

Worthington Planning Board Meeting:
September 16, 2024

In Attendance:

Bart Niswonger
Anna Maunz
Nestor Mathews
Kathy Ford
Kate Baylock
Bob Walden (Building Inspector)

Bob Walden is working with Julie as assistant in town as new building inspector.
Overall philosophy is about securing safety.

Building Inspection Hours on Wednesday

Julie: 9-3

Bob: 5-7 p.m. Cell number: 413-695-0539

Conversation about:

- New ADU law goes into affect in February
- ADUs may no longer go before the planning board (possibly)?
- Question of current non-compliant ADUs - how to bring them into compliance from the building inspection perspective.
- Existing ADU's still have to be in compliance with the code: would all have to be on a case by case basis.
- Clarification of 900 sq feet for the town vs. the state
- New building Inspector = 900 square feet is foundation/ conditioned space.
- State law will super cede town law
- Question of short term rentals: discussion of them working against housing goals
- (1-3 year) Inspection of Short Term Rentals as part of the State building code changes
- Idea of a special permit for Air BnBs for ADUs or primary structure:
 - Short Term Rental as a special permit vs. license.
 - What is the definition of a "short term rental" for Worthington.
 - What is the definition of "owner occupied" for Worthington.
- No owner occupation is necessary anymore via state law.
- Initiate conversation with the Select Board about short term rentals.
 - Zoning special permit vs. license.
- Question of who is tracking ADUs after the permit is opened.
 - If the Select Board approved permitting software - than it would make the permit process much more accessible. Around \$6,000/ year.

Plan of Conversation with Town Council and the Select Board

Nestor reports back from the Select Board:

Phase 3 charging stations for charging electric vehicles

- 2 proposed locations are at the town hall and at the school.
- Eversource will be putting a charging station in town.

Review of Select Board Draft: All members of Planning Board to read the Draft before September 24 2024.

All Town Meeting Subjects: Short Term Rentals.

OSRP Meeting Next Thursday: 9/26/2024.

Plan question from the Planning Board:

-Is there interest in creation of a Village Center

- denser housing
- Mixed Use of business
- Sidewalks and Trails
- Other: What do you think help makes a vibrant town center?

Worthington has 400' of frontage - and if we change that we could do it for the whole town or for a part of the town. From our town surveys it seems like the responses from the town are mixed. As the Planning Board we are wondering if it makes sense to change the frontage for just the "Town center" or create mixed use availability in the town center.

Important Dates:

- Planning Board to read the Draft before September 24 2024.
- OSRP Meeting Next Thursday 9/26/2024 @ Town Hall 6:30- 8 p.m.
- Next Planning Board Meeting: 10/28/2024

Signatures:

Four handwritten signatures in blue ink are stacked vertically. The first signature is a simple, stylized 'A'. The second signature is more complex, with a long horizontal stroke. The third signature is also complex, with a large loop. The fourth signature is a simple, stylized 'A'.