

DESIGN ADVISORY COMMITTEE
TOWN OF GREAT BARRINGTON

37 STATE ROAD
GREAT BARRINGTON FIRE STATION
TUESDAY, FEBRUARY 14, 2017
5:00 P.M.

PRESENT: GAETAN LaCHANCE, CHAIRMAN
JONATHAN HANKIN
PEDRO PACHANO
LISA LANDRY

EDWIN MAY STAFF LIASON

I. CALL TO ORDER:

Mr. LaChance called the meeting to order at 5:09 P.M.

II. PERMIT FOR REVIEW: 34-42 BRIDGE STREET

Michael Charles from Benchmark Development Corporation was present to discuss the proposed for the second phase of the project. Building two will have 36 residential units. The Committee reviewed the project on February 3, 2017 but lacking a quorum they were unable to vote on the plan.

The previous discussion of the plan focused on the portico and the exterior materials. Mr. presented two exterior rendering titled Powerhouse Square and dated 1-17-17. There were a couple additional renderings showing a revised portico. The proposed materials for the building include steel members with glass at the top, Corten steel, wood trim, and a ceramic product that will look like cedar shakes.

Mr. Pachano said if nothing different is ever built how would you know if people would want something different.

Mr. Charles said he has considered other styles of buildings but he didn't think a more different style would fit in the area. He said he thinks the proposed elevation fits the site.

Mr. LaChance said he would like to see a rendering with the trees in the background.

Mr. Charles said he will provide the rendering. He said the goal was to not make the building look like a hotel. The building fits with the trees in the back and has a residential look.

Mr. Pachano said the building looks huge in the rendering.

Mr. Charles said he does not want to over analyze it. He said he just wants it to fit in.

Mr. LaChance asked what comments were made at the last meeting.

Mr. Hankin said the Committee did not like the portico or heavy timber Adirondack style. It didn't feel appropriate.

Mr. LaChance said he is less troubled by the front than the size of the building from the side.

Mr. Pachano said it looks like an office building. He said he can sympathize with the Constraints but it feels like a lost opportunity to put so much energy into something and not create something unique and special.

Ms. Landry said there is a constant complaint that there is nothing to attract young people to the Berkshires. There is an opportunity here to put out a pure vision and have something exciting.

Mr. Charles said he has struggled with all of these ideas. He said that overall there has been a positive response from people who have seen the renderings. He said he is trying to balance the project. He said the ideas were not created in a vacuum. He said as a developer the goal is to have product that people will want to buy. He said he is happy saying that this building fits the site.

Mr. Charles said he goes back to the Selectboard on February 27 and the Planning Board on February 23 and March 9.

Mr. May said the Committee could make a recommendation it is not necessary to see the final design tonight.

Mr. Hankin suggested to Mr. Charles that if he likes the brackets for balance make them out of the Corten steel instead of the timber.

Mr. Charles said he agreed with that point.

Mr. LaChance said there must be a way to break the scale down on that elevation.

Mr. Charles said he believes he is 90% there.

Mr. Hankin asked if the elevator would be a glass cab.

Mr. Charles said no it will be Spandrel glass.

Mr. LaChance asked when the renderings would be done.

Mr. Charles said by the next Selectboard meeting.

Mr. LaChance said he would like to see what had been discussed tonight in context.

Mr. Charles said he came to the Committee. He said he has taken input even though he does not have to. He said he would try to deal with the front of the building to try to make it feel more residential. He asked if he has to come back.

Mr. LaChance said we will give a negative recommendation as it looks now.

Mr. Charles asked what impact does that have; procedurally?

Mr. Charles was advised that the Committee's comments are advisory.

Mr. Hankin said the applicant has come before us and provided several ideas and discussed our comments. He said the proposal is a good use of the site and all of our discussions are dealing with aesthetics.

MOTION: Mr. Hankin to send the comments to the Selectboard that the main entrance needs to be worked on as well as the issues with the scale of the main façade therefore we have reservations.

SECOND: Ms. Landry

VOTE: All in favor

47 RAILROAD STREET: FRAMEWORK PROPERTIES

Michael Valenti, engineer and Ian Rousch were present to discuss renovations of their property at 47 Railroad Street. There was discussion of alteration of window and color of the existing brick. The cornice will carry over from the adjacent building.

Mr. Valenti said the last time the original plan was before the Committee there was discussion of the dumpster location. The dumpster will be located on the side of the building as the previous location has a pole that will prevent a truck from accessing it.

Mr. May said he is interested in the wall in the basement between 47 Railroad Street and 49 Railroad Street.

Mr. Valenti said the wall is there. He said he would meet with Mr. May about the wall.

MOTION: Mr. Pachano to send a positive recommendation to the Planning Board

SECOND: Mr. Hankin

VOTE: All in favor

III. MINUTES: NOVEMBER 30, 2017

MOTION: Mr. Hankin to approve the minutes of November 30, 2017

SECOND: Mr. Landry

VOTE: All in favor

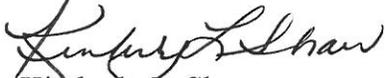
IV. CITIZEN'S SPEAK TIME:

No one spoke.

V. ADJOURN:

Mr. LaChance adjourned without objection at 6:04 P.M.

Respectfully submitted,


Kimberly L. Shaw
Secretary