

PLANNING BOARD

DATE: April 10, 2014
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Brandee Nelson
Malcolm Fick, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:01 P.M.

FORM A's:

Michael Parsons from Kelly, Granger, Parsons & Associates was present with a Form A application on behalf of Seekonk Round Hill Realty Trust for a parcel of land located on the south side of Seekonk Road and Round Hill Road. Parcel A contains 1.084 acres of land and is not to be considered a separate building lot.

Mr. Musgrove made a motion to approve the Form A, Ms. Fowle seconded, all in favor.

MINUTES: MARCH 13 & MARCH 27, 2014

Mr. Musgrove made a motion to approve the minutes of March 13, 2014 as amended, Ms. Nelson seconded, all in favor.

Mr. Musgrove made a motion to approve the minutes of March 27, 2014 as amended, Ms. Nelson seconded, all in favor.

SPECIAL PERMIT: 11 CRISSEY ROAD

Dennis Egan was present on behalf of WDM Properties LLC along with Craig Barnum to discuss a change of use for a pre-existing non-conforming building at 11 Crissey Road. Mr. Egan said the use would be changed from one non-conforming use to another. The new use would be for equipment storage within the footprint of the 15,000 square foot building.

Mr. Barnum said Cross Fit uses 6,000 square feet of the building. A large portion of the building is unoccupied. The configuration would not be uniform. Storage spaces would be partitioned off as needed by the tenant.

Mr. Hankin asked what would be stored.

Mr. Barnum said he has someone interested in storing furniture. He expected to store carpentry equipment and tools. He said the storage would be provided in response to the particular demand.

Mr. Musgrove asked if the space would be used as a work shop or only storage.

Mr. Egan said the space would be for storage only.

Mr. Musgrove said there will be no sales made from the property just a storage facility.

Mr. Barnum said correct. There are overhead doors so vehicles can drive in, load and pull out.

Mr. Musgrove asked if there would be cars parked in the building.

Mr. Barnum said it is not our intention to have parked cars in the building. He said at this point there is no lease.

Mr. Musgrove asked if there would be tag sales out of the building.

Mr. Barnum said it is not our intention.

Mr. Hankin asked if contractors would be parking equipment outside the building.

Mr. Barnum said no. The tenants would only be allowed to use the space within the footprint of the building.

Mr. Egan said we don't have specifics but we do not intend to have mini-storage units.

Mr. Barnum said we want to partition off the space and hope to keep the tenant(s) we build for. We do not want to keep sectioning off and changing.

Mr. Hankin asked if the building has sprinklers.

Mr. Barnum said the building has a full suppression system.

Mr. Hankin if the partitions would go to the ceiling.

Mr. Barnum said he didn't know.

Mr. Hankin said we need to determine if the use is detrimental to the neighborhood.

Mr. Musgrove made a motion to waive site plan review, Ms Fowle seconded, all in favor.

Mr. Musgrove made a motion to send a recommendation to the ZBA that this use is no more detrimental to the neighborhood than the previous use, Ms. Fowle seconded, all in favor.

SITE PLAN REVIEW: SALISBURY BANK

Bob Fontaine was present with a revised Site Plan review for Salisbury Bank. He said the original plan approved by the Board had the handicap parking space in the back of the building. The space is proposed to be moved to the front of the building where it will be closer to the entrance.

Mr. Hankin said you will swap the space in the front for one in the back. He said it appears there is little to no change in the landscaping. He asked if the circulation would remain the same.

Mr. Fontaine said yes.

Mr. Musgrove said it seems straight forward.

Mr. Hankin asked if the bump out in the front south corner had to be so big.

Mr. Fontaine said there has been discussion about making it shorter but we are trying to stay with the approved plan.

Mr. Musgrove said he thought it is fine as it is. He suggested leaving it alone.

Mr. Hankin said the previous conditions would stay in place; this would just be to move the handicap space to the front. Everything else is in compliance with the previous plan.

Mr. Fontaine said yes everything is in compliance.

Mr. Musgrove made a motion to issue an amended Site Plan approval with the conditions as approved for the previous application and the relocation of the handicap space as shown on the plan dated April 9, 2014, Ms. Fowle seconded.

Mr. Hankin asked if there is parking on the adjacent Ried property. He was told there are five parking spaces grandfathered into the agreement.

All in favor.

HOUSATONIC VILLAGE ZONING DISCUSSION:

Mr. Rembold reviewed the Power Point for the Housatonic Village zoning discussion presented at the last meeting. He then presented an additional Power Point for this discussion. The presentation was focused on potential uses.

Ms. Fowle said there should be consideration to the walkability of Housatonic.

Mr. Musgrove said it should be the goal to make everything conforming. If it doesn't impact the street or neighbors a change should be allowed without a permit. He said he would like to eliminate non-conformity that has been applied to the eclectic mix that came to the village through historic accidents.

Mr. Hankin said it would be good to have a walking tour of Housatonic.

Mr. Musgrove said we should have a meeting in Housatonic.

Mr. Hankin agreed that at one point in the process we need to meet there.

Ms. Nelson said it might be too early right now.

Ms. Fowle said we need to have more than one meeting.

Mr. Hankin said we need to have specific goals to get out of the meeting(s) we hold in Housatonic.

Ms. Nelson said she likes the idea of walking the village but we also need to drive it. We also need to discuss with the residents the idea of mixed use. People may be happy to have things quiet.

There was discussion of the uses in Housatonic such as professional offices and restaurants. A topic for discussion could be what is missing and how to address parking concerns.

Ms. Fowle said she would set up a walking tour. The Board decided on May 24 from 11:00-1:00.

Mr. Rembold suggested a workshop to solicit ideas. The Board decided to hold the meeting on June 12.

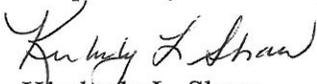
PLANNER'S REPORT:

Mr. Rembold said the Board would have a ZBA special permit to consider at the next meeting for the Lipton Mart at 246 Stockbridge Road. There is an application to alter the use by adding a Subway restaurant.

The Board scheduled a site visit for April 24 at 6:30 P.M.

Mr. Hankin adjourned the meeting without objection at 8:54 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

Material presented at the meeting:

--Special Permit Application to ZBA for WDM Properties at 11 Crissey Road

--Revised Site Plan for Salisbury Bank at 210 Main Street

--PowerPoint presentation regarding Housatonic Zoning