

Richmond Planning Board Meeting
Town Hall
Minutes
April 25, 2022

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

Also present: Dick Stover, Tom Grizzly, John, Keenum, Tom Hamel, Joe McGovern, Steve Ray

John Hanson called the monthly meeting of the Planning Board to order at 6:25 P.M.

1. Mr. Hanson asked whether the Board had any further comments or required further discussion on the special permit application from the Boys and Girls Club of the Berkshires, Inc. to build a 60' x 100' accessory structure at Camp Russell. No further questions or discussion.

Mr. Hanson read the following findings and polled the Board:

- a. Is in compliance with all provisions and requirements of the By-law, and in harmony with its general purpose and intent.

Mr. Hanson-**Yes** Ms. Keenum-**Yes** Mr. Bell-**Yes** Mr. Bruce-**Yes** Mr. Lopez- **Yes**

- b. Is not undesirable or does not substantially derogate from the public good or convenience at the proposed location;

Mr. Hanson-**Yes** Ms. Keenum-**Yes** Mr. Bell-**Yes** Mr. Bruce-**Yes** Mr. Lopez- **Yes**

- c. Will not be detrimental to adjacent uses or to the established or future character of the neighborhood.

Mr. Hanson-**Yes** Ms. Keenum-**Yes** Mr. Bell-**Yes** Mr. Bruce-**Yes** Mr. Lopez- **Yes**

- d. Will not create undue traffic congestion or unduly impair pedestrian safety.

Mr. Hanson-**Yes** Ms. Keenum-**Yes** Mr. Bell-**Yes** Mr. Bruce-**Yes** Mr. Lopez- **Yes**

- e. Will not overload any public water, drainage or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to hazards affecting public health, safety or welfare.

Mr. Hanson-**Yes** Ms. Keenum-**Yes** Mr. Bell-**Yes** Mr. Bruce-**Yes** Mr. Lopez- **Yes**

FINDINGS: PURSUANT TO THE FOLLOWING SECTIONS
OF THE ZONING BY-LAW

Section 4.8 B. PERMITTED ACCESSORY USES

11. Accessory Buildings

a) Accessory building or buildings not exceeding 20 feet in height, provided

that the total floor area of said building or buildings shall not exceed one half the total area of the dwelling on the premises, up to a total of 1,000 square feet.

b) Accessory buildings or buildings exceeding 20 feet in height or buildings that exceed one half the total area of the dwelling on the premises or having a total aggregate floor area of more than 1,000 square feet.

Mr. Hanson-Yes Ms. Keenum-Yes Mr. Bell-Yes Mr. Bruce-Yes Mr. Lopez- Yes

2. Mr. Hanson asked for a motion to approve the minutes from the March 14, 2022 public hearing.

Mr. Lopez moved to accept the minutes of the March 14, 2022 public hearing; Mr. Bell seconded. The motion carried unanimously, 5-0.

3. Mr. Hanson asked for a motion to approve the minutes from the March 14, 2022 monthly Planning Board meeting. **Mr. Lopez moved to accept the minutes of the March 14, 2022 Planning Board meeting; Mr. Bell seconded. The motion carried unanimously, 5-0.**

The meeting adjourned at 6:38 P.M.

Respectfully submitted,
Doug Bruce and Katherine Keenum, Clerk

NOTE: all parcels are subject to and with the benefit of all covenants, conditions, restrictions, easements, powers, encumbrances and appearances on record as well as those unrecorded.
NOTE: SURVEY TIE COURSES AND ABUTTER LINES ARE NOT PROPERTY LINES BEING VALIDATED BY THIS SURVEY.

SURVEY OF LAND in RICHMOND, MASSACHUSETTS Prepared for **PENNY DEW-CHAMPLIN** **DONALD R. CHAMPLIN JR.** February 23, 2022

BEING A PORTION OF THAT LAND DESCRIBED IN
MIDDLE BERKSHIRE REGISTRY OF DEEDS:

BOOK: 5827 ~ PAGE: 213
GRANTOR: The Girl Scouts of Central and Western Massachusetts, Inc.
GRANTEE: Richard S. & Patricia F. Levy
DATED: September 28, 2016
LOT 1 BEING A PORTION OF Tract 1 ~ Parcel 1

TAX MAP & ZONING INFORMATION

LOT 1 IS A PORTION OF TAX MAP 100, LOT 53
LOT 1 IS ZONED RA-C

SURVEYOR CERTIFICATIONS
I declare that this plan conforms to the Rules and Regulations of the Registrar of Deeds.

DATE: FEBRUARY 23, 2022
MASSACHUSETTS LICENSED LAND SURVEYOR

TACONIC LAND CONSULTANTS
LAND SURVEYORS & GEOLOGISTS
ENVIRONMENTAL CONSULTANTS
14131
499-5978 ~ 499-5124 FAX
JOB NUMBER: 22-312-2
COMPUTED BY: PHM
FIELD CHECK: PHM & MJP
DRAWN BY: PHM
CHECKED BY: PHM
FIELD NOTES: JESSIE, JOSH FOLGER
DATA DICT: 82-214 & 82-215
14131
499-5978 ~ 499-5124 FAX