

PLANNING BOARD

DATE: June 12, 2014
TIME: 7:00 P.M.
PLACE: Large Meeting Room Town Hall
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Brandee Nelson;
Malcolm Fick
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M. Ms. Fowle had not yet arrived.

FORM A'S:

There were no Form A's presented.

MINUTES: MAY 8 & 22, 2014

Ms. Nelson made a motion to approve the minutes of May 8, 2014 as amended, Mr. Musgrove seconded, all in favor.

Mr. Musgrove made a motion to approve the minutes of May 22, 2014 as amended, Mr. Fick seconded, all in favor.

Ms. Fowle arrived.

SITE PLAN REVIEW: 465 MAIN STREET

Architect Stephan Green was present with Walter McTeigue to amend the site plan review for McTeigue and McClelland at 465 Main Street.

Mr. Green said he wanted to review the general ideas behind the site development and what needs to be done for the applicants to move into the space.

Mr. Rembold said the previously approved site plan review had a gravel driveway. They are now proposing to pave the driveway. There will be a sign and some lighting.

Mr. Green said the handicap accessible parking is currently located near the upper entrance on the north side of the building. In Phase II of the project the handicap parking will be in the main parking area with a ramp to access the entrance. The current north parking will become a garden.

Mr. Hankin said there is bollard lighting proposed, six lights.

Mr. Green said they will be LED lights.

Ms. Nelson asked if there is a cut sheet.

Mr. Green said no.

Mr. McTeigue said they are very sensitive to the lighting. They want the property to be as beautiful and tasteful as possible. The parking area will be as discreet as possible with downward directed lighting.

Mr. Musgrove asked if the parking lot could be paved without paving the driveway.

Mr. Green said it is not as neat and clean to do gravel and pavement.

Mr. McTeigue said the driveway width has been substantially reduced.

Mr. Green said the driveway is now 16 feet wide. It is just wide enough for two cars to pass.

Ms. Nelson said she would rather see everything paved instead of broken up.

Mr. Hankin asked if there will be runoff into the street.

Ms. Nelson said it looked like it might run into the street a little bit. She asked if the driveway could be pitched a little.

Mr. McTeigue said the driveway is flatter at the end. The sloped area directs runoff onto the lawn.

The conditions for the Site Plan Review approved on 12/12/2013 were read.

Mr. Green said there is a proposal for two one-watt lights pointing up to illuminate the corner columns of a new entrance canopy.

Mr. Musgrove made a motion to amend the 12/12/2013 site plan review condition #4 to permit paving and condition #6 to allow for bollard lighting, and corner accent lighting. No lighting is to project into the night sky, Ms. Fowle seconded, all in favor.

SITE PLAN REVIEW: 241 NORTH PLAIN ROAD

Mark Fay was present with applicant Annett Grant to discuss converting a one family-dwelling into a two-family in separate structures. A second, free standing dwelling is proposed.

Mr. Rembold said the house is on a 4.5 acre lot. The existing house meets all setback requirements. It is not within 300 feet of the Williams River.

Mr. Fay said the perc test was done today and it passed.

Mr. Musgrove asked if a new septic system will be put in.

Mr. Fay said yes.

Mr. Musgrove read through the site plan review criteria.

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

BARRINGTON BROOK:

Jim Scalise, engineer from SK Design, was present to review condition #15 of the subdivision approval for Barrington Brook. Dave Ward and Matt Ward, applicants, were also present.

Mr. Scalise said per condition #15 Conservation Commission approval is required for more than 7 units. More than 7 units would require storm water analysis. Mr. Scalise said he looked at the site in the spring. A lot of the infrastructure is already in place. They needed to drill holes in the pipe to meet the discharge specifications. That was accomplished recently by Joe Wilkinson.

Mr. Scalise said it is his opinion that the Conservation Commission does not need to be involved because there is no work required in jurisdictional areas, therefore the condition has already been met without needing additional grading work. He asked the Board to send a letter to the Building Inspector stating that the condition has been met.

