

Planning Board Meeting Minutes 3/10/2022

Committee / Board Name: Town of Monterey Planning Board

Date of Meeting: 3/10/2022

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, Lauren Behrman, Roger Tryon, Chip Allen

Also in attendance: Justin Makuc, Chris Tryon, Joe LaMacchia

Agenda items discussed:

1. **Form A, 235 Main Road** – Division of property at 235 Main Road approved.
2. **Preliminary Site Plan Review, Mt. Hunger Road property** – Joe LaMacchia of LaMacchia Development presented preliminary plans for development of Fairview Hospital owned property on Mt. Hunger Road.
3. **Master Plan RFP** – No submissions received to date.
4. **Short term rentals** – Justin Makuc requested discussion regarding short term rentals in Monterey. Discussions included tax breaks for long term rentals, tax on short term rentals and registration with town of short term rental properties. Planning Board suggests addressing short term rentals in Master Plan.
5. **Open seats on Planning Board** – Nancy will be vacating her seat – seat will be open. Lauren was appointed to current seat and will run for election to the Board.
6. **Approved minutes** - For 2/24/2022 meeting.
7. **No other board member business.**

Adjourn 8:25pm

Approved on 3/24/22

LAND OF
WILLIAM E. MILLER
MONTEREY, MASSACHUSETTS
SEE PLAN RECORDED IN PLAT FILE 8-75

LAND OF
WILLIAM E. MILLER
MONTEREY, MASSACHUSETTS
PROPOSED 3.45 - ACRES

LOT - 3
1.80 - ACRES
MONTEREY, MASSACHUSETTS

LOT - 2
0.54 - ACRES
MONTEREY, MASSACHUSETTS

LAND OF
WILLIAM E. MILLER
MONTEREY, MASSACHUSETTS
EXISTING 1.06 - ACRES
PROPOSED 2.11 - ACRES

LOT - 1
2.11 - ACRES
MONTEREY, MASSACHUSETTS

LAND OF
ALBERT S. BROWN
MONTEREY, MASSACHUSETTS
SEE PLAN RECORDED IN PLAT FILE C-30

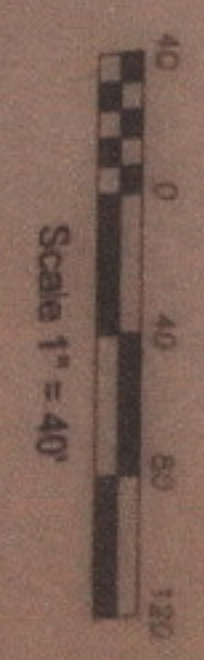
LAND OF
ALBERT S. BROWN
MONTEREY, MASSACHUSETTS
SEE PLAN RECORDED IN PLAT FILE C-30

LAND OF
DAVID E. LITTLE
MONTEREY, MASSACHUSETTS
SEE PLAN RECORDED IN PLAT FILE B-17

LAND OF
WILLIAM E. MILLER
MONTEREY, MASSACHUSETTS
SEE PLAN RECORDED IN PLAT FILE 8-75

LAND OF
WILLIAM E. MILLER
MONTEREY, MASSACHUSETTS
SEE PLAN RECORDED IN PLAT FILE 8-75

LAND OF
WILLIAM E. MILLER
MONTEREY, MASSACHUSETTS
SEE PLAN RECORDED IN PLAT FILE 8-75



- LEGEND**
- AREA RECORDED
 - AREA RECORDED IN PLAT FILE 8-75
 - AREA RECORDED IN PLAT FILE C-30
 - AREA RECORDED IN PLAT FILE B-17



PLAN OF LAND SURVEY
WILLIAM E. MILLER
MONTEREY, MASSACHUSETTS
MARCH - 2002

APPROVAL AND NOT RECORDED UNDER
SUBDIVISION CONTROL LAW
BY THE BOARD OF REGISTRATION OF PROFESSIONAL SURVEYORS
STATE OF MASSACHUSETTS
DATE: 03/01/02

William E. Miller
Surveyor

NOTES

1. The lot lines shown on this plan are based on the survey of the land shown on the plan and are not to be construed as a warranty of title.

