Town board is being appealed? Click here to enter text.

Date of the action: Click here to enter text.

Describe the remedy you seek: Click here to enter text.

Section G. Special Permits, if applicable (attach additional sheets if necessary):

Describe the need for a Special Permit: Placement of Temporary Travel Trailer on property during restoration work.

List all the nonconforming aspects of the property: Lakeshore District – Nonconforming property

Has a special permit or variance been previously granted to this property which is/are currently active? If yes, please describe and/or attach copies of prior decisions: None

Each party signing this Application certifies that the information contained herein is true, accurate, complete and that no material fact or statement has been omitted from this Application which would be relevant to the relief requested hereunder. Signing and submitting this Application constitutes permission for the Board and/or its designees to access and walk the exterior portions of the property for the purpose of site visits in connection with the Application.

Applicant or Representative's Signature: Michael S Bernstein

Owner's Signature: Michael S Bernstein

Date: April 6, 2022

SAVE THE DATE

Monterey Master Plan: Kick-Off

MONTEREY MASTER PLAN: Kick-Off Event

Event Location:

Monterey Library

452 Main Road

Monterey, MA 01245

Saturday, June 25

10AM-12PM

Contact:

Tom Sawyer tsawyer@montereylibrary.org

Laura Morsil lmorsil@montereylibrary.org

Seth Jenkins

BRPC Community Planner

413-413-442-1521 ex. 24

SJenkins@Berkshrcp.org



BRPC

Berkshire Regional Planning Commission