

## PLANNING BOARD

DATE: June 27, 2013  
TIME: 6:00 P.M.  
PLACE: Fire Station  
FOR: Regular Meeting  
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Ethan Culleton;  
Brandee Nelson  
Malcolm Fick, Associate Member  
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 6:03 P.M. Neither Ms. Fowle nor Ms. Nelson had arrived.

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

There were no Form A's submitted.

### **MINUTES: JUNE 13, 2013**

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

### **BARRINGTON BROOK DEFINITIVE PLAN PUBLIC HEARING:**

Mr. Hankin said the public hearing would not be opened until Ms. Fowle and Ms. Nelson arrive. He said the definitive plan is primarily dealing with engineering. Mr. Scalise will give an overview of the project as it has been built, what was approved and what is proposed. He said the homeowners documents are an important part of this but they have not yet been submitted for review.

Mr. Hankin said the format of the meeting will be a presentation by the applicant, questions from the Planning Board followed by questions and comments from the public. Once the public hearing is closed there will be no more questions from the public and no new information can be submitted.

### **TOWN PLANNER REPORT:**

Mr. Rembold said he didn't have a report but wanted to let the Board know there are special permit applications on file with the ZBA that will most likely be on the next agenda for July 11. He asked if the Board wanted to conduct site visits. Mr. Rembold said all of them are pre-existing non-conforming structures and the proposals are not any worse than what exists. The non-conformity is not going to increase.

Mr. Musgrove said if the plans clearly show the non-conformity there is no need to look at the land. The Board was in agreement.

The Board took a moment to welcome Mr. Fick to the Board as the new associate member.

Ms. Fowle and Ms. Nelson arrived.

**BARRINGTON BROOK DEFINITIVE PLAN: PUBLIC HEARING**

Present for the application were Edward McCormick, applicant; Joe Wilkinson, applicant; Dave Ward, applicant; Matt Ward, applicant; Jim Scalise, engineer from SK Design Group; Bob Fournier, engineer from SK Design Group; Kathleen McCormick, attorney.

Mr. Musgrove made a motion to open the public hearing, Ms. Fowle seconded, all in favor. The public hearing was opened at 6:18 P.M. Mr. Hankin read the public hearing notice into the record. The notice was published in the Berkshire Eagle on June 13, 2013 and June 20, 2013. Notices were sent to abutters and abutting towns. Mr. Hankin said the meeting is being recorded.

Mr. McCormick said the definitive plan has been filed in conjunction with the Open Space Residential Plan special permit that was granted. Mr. David Ward will be taking over the property and will build the units. Mr. McCormick said Thrushwood Lane is proposed to be extended by 150 feet.

Mr. Scalise began the presentation. He gave the Board members a hand out entitled Barrington Brook Subdivision dated June 27, 2013. He began with an overview of the project from the beginning in 2003 to today's submission. He said the goal is to complete the previously approved Burning Tree subdivision streets, street lights, sidewalks etc. He said a section of the sewer will be updated to accommodate the additional units. There will also be modifications to the storm water catch basins to accommodate the increased runoff from 44 units.

Mr. Scalise said he became involved with the project in 2004 to address the road grade. He said the plans presented were a comprehensive set showing what is proposed as well as what has been built and exists.

Mr. Scalise said Phase one will consist of 28 units. Phase two will consist of 16 units. Referring to page 6 of the handout Mr. Scalise briefly discussed the waivers requested during the previous definitive plan discussion. He said there would be no change to the previously requested, and granted, waivers with the exception of extending the dead-end road length for Thrushwood Lane another 150 feet.

The Board said the road length is no longer measured around the cul-de-sac, but to the furthest point. Mr. Scalise said that will mean his road length request will be less than what is written.

Mr. Scalise went over the storm water management. He said there is a new catch basin that was previously approved but never built. Three out of the four catch basins require some earth work. In Phase II four driveways will have pervious surface to make the numbers for the 100 year storm design work. The roof top infiltration is not included and will most likely require Conservation Commission review and permitting.