2. The lot lines shown on this plan are based on the survey of the land shown on the plan and are not to be construed as a warranty of title.

3. The lot lines shown on this plan are based on the survey of the land shown on the plan and are not to be construed as a warranty of title.

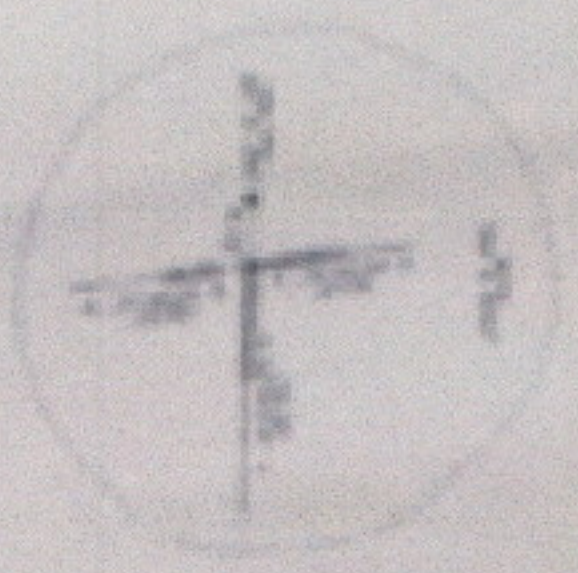
4.13 Acres site = 43,560 x 4 174,240 Sf Home footprint/septic/driveway = 6000 Sf Intrusion or about 4% of each site - Approx 300' x 600' sites



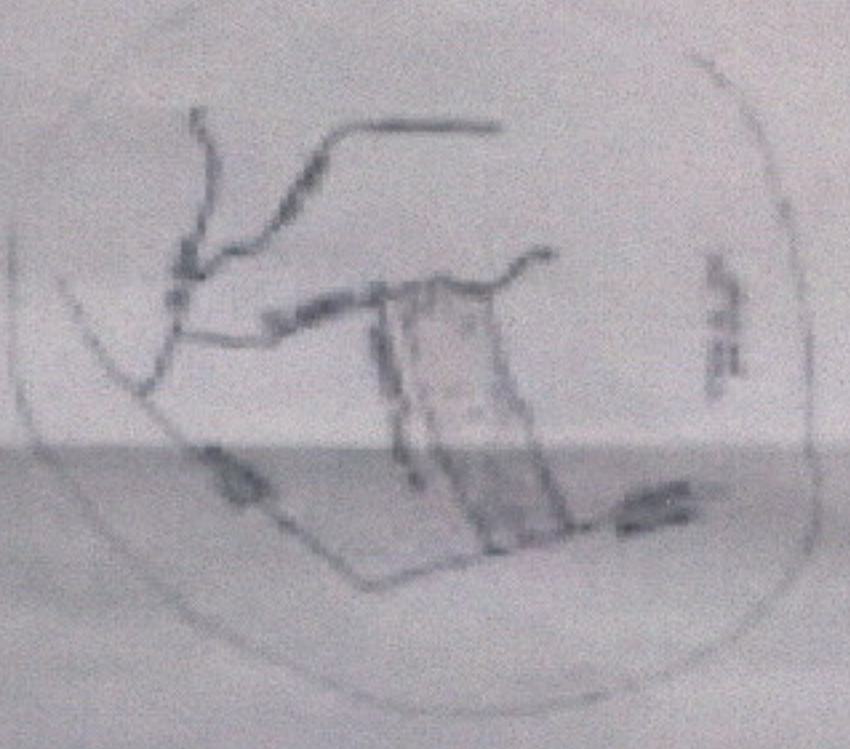
LIONSGATE MT HUNGER RD/Monterey

300

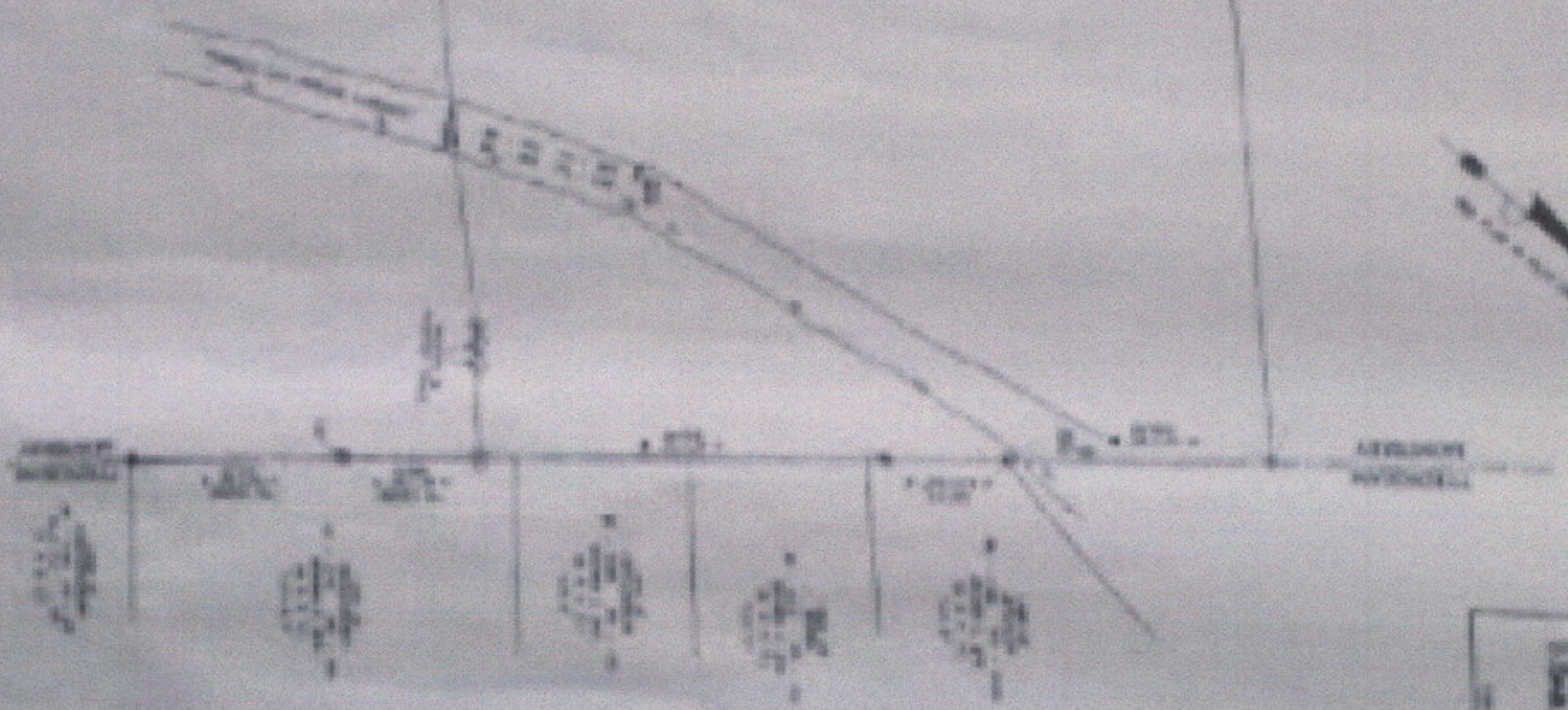
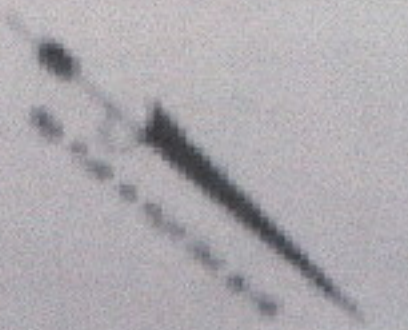
600'



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Rectangular text box containing illegible handwritten notes.



Rectangular text box containing illegible handwritten notes.

Vertical text block containing illegible handwritten notes and possibly a title or reference.

4.13 Acres site = 43,560 x 4 174,240 Sf Home footprint/septic/driveway = 6000 Sf Intrusion or about 4% of each site - Approx 300' x 600' sites



LIONSGATE MT HUNGER RD/Monterey

300'

600'