

## PLANNING BOARD

DATE: June 13, 2013  
TIME: 7:00 P.M.  
PLACE: Large Meeting Room  
FOR: Regular Meeting  
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Ethan Culleton;  
Brandee Nelson  
Chris Rembold

Mr. Hankin called the meeting to order at 7:00 P.M.

### **FORM A'S:**

There were no Form A's submitted.

### **MINUTES: MAY 23, 2013**

Mr. Musgrove made a motion to approve the minutes as amended, Ms. Fowle seconded, all in favor.

### **SPECIAL PERMIT/SITE PLAN REVIEW: BERKSHIRE AVIATION ENTERPRISES**

Mr. Hankin stepped down from the chair and recused himself from the discussion as he is an abutter. He moved to the back of the meeting room. Ms. Fowle assumed the chair.

The application is a special permit before the ZBA to build a deck to a pre-existing non-conforming structure. The Site Plan Review by the Planning Board is for the alteration of a commercial structure.

Marilee Alexander and Tom Vigneron were present. They did not give a presentation as all the material was present in the application.

When the original structure was built, it was in compliance with the 25 foot front setback. When the zone was changed it created the non-conformity.

Mr. Musgrove read through the site plan review criteria. The Board made a condition that any lighting for the deck would be downward directed with horizontal cut-offs. No light will be directed into the street.

Mr. Musgrove made a motion to approve the Site Plan Review with the lighting condition, Ms. Nelson seconded, all in favor.

Mr. Musgrove made a motion to the ZBA that the application was reviewed under Site Plan Review with one recommendation regarding lighting. The Board does not see any zoning issues therefore approval of the application is recommended, Mr. Culleton seconded, all in favor.

Mr. Hankin returned to the meeting and resumed the chair.

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**SPECIAL PERMIT/SITE PLAN REVIEW: RENASSAINCE ART SCHOOL**

Patricia and Nicholas Navarino were present to discuss their application for a special permit for a non-exempt educational use at the Jenifer House Commons on Stockbridge Road and the Site Plan Review for a change of use in a commercial structure.

The applicants explained that they will provide an inclusive program at a community based school of dance, theater and art for all ages.

Mr. Hankin asked how many students would attend the school and what the traffic impact would be.

Mrs. Navarino said there would 4-5 students in a class. The classes will be small and there is ample parking at the site.

Mr. Hankin said there do not appear to be any extreme changes.

Mrs. Navarino said there will be limited changes to the exterior of the building. There will be a few plantings added to the minimal landscaping.

Ms. Fowle asked if there will not be large classes for dance.

Mrs. Navarino said no. It is the goal of the school to know each student. She said she does not believe in large classes.

Mr. Hankin asked what the hours of operation would be.

Mrs. Navarino said there will be an art supply store so the expected hours of operation would be 10AM-5PM. There is a small chance the business might stay open as late as 6:30 or 7:00 PM.

Mr. Musgrove read through the zoning that applies to the use. He said 7.6.2 of the zoning bylaws has 8 points that would be required to be addressed at the Selectmen's public hearing. He recommended the applicants familiarize themselves so they are able to address the points.

Mr. Musgrove made a motion to approve Site Plan Review, Ms. Fowle seconded, all in favor. Mr. Musgrove made a motion to make a favorable recommendation to the Board of Selectmen on the special permit application with no conditions, Ms. Fowle seconded, all in favor.

**SITE PLAN REVIEW: CONSTRUCT INC.**

Cara Davis was present to discuss the Site Plan Review application for exterior changes to an institutional structure at 41 Mahaiwe Street. The Board conducted a site visit prior to the meeting.

Mr. Hankin said this is an institutional use but it is used as a dwelling.

Mr. Musgrove said he does not see it as a dwelling.

Mr. Rembold said this is an exempt non-profit use. It is good for them to come before the Board when they are exempt.

Mr. Musgrove read through the Site Plan Review criteria. He asked if there would be any exterior lighting.

Ms. Davis said there are low subtle lights on the main building. There is an existing light on the deck in the back. There are lights on either side of the door to illuminate the entrance. There would be one carriage light on the new deck.

Mr. Musgrove said the lights are to be downward directed with horizontal cut-offs with no spill onto adjacent properties.

Mr. Musgrove made a motion to approve the Site Plan Review with the lighting condition as stated, Ms. Fowle seconded, all in favor.

#### **SITE PLAN REVIEW: FAIRVIEW HOSPITAL**

Mr. Musgrove recused himself from the discussion as he is an abutter. He moved to the back of the room.

Joe LaRoach was present to discuss the Site Plan Review application to construct an emergency generator at Fairview Hospital, 39 Lewis Avenue.

Mr. LaRoche said the existing generator will be replaced with the new generator. The new generator will be inside a building located near the campus garage.

Mr. Hankin asked what the sound level would be when the generator runs.

Mr. LaRoche said it is 175 feet to the property line and the decibel level will be 57.4dba at the property line.

Mr. Hankin asked what that equates to.

Mr. LaRoche normal conversation is 60dba. He said the system is tested quarterly.

Mr. Hankin asked what would happen to the old generator.

Mr. LaRoche said the other generators will be removed and the new one is quieter than the portable one that was used last fall.

Ms. Nelson said her only concern is the fueling of the generator.

Mr. LaRoche said there could be a concrete berm around the unit. There is a fill pipe with a catch basin in the structure.

Ms. Nelson said even asphalt curbing on the pad would help contain a spill.

Mr. Hankin said the driveway to the unit is crushed stone.

Mr. LaRoche said it will remain as it is.

Ms. Nelson said normally a grading plan would be submitted but the grading has already been done. She asked if the Board would request an as built plan.

Mr. Rembold said not usually.

Mr. LaRoche said a couple of trees had been removed but their removal was not related to this installation. Some mulch and plantings will be added.

Ms. Fowle asked what the drainage pattern would be.

Mr. LaRoche said there is one catch basin on site. It is intended to address drainage during other planned improvements.

Ms. Fowle read the Site Plan Review criteria.

Ms. Nelson said one condition would be to provide curbing of concrete or asphalt or a berm to capture spillage.

Ms. Fowle made a motion to approve Site Plan Review with the condition to require curbing,  
Mr. Culleton seconded, all in favor.  
Mr. Musgrove returned to the table.

**SPECIAL PERMIT/SITE PLAN REVIEW: SALISBURY BANK**

Present to on behalf of Salisbury Bank were Jay Fisher, agent, attorney Richard Dohoney, Richard Kelly, architect Ron Reilly and civil engineer, Joe Wren.

Mr. Rembold said the property is non-conforming on the Rosseter side, north side, of the property. The footprint will not be touched on that side of the building.

The Board conducted a site visit prior to the meeting.

Mr. Fisher said the property is located in the B-2 zoning district. Banks are allowed in this district by-right. A remote teller is proposed and allowed by special permit as per 3.14.G5. We are seeking approval of the bank structure and the remote teller.

Mr. Reilly said the original structure is a Greek revival house. The one-story brick faced addition will be covered and treated in a manner consistent with the Greek revival style. The roof addition to cover the remote teller will use synthetic trim to replicate the pilasters. Two steel columns will be used for the structure. There will be a small tube with a small video screen.

Mr. Reilly said the rear of the building will have a small canopy added over the back entrance. Very little is being done to the exterior of the building. Lighting will remain as it exists.

Mr. Hankin asked if it was expected for people to use the rear entrance.

Mr. Reilly said yes. There is an expectation that usage would be evenly split between the front and back entrance. The parking will be in back of the building.

Mr. Reilly said there will be recessed lighting in the canopy. The lights will be very low. There is no ATM proposed for the outside of the building so the use of the remote teller would be during business hours.

Mr. Wren said the proposed low sign would not create a sight line issue. He said traffic from the remote teller will turn left on the property then exit out of Rosseter Street or may also exit directly onto Main St. via the common driveway shared with the Ried's Cleaners property.

There was some discussion of the parking spaces on site. There are currently 11 spaces that will be maintained for this project including the reciprocal easement for access and parking with Ried's Cleaners. While the current configuration offers more parking spaces, not all of those meet the town requirements and a number of those encroach into the Main Street right of way and would be lost to the Main Street Reconstruction.

There was a brief discussion of drainage and landscaping. The Main Street reconstruction project was considered when addressing the issues and for the tree choices.

Ms. Nelson suggested that the monitor wells shown on the site plan be covered to remain accessible.

Mr. Hankin said he has concerns about the drive-up traffic exiting the site. There was more discussion of the site circulation and signs to clearly direct traffic on the site.

The impervious surface on the site will be reduced by 8.3%.

Ms. Nelson suggested gaps in the curbing to allow water to drain into the planted area at the front of the property. She said the proposal is a nice improvement over the existing impervious surface.

Ms. Fowle asked why a drive-up is necessary downtown.

Mr. Reilly said the site was chosen so we could have a downtown presence. People like the convenience of being able to stay in their vehicle to do their banking.

Mr. Musgrove said he thought the project was well thought out. He read the Site Plan Review criteria. He said the vehicular safety and pedestrian safety are accounted for. He suggested a crosswalk be provided in the front. He made a motion to approve the Site Plan Review with the conditions that a striped crosswalk be installed to the front door, gaps in the curbing be provided for drainage, a sign indicating how to access the remote teller from Rosseter Street be installed, the monitor wells be preserved and the drive-up lighting be turned off when the bank is not open, Ms. Fowle seconded, all in favor.

Mr. Rembold said the parking is sufficient to the use.

Mr. Musgrove made a motion to make a favorable recommendation to the Board of Selectmen with the conditions for the Site Plan Review, Mr. Culleton seconded, all in favor.

**ASSOCIATE MEMBER:**

Malcolm Fick was present as a candidate for the Associate Member position. Mr. Fick had previously expressed interest in the position. He sent the only letter of interest.

Mr. Musgrove made a motion to appoint Mr. Fick as the Associate Member and request the Board of Selectmen to vote to appoint him as well. Ms. Fowle second, all in favor.

**TOWN PLANNER REPORT:**

Mr. Rembold said the next meeting will be at June 27 at 6:00 at the Fire Station. The public hearing for Barrington Brook will begin and there will be a presentation by BRPC on the housing needs study.

Mr. Rembold said a meeting will be held at Town Hall on Wednesday June 26<sup>th</sup> at 6:30 P.M. on the Main Street Reconstruction project.

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Ms. Nelson said she will not be at the second meeting in July. Ms. Fowle said she will not be at the second meeting in August.

Without objection Mr. Hankin adjourned the meeting at 9:07 P.M.

Respectfully submitted,

A handwritten signature in blue ink that reads "Kimberly L. Shaw". The signature is written in a cursive style with a large initial 'K'.

Kimberly L. Shaw  
Planning Board Secretary

