

DATE: July 10, 2014  
TIME: 7:00 P.M.  
PLACE: Housatonic Community Center  
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. He announced that the meeting was being recorded.

**FORM A's:**

There were no Form A's presented.

**SPECIAL PERMIT & SITE PLAN REVIEW: BIG Y FOODS**

Representatives from Big Y Foods were present to discuss a special permit application and site plan review for the store at 740 Main Street. The application is for a permit to alter an existing non-conforming building in order to make façade changes and to add a scissor lift and all-weather canopy to a loading area.

The Board discussed the application, Mr. Musgrove made a motion to approve site plan review with the condition that any new lights for the loading dock area be shielded with full horizontal cutoffs and no light shall spill off of the property, Ms Nelson seconded, all in favor.

Mr. Musgrove made a motion to send a positive recommendation to the Zoning Board of Appeals to allow the alteration of an existing non-conforming building, Ms. Nelson seconded, all in favor.

**HOUSATONIC VILLAGE ZONING DISCUSSION:**

Mr. Rembold gave a power point presentation to discuss the zoning issues as they exist in Housatonic. He explained that in 2009 an overlay district was created for downtown Great Barrington. The overlay district was originally going to be applied to Housatonic as well but it was decided that Housatonic had different needs that should be looked at separately. In 2012 Berkshire Regional Planning Commission did a study of the village. The study showed that at least 75% of the properties in Housatonic are non-conforming for lot size and frontage. It is the goal of the Planning Board to bring properties into conformity thereby allowing property owners to alter and update properties without going through a special permit process.

There was discussion of the B-2 district and how it might be useful to bring properties in compliance with zoning but also control for what might not be appropriate uses in the village. Thought needs to be given to the potential redevelopment of mills and what uses would be acceptable to the residents. Also, what types of uses would be acceptable for mixed use.

There were several residents participating in the discussion. There was a variety of views on changing the zoning and what could be allowed. Some were not interested in allowing commercial uses or mixed uses. Others were interested in allowing some uses. Overall it was agreed to maintain the character of the village.

At the conclusion of the discussion it was stated that drafting of a bylaw would be done in public meetings. A public hearing would be held prior to the annual Town Meeting. It is likely that another

meeting would be held in Housatonic. The Board encouraged everyone to participate and submit any suggestions.

**TOWN PLANNERS'S REPORT:**

The Board thanked Mr. Rembold for his hard work for the Board and for the Town.

Ms. Fowle asked if there is a plan for striping the road in Housatonic when the work has been completed. She asked if there could be a walk or bike line painted on one side.

Mr. Rembold said he would check on it.

Everyone was encouraged to work on finding an associate member.

Ms. Nelson and Mr. Musgrove will not be at the next meeting.

Without objection Mr. Hankin adjourned the meeting at 9:23 P.M.

Respectfully submitted,

  
Kimberly L. Shaw  
Planning Board Secretary