



The Selectboard
TOWN OF WESTHAMPTON
TOWN HALL
1 SOUTH ROAD
WESTHAMPTON, MASSACHUSETTS 01027

Minutes of the Meeting - Westhampton Planning Board

February 8, 2022, 6:30 PM

The Westhampton Planning Board scheduled a regular meeting on Tuesday, February 8, 2022, at 6:30 PM. Pursuant to Chapter 20 of the Acts of 2021, the meeting was held as a "remote" (remote access) meeting. Some members of the board and the public attended the meeting via "Zoom" conferencing. Meeting ID Code: 839 1760 1574; Passcode: 919457. In-person attendance by the public was permitted.

Call to Order

The meeting was called to order at 6:46 PM.

Present: John Zimmerman, Susan Bronstein (Chair), Maureen Dempsey

Also present: Kristin DeBoer, Doug Finn

Review/accept minutes from December

Ms. Bronstein noted that a quorum of members able to vote and/or approve the minutes from the previous meeting was not present. The minutes were tabled to next meeting.

Site Review: Kestrel Land Trust

Ms. DeBoer, representing the Kestrel Land Trust, presented a proposal to conserve a parcel of about 140 acres north off of Chesterfield Road along the Westhampton / Northampton line. Ms. DeBoer asked whether the proposed division of land would or could be considered for approval by the Planning Board.

There was some discussion relative to the type of conservation to be imposed, the potential use of the rest of the land, the means of access to the land, and the legal mechanism by which the land could be divided.

After some discussion, it was determined that, while the proposal did not meet the strictest requirements for consideration under MGL 41 81L, an ANR plan would be the best mechanism to accomplish the intended goals, and that the intended goals were consistent with the land use goals of the Town of Westhampton.

It was MOVED by Zimmerman, SECONDED by Dempsey that

The Planning Board generally supports the proposal as presented.

VOTED:

BRONSTEIN: YES; DEMPSEY: YES; ZIMMERMAN: YES.

Ms. DeBoer noted that she would try to get an ANR plan to the board in time for review at the March meeting.

On a related matter, Ms. DeBoer asked whether the gravel pits located on the subject parcel needed to be returned to a natural grade, in strict conformity to the zoning bylaw, or whether alternative means could be used to 'reclaim' the land. Ms. DeBoer noted that the possible

“alternative means” would not return it to its original natural state, but would conform to a naturally beneficial habitat.

There was general discussion on the topic, including how an examination of the specifics of any given proposal would be weighed, and how such proposal might be adjudicated by the Conservation Commission, the Planning Board, and the Zoning Board of Appeals – taking into consideration the conservation of the land as well as the overall impact to land use and planning goals.

The general consensus was that the applicant should prepare and present a plan for remediation for review by the town.

Report from Bylaw Review Committee

Ms. Bronstein noted there was no report.

Any other issue(s) to come before the Board not anticipated at the time of posting.

No other business was presented.

Adjourn

It was MOVED by Dempsey, SECONDED by Zimmerman

To adjourn.

WITHOUT OBJECTION

Adjourned at 7:22 PM.

Respectfully submitted,
Douglas C. Finn.

APPROVED by a vote of the Westhampton Planning Board, on _____, 2022.

Susan Bronstein

Maureen Dempsey

Wade Clement

John Zimmerman

Don Coffey