Mr. Scalise went over the sewer service as outlined on page 8 of the handout. The sewer will be provided by a common force main. The proposed sewer will support the units in Phase I. Phase II requires the northerly service main to be increase from 2" to 3" which will be accomplished with directional boring. This will be done before any construction in Phase II.

Mr. Scalise said the biggest issue with a force main is odor, normally caused by a lack of use. It is possible we may need to install a carbon canister to mitigate odor.

Ms. Nelson said there can be an issue with the sewer if the power goes out. How will that be handled?

Mr. Scalise said there is storage for a 6-8 hour power outage. We have determined that this is plenty when it is taken into consideration that there are no high intensity uses when the power is out such as showering or running the washing machine. We calculated the required storage based on the maximum number of bedrooms in each unit. If the project should reach a point where it exceeds 15,000 gallons of water usage a day we will be required to make certification with DEP.

Mr. Scalise went through the project's attributes listed on page 9 of the handout. The project has been built according to the approved plans. Mr. Wilkinson moved some of the utilities from the roadway into the unpaved area along the road within the right of way to make it easier to access for repairs.

Mr. Scalise said the sewer, water and drainage systems are all in. There is approximately \$2,000,000 in infrastructure. The installation of the electrical conduit for the street lights still needs to be installed.

Mr. Hankin asked if the paved surface is completely done.

Mr. Scalise said no the binder coat needs to be done and there is no sense finishing it until the construction vehicles are done as they will just tear up the road surface. He said approximately 10% of the road remains unpaved. Street trees need to be planted. Mountable curbs need to be installed to keep the water in the road and out of the driveways. Some curbing may cross the end of some driveways to keep water from running into them. The extension of Thrushwood Lane will require an extension of the utilities.

Mr. Rembold said all of the road grading is complete to the end of Thrushwood as it exists as well as the drainage and sewer and storm drains.

Mr. Scalise said yes it is all complete.

Mr. Hankin asked if the electrical conduit is in place?

Mr. Scalise said it is in for the houses. It must be put in for the street lights.

Mr. Rembold asked about water service laterals previously installed.

Mr. Scalise said they will be discontinued at the mains and new laterals will be installed as required.

Mr. Musgrove asked about the Town requiring a reduction in the water line from 8" to 6".

Mr. Scalise said the Town is requiring smaller pipes due to concerns over stagnant water in the lines. He said it would not be a problem to accommodate the request.

Mr. Scalise said the project boils down to finishing the paving of 5800 feet of road and extending the existing dead-end road by approximately 150 feet.

Mr. Hankin asked about the walking paths.

Mr. Wilkinson said the base is in but they are overgrown with grass because of a lack of use.

Mr. Hankin said the path needs to be more obvious so people will use it.

Mr. Scalise said the plan is to build what was originally approved. The road width remains 22 feet wide primarily because people like to walk in the road even with a path provided.

Ms. Fowle asked if there would be paths within the development to allow people to walk from cluster to cluster without going into the road.

Mr. Scalise said this need has not been encountered in the other developments. People walk in the road and we try to encourage them to use the sidewalks.

Mr. Rembold said open space requirements would need to be considered before the Board required paths between the clusters.

There was some discussion of the mailbox area and whether a sidewalk was necessary to get to the mailboxes at the southern entrance from Christian Hill Rd. (Not sure that was a decision that was made.)

There was discussion of the model home that appears to be located within the 100 foot buffer zone. Mr. Scalise said a notice of intent would have to be filed with the Conservation Commission. There were concerns by the Board over houses being built within the buffer zone needlessly. Mr. Scalise said it was a land planning decision. He had pushed this building and others back to provide a nicer front yard and parking area for some units in Phase II.

Mr. Fick said the plans did not show the wetland buffer offset from the wetland creation areas.

A number of units are sited in the wetland buffer however several board members suggested buffer impacts could be avoided by moving the homes closer to the road. Mr Scalise pointed out the buffer impacts were negligible because the houses are down hill from the wetland.

Mr. Hankin asked about managing the invasive species on the property. Noting the present condition of the retention ponds overgrown with phragmites, he said the goal is to not create environments for invasive species.

Mr. Scalise said the invasives need to be taken care of. If necessary soil will be removed and new soil put in.

Mr. Hankin said there are many questions about the forested areas. Will trees be left between the houses or removed? Will the subdivision feel like a suburb? He said he is trying to get a sense of what it will look like.

Mr. Scalise said page 18 of the plans show the areas that will be cleared. If you look at the grading plan you will see the justification for the clearing that is proposed.

Mr. Hankin said he did not feel the grading plan justified the removal of the trees.

Mr. Fournier suggested the utility plans also need to be looked at.

Mr. Scalise said there will be individual landscaping for the units.

Mr. Fournier said the utility plans are on page 25 of the plans.

Mr. Scalise said it might be possible to put the some of the utilities closer in the driveways which could possibly save some trees. He said he had not located all the trees on the plan and there had been no significant effort to save trees. Mr. Scalise said it is difficult to put into the plan what trees would be saved.

Mr. Hankin said the public hearing needs to be continued, as there is another agenda item to take up prior to closing the meeting at 7:30.

Mr. Dave Ward said he was very disturbed to have to continue the hearing as he was hoping for a vote on the plan.

Mr. Hankin said the Board is nowhere close to voting on the plan, and all the documents necessary for approval had not yet been submitted.

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Mr. Ward further indicated his displeasure at continuing the hearing.

Mr. Musgrove made a motion to continue the public hearing to July 11, 2013 at 6:15 P.M. at the Fire Station, Ms. Fowle seconded, all in favor. The public hearing was continued at 7:16 P.M.

**BRPC HOUSING NEEDS ASSESSMENT:**

Trish Mullins was present from Berkshire Regional Planning Commission to discuss the handout titled Interim Report: Status of Sheffield-Great Barrington FY2013 DLTA 'Housing Needs Assessment' 06-27-13

Ms. Mullins is a Senior Planner at BRPC. She discussed the key components handout. She said the housing and affordable housing slowed down in 2008. Massachusetts is trailing the nation in housing starts. The population is decreasing in the Berkshires. There are fewer school age children and the population is aging, this is happening at a higher rate here than the rest of the country.

Ms. Mullins said there is a lot of information to look at. At this point BRPC is not looking at all the information that has been collected. She discussed affordable housing. She said no more than 30% of an individual's income should be spent on housing. If more than 30% of the income is spent on housing a person is considered "rent burdened". In Great Barrington 57% of the people are rent burdened. Great Barrington has the third highest rate of rent burdened people in the county. Part of the reason for that figure is that it costs more to live in South County.

Ms. Mullins said in conclusion there is a shortage of affordable housing. State funds can help mitigate the shortage. BRPC is working on some potential funding options to help the town be a good position to qualify for a grant.

Mr. Musgrove asked what the money would be used for.

Ms. Mullins said the money could be used for housing rehab, acquisition or purchase of properties, site control to build housing and planning studies.

Mr. Musgrove said we need to encourage people to build affordable units.

Ms. Mullins said Great Barrington has a score of 33 out of 35 making the Town very competitive for future grants. There is funding available even though the pot of money is shrinking. It is a good idea to position the Town to look ready for available grant money.

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The Board thanked Ms. Mullins for the report.

Without objection, Mr. Hankin adjourned the meeting at 7:40 P.M.

Respectfully submitted,

  
Kimberly L. Shaw  
Planning Board Secretary

Reference Material:

Barrington Brook Subdivision dated June 27, 2013.

Interim Report: Status of Sheffield-Great Barrington FY2013 DLTAs 'Housing Needs Assessment' 06-27-13

