

**West Stockbridge Planning Board  
Meeting Minutes for January 29, 2024  
Hybrid Meeting (Zoom and In Person)**

**Planning Board (PB) members present:** Dana Bixby, Ryan Beattie, Sue Coxon, Chris Tonini

The chair opened the meeting at 7:03 p.m.

**Approval of Minutes**

- January 16, 2024 – approved (1st: Sue, 2nd: Chris; Roll Call Vote: Ryan, yes; Chris, yes; Sue, yes; Dana, yes)

**Confirmation of Upcoming PB Meeting Dates**

Monday, March 4, 2024

Monday, March 18, 2024

Monday, April 1, 2024

Monday, April 15, 2024

The chair noted that the PB received no special permit applications this week.

The chair briefly discussed the Wiseacre Farm odor mitigation issue. She reported that she reviewed the permit that the PB issued to the farm. The conditions state that odor mitigation shall defer to the standards of the host community agreement, which sets up a domain of responsibility for the Select Board (SB) to work with the farm to create mitigation.

**Zoning.** The chair noted that Berkshire Regional Planning Commission's CJ Hoss said he will provide comments on the PB's proposed zoning changes before February 12.

- **Short-Term Rental (STR) Zoning Changes.** The PB made a change to their STR Zoning draft and defined questions for CJ, including a query about the difference between a STR guest house and a boarding house.

By consensus, the PB decided to change the number of allowable cumulative days that a STR can operate. In 4.11.26 of Part 2 of the draft, they changed "More than 35 days and less than 75 days" to "More than 45 days and less than 90."

- **Accessory Dwelling Unit (ADU) Zoning Changes.** By consensus, the PB decided to change the ADU Zoning draft to:

- 1) Allow ADUs to be up to 900 sq ft in size (outside face of wall), to be consistent with a potential new state law.
- 2) Limit the distance between a single-family dwelling and its detached ADU to no greater than 800 ft. It is possible to make an existing accessory structure that is greater than 800 ft away from the main dwelling an ADU via a special permit.
- 3) Delete 4.11.6a. in Part 2 of the draft, which allows the use of ADUs with a less than 300-sq-ft net area "as of right".

By consensus, the meeting was adjourned at 8:24 p.m.

Respectfully submitted by Carol McKenna (PB administrative assistant)  
on January 31, 2024, for Ryan Beattie, Clerk

**Approved at 12-12-24 PB meeting -cm**