Mr. Musgrove asked Mr. Scalise if it was his opinion that the drainage conditions are met because the catch basin is larger than originally thought, , thus avoiding going to the Conservation Commission because condition #15 has been met for Phase I.

Mr. Scalise said yes. The condition remains in place for Phase II and for units 4 & 5 of Phase I.

Ms. Nelson made a motion to send a letter to the Building Inspector that the engineer for Barrington Brook has demonstrated compliance with condition #15 of the subdivision approval therefore the applicant does not need to go to the Conservation Commission for approval. Condition #15 still applies to Phase II of the project and to units 4 & 5, Mr. Musgrove seconded, all in favor.

SPECIAL PERMIT & SITE PLAN REVIEW: 352 MAIN STREET

Nick Anderson of Berkshire Engineering was present to discuss changes to the proposed plan for St. James Place as per the discussion at the May 22 meeting.

Mr. Anderson said changes were made to the parking by eliminating 5 parking spaces at the farthest end of the parking. The parking spaces will terminate after parking spot #19. He said the eliminated spaces are not detrimental to the project.

Three parking spaces will be created on St. James Place. The People's Pantry entry will have an 8 foot walkway widening to 10 feet at the door. The steepness of the grade has been reduced. The slope is 4 to 1 which is quite walkable. Mr. Anderson said the concrete walk would be framed with curbing so there is no need for a wall.

Mr. Anderson said there will be three parking spots along St. James Place created in the public right of way. This will be a loading zone and will accommodate truck deliveries to the Food Pantry. He said the project is fully integrated into the Main Street reconstruction project.

Ms. Nelson said there will be no vehicular traffic up to the People's Pantry door.

Mr. Anderson said correct.

Mr. Hankin asked why area between the parking spaces and the sidewalk is paved.

Mr. Anderson said it will be easier for winter maintenance.

Mr. Hankin said the Design Advisory Committee recommended a low retaining wall along the walkway.

Mr. Anderson said it is not an area that would be appropriate for gatherings. They do not want to attract people to sit on a wall.

Mr. Musgrove agreed it is better not to have the wall.

Ms. Nelson asked if there is a plan for revegetating the slope.

Mr. Anderson said biodegradable fabric with turf. They just want to make it stable.

Mr. Hankin said this proposal is a much better solution.

Mr. Harris, applicant, said he appreciated the cooperation of the Town in assisting with the revisions.

Mr. Hankin asked if they had looked to see if more parking could be added near the garage.

Mr. Anderson said yes but it wouldn't work as it is too tight of a turn radius.

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

Mr. Musgrove made a motion to send a positive recommendation to the Board of Selectmen on the special permit application of St. James Place for a community center use at 352 Main Street, exterior changes in the Village Center Overlay District and, pursuant to the following Planning Board findings, deviation from parking requirements of Section 9.6.11 #3 and 6.1.9:

1. Sufficient onsite parking is provided for the building's offices;
2. Additional parking spaces are available at off-peak hours pursuant to a shared use agreement with 342 Main Street;
3. Short term parking and loading for the People's Pantry is provided on St. James Place;
4. The proposed plans maintain pedestrian safety and vehicular safety on the site, around the site, and accessing and exiting the site;
5. Future pedestrian or vehicular connections to the Town Hall parking lot may be possible;
6. Off-site parking is regularly available within walking distance;
7. The building has been historically used for assembly with less parking than proposed for this use and will not be more detrimental than the previous use;
8. Historic preservation and preservation of green space are achieved.

Ms. Fowle seconded, all in favor.

HOUSATONIC SOLAR 1: 0 PARK STREET

Kirt Mayland was present to discuss his project for a commercial solar array at 0 Park Street. Michael Marcus from New England Environmental Inc. was present to discuss the proposal.

Mr. Mayland said the site is 65 acres and more than half is in the Industrial Zone. The panels will cover about 13.7 acres, all in the Industrial Zone. He said it is a 3 megawatt DC site. He said he does not think the neighbors can see the project. He said it is a very secluded site.

