

Planning Board

DATE: December 11, 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
Chris Rembold, Town Planner

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

FORM A'S:

Jack Magnati was present from Kelly, Granger, Parsons and Associates with a Form A application on behalf of Joseph Pothul for two lots on the east side of Pothul Drive. Lot 1 contains 0.3804 acres of land. Lot 2 contains 0.3804 acres of land.

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

Ms. Nelson arrived.

MINUTES: NOVEMBER 13, 2014

Mr. Hankin said he did not read the minutes. They will be on the next agenda.

BARRINGTON BROOK:

Dave Ward and Matt Ward were present to discuss relocating two units.

Mr. Dave Ward said units 4 & 5 are next to the wetlands, there is no room for a yard so the proposal is to move them across the street. Also, there is a building titled "Club House" on the original plan. It is actually a "Pool House". We would like to call it what it is so we would like to make the change to "Pool House".

Mr. Hankin asked what the Board is legally doing.

Mr. Rembold said legally there is no change being made because the subdivision is not changing. He said the owners will make the changes with the Registry of Deeds. Having the Planning Board review the changes and accept them makes the process clean. He said flipping the location of the two units does not impact the conditions of the special permit or subdivision approval. The Open Space requirements remain unchanged.

Mr. Dave Ward said the units will be further from the wetlands.

Mr. Musgrove made a motion to endorse relocating units 4 & 5 to the south side of the road as depicted on the plan prepared by SK Design Group dated 10-21-14 and renaming the "Club House" to "Pool House", Ms. Nelson seconded, all in favor.

PRELIMINARY PLAN: 198 MAIN STREET GB PRESERVATION, LLC

Present for the applicant, Attorney, Edward McCormick; Attorney Nichole Kazinski; Diego Gutierrez, Housatonic Architects; Steve Mack, Foresight Land Services and the applicant Paul Joffe.

Mr. McCormick said the applicant intends to apply for a special permit for a restaurant for the property at 198 Main Street (the former Methodist Church) as well as a special permit for changes to a structure within the Village Center Overlay District (VCOD). He said a parking waiver will also be requested. Mr. McCormick said the project meets the VCOD mixed use, pedestrian friendly, economic redevelopment requirements. He said the parsonage is scheduled for demolition and a small out building currently located in the back corner of the property will be relocated on the property.

Mr. Mack discussed the site plan. He said the site consists of the parsonage and the church building. There is an existing parking lot that can accommodate approximately 10 cars. The parking lot is accessed from Rosseter Street. The parsonage will be removed and a small building will be located at the southeast corner of the property. A new parking lot will accommodate 20 vehicles. A new curb cut from Main Street would be required and an improvement to the curb cut on Rosseter Street would be required. He said there has been some discussion over the need of a traffic study. We request the Planning Board's input on the need for a study.

The proposed drainage plan for the site would include infiltration and drainage on site. Roof water would be collected and directed into an underground system that would go into the Town storm sewer system. Water from the parking lot would drain into a catch basin located on the east side of the property. Mr. Mack said there would be discussion with MASS DOT regarding the drainage and curb cuts. He said a landscaping plan and lighting plan will be discussed at another meeting.

Mr. Hankin asked if the curb cut from Main Street would be two-way.

Mr. Mack said it is intended not to have traffic exit onto Main Street from the site. The intent is to have vehicles exit the site onto Rosseter Street.

Mr. McCormick said traffic exiting onto Main Street would be directed to make a right turn only. He said the curb cut needs to be wide enough to allow access for fire equipment to enter the site. There is no fire access from Rosseter Street.

Ms. Nelson asked about the intended use of the structure.

Mr. Gutierrez said the intent is to raise the building about seven feet to put in a full basement. It is proposed to have retail space in the basement level. A 78 seat restaurant is proposed for the main level and office space and an apartment for the second floor in the rear. The plan requires 27 parking spaces. There will be 20 parking spaces on the site. He said there is a plan for three separate retail spaces but there might be only one. The space will be fit to the occupant.

Ms. Nelson asked about the kiosk.

Mr. Gutierrez said there will be a small building that will have public bathrooms and a walk up coffee area. There will be no seating inside.

Mr. Gutierrez said the church was built in 1845 with a stone cellar foundation. It is not in good condition although the structure is in good condition. The foundation will be reconfigured to have a full basement. The structure will be raised up 7 feet.

Mr. Mack said it is the intent to match the grades along the sidewalk. There will be about a 2% slope.

Ms. Nelson asked how high the building will be.

Mr. Gutierrez said it will be 37 feet high.

Mr. Musgrove said he likes the plan very much.

Mr. Gutierrez said the building is Greek revival set on a plinth. There will be terracing with doors opening into the main floor.

Mr. Fick said the parsonage does not look like it is in bad condition. He said it is part of the State Inventory of Historic places.

Mr. McCormick said the Historic Commission doesn't seem concerned about it. He said the Fire Department has been through it, it is extremely dangerous.

Mr. Musgrove asked if there is no plan for an elevator.

Mr. Gutierrez said no. There will be a ramp from the parking lot on the south side of the building.

Mr. Joffe said the parsonage is much worse on the inside than it appears on the outside. There is a lot of lead throughout the building. The foundation is not good, neither is the siding. If I were to keep it I would need to rebuild the entire structure.

Mr. Fick said he is a member of the Historic District Commission. He said it will be discussed. He said he likes the plan.

Mr. Gutierrez said there is a selective demolition permit in place.

Mr. Hankin asked how much fill will be required.

Mr. Mack said not a lot of fill will be required.

Mr. Hankin said the northeast corner shows outside seating with plantings down to the street level. He said the slope is too steep there is a 7-8 foot drop which will need to be retained in some fashion.

Mr. Gutierrez said we are working with the idea of bringing the structure out and angling the steps to be parallel with the sidewalk.

Mr. Hankin said the edge of the terrace is an 8 foot wall with steps on the side. He suggested it would be difficult to attract foot traffic from the street because of the daunting aspect of a 13' high stair to climb.

Mr. Gutierrez said yes. The steps are 11" wide with 7" risers.

Mr. Mack said we are still in discussion about walkways to the building from the southeast corner.

Ms. Nelson asked if the Rosseter Street access should be two-way for the fire apparatus.

Mr. McCormick said fire apparatus has to enter from Main Street. It can't enter from Rosseter. It can not use Kimball's parking area because the wires are too low.

Ms. Fowle arrived at 7:55 P.M.

Mr. Hankin said there are options for saving money especially with the outdoor seating and street wall. He suggested making the street wall more user friendly and providing more transparency for the retail space.

Mr. Musgrove encouraged a zero setback to the street.

Mr. Joffe said he would look at it. He said he did not realize that was an option.

Mr. Hankin also suggested if there is a way to minimize the ramp and replace it with a winding path through the landscape it might be nicer. He also suggested bringing something up to the building, not through the parking lot, from the sidewalk.

Ms. Nelson suggested looking at the circulation of the site and how the building engages the frontage up to the zero setback.

Mr. McCormick said they will look at possibly narrowing the entrance from Main Street.

Mr. Hankin said he is not convinced one way or the other about the two-way traffic. He said he is not opposed to two-way traffic in or out of the Main Street driveway.

Ms. Nelson said she did not think 20 parking spaces should trigger a traffic study. The Board agreed.

Mr. Hankin said the structure would have an increased presence at that end of Main Street.

Mr. McCormick said the kiosk will soften the appearance from the south.

Ms. Nelson asked if there will be drainage in the back.

Mr. Mack said yes water from the west and north will drain into the catch basin in the back.

Mr. Rembold suggested planting at least one tree and providing a bike rack.

Mr. McCormick said the plan fits into the requirements of the VCOD. He said he hopes to resubmit plans in the next 2-3 weeks.

The Board thanked the applicants for providing the information.

HOUSTONIC ZONING:

Mr. Rembold went through Draft Zoning Amendment for Housatonic Village v.3 draft for 12/11/14. Mr. Rembold said the HVC encourages changes to the fabric of the community. The HVOD does not encourage change but allows it.

Ms. Fowle said she is concerned about allowing up to 20,000 sq. ft. of retail space in the village.

There was discussion of this with the decision to revise the language to allow up to 5,000 sq. ft. of retail.

Mr. Hankin asked when the public hearing would be scheduled.

Mr. Rembold said he would have a final review for the January 8 meeting and expect to schedule the public hearing for the February 26th meeting.

TOWN PLANNER'S REPORT:

Mr. Rembold said the Conservation Commission is currently looking at revising the local wetland bylaws pending changes to the wetland regs at the state level. He said there will be a discussion at the Town Hall on Monday night.

OTHER ISSUES AND COMMITTEE UPDATES:

Jeremy Higa was present. He has expressed interest in being the Associate Member and submitted a letter to the Selectboard. Mr. Rembold said it would be a joint appointment with the Selectboard he expected the appointment could be made at the first meeting in January.

Mr. Musgrove made a motion to appoint Jeremy Higa as the Planning Board's Associate Member, Ms. Fowle seconded, all in favor.

Ms. Fowle gave the Board a brief update regarding the CPA applications.

Mr. Fick said he had attended the last BRPC meeting where the Home Occupation bylaw was discussed. He said there are some clauses that would help beef up the bylaw with requirements that could make it easier for the Building Inspector by requiring less interpretation.

Having concluded their business, Mr. Hankin adjourned the meeting without objection at 9:38 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

Materials distributed at the meeting:

Email to Planning Board from Town Planner dated 12/8/2014

Form A Plan Joseph Pothul

Draft Minutes of 11/13/2014

Barrington Brook proposed revised plan dated 10/21/2014 with accompanying letter from SK Design

Conceptual plans for 198 Main Street, GB Historic Preservation LLC

Draft Housatonic Village Center Zoