

# Town of Berkshire

Chartered in 1781

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## MEETING OF THE BERKSHIRE PLANNING COMMISSION

April 16, 2025

Present: Walter Elander, Russell Ford, Margo Sherwood, Joshua Grims, Claude Charron, Shayna Sherwood, Kenneth Sekuterski. Absent: Kristine Koch, Josh Grims.

NRPC: Emily Klofft

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The meeting was called to order at 6:04 PM by Margo Sherwood.

1. Emily Klofft distributed **Regional Future Land Use Mapping with Berkshire**. Discussion of new Act 181 included:
  - Changes to West and Est Berkshire Village Center designations.
  - E. Klofft sent this information to Emily Fecteau to warn the public hearing for Select Board to review and approve the designations.
    - The proposal expands the area of Est and West Village Centers, and adds Berkshire Center.
    - The Planning Commission believes there are traffic issues at the Village Centers that need to be addressed.
  - Next step; review the draft regional map in May.
2. Emily Klofft described changes to Act 250 as recently passed by the State, including new exemptions:
  - Buildings with up to 50 units may be approved in Village centers, but Town Zoning Ordinances still apply.
  - Act 250 permits for access to dwelling units not needed.
  - Towns have option to continue with these exemptions after 2027. The Berkshire Select Board can decide to extend the exemptions.
3. Emily Klofft presented regional and Municipal housing targets that have been determined by NRPC.
  - Purpose of the targets is for use in updated Town Plans. The targets can't be modified by the Planning Commission because they are established in the Regional Plan and are

mandated by the State. The PC can, however, use language in the update Town Plan to express interest in what the “right” target should be.

4. Other business:

- Ken Sekuterski is now a member of the PC.
- Margo will set up a meeting for Walter and Margo to attend Select Board meeting for May 5, to review the above mentioned items 1, 2 and 3.
- Motions were made to approve the Minutes of 3-19-2025 and September 2024.  
Motions were approved unanimously.

Meeting was adjourned at 7:22 PM.