Mr. Mayland said he is working with Natural Heritage.

Mr. Marcus said he is creating conservation restrictions for area 1 & 2. He said he can't finalize the documents until the study is done. He said construction is planned for when the turtles are in the river and not on the property, in the fall. He said the plan is for the work to be done before the turtles return in the spring.

Mr. Marcus said about 26 acres of the site is an old dump site and labeled a brownfield site. It was determined by Mass DEP that a solar use would be an acceptable reuse of the property. He said a small area is in the flood plain. A compensation plan will be provided.

Mr. Marcus said Natural Heritage gave guidelines for dealing with the turtles. The fence will be raised to allow them to move under it. A mowing plan will be established to avoid mowing when the turtles are in the area.

Mr. Marcus said there will be access to the site along Park Street or possibly Division Street. He said there will be a trail to Park Street. An existing car parking area off Division Street may be expanded.

Mr. Mayland said access through Hazen Paper will be perfect but they are prepared to provide an alternate access if necessary. He said there will be public access to the property. He would like to encourage the two school districts and the town to be served by the panels to be able to see where their power is coming from. He said there will be 3,000 linear feet of public access to the river.

Mr. Hankin asked if compensatory storage would be created on site.

Mr. Mayland said yes.

Mr. Hankin asked if vegetation would be planted under the panels.

Mr. Marcus said a low grass would be planted. The grass would be mowed once a year.

Mr. Mayland said there will be some tree clearing in the conservation restriction area and in buffer zones. A cutting plan still needs to be filed with DEP and the Conservation Commission.

Mr. Marcus said there may be no trees in some of the area right now but young trees will grow. They will stay out of the wetlands. There will be selective cutting closer to the project.

Mr. Mayland said the lights near the access road would remain off. Any noise from inverters will be irrelevant and any traffic will be minimal.

Ms. Nelson read site plan review.

It was agreed that if the applicant is unable to get construction access through Hazen Paper he will need to get appropriate permits from the Town.

Ms. Nelson made a motion to approve the site plan review subject to the following conditions: The applicant will obtain suitable driveway access from the Town, if Hazen Paper does not allow access.

The maximum numbers of panels will be as shown on the plan dated June 12, 2014.

A bond or other financial surety acceptable to the Town will be obtained for decommissioning, and is to be provided to the Town prior to beginning installation of the solar arrays.

Mr. Musgrove seconded, all in favor.

Mr. Musgrove made a motion to send a positive recommendation to the Board of Selectmen for work in the flood plain, Ms. Fowle seconded, all in favor.

TOWN PLANNER'S REPORT:

Mr. Rembold said the Fetherolf v. Doyle lawsuit from 2007 was dismissed for lack of action. The applicant could come back in and start building.

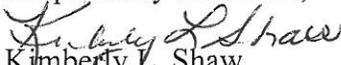
Mr. Rembold said discussion at the Mass Planner's conference included the Marion solar issue that has not gone anywhere and there is a movement to rewrite Chapter 40A.

Mr. Rembold said he would miss the July 24th meeting. He suggested scheduling the July 10th meeting in Housatonic.

Mr. Hankin asked for Mr. Rembold to see if someone from BRPC could attend the July 10th meeting to discuss / present findings about Housatonic.

Having concluded their business, Mr. Hankin adjourned the meeting without objection at 9:40 P.M.

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary

Materials Presented or Distributed for June 12, 2014

Town Planner's emails dated June 10

Site Plan application McTeigue and McClelland for 454 Main Street

Site Plan application 241 North Plain Road

Letter from SK Design dated June 10, 2014 regarding Barrington Brook condition #15

Special Permit application for 352 Main St, St. James Place, including revised plans dated June 2, 2014

Site Plan and Special Permit application for 0 Park Street, Housatonic Solar 1, including revised plans dated June 12, 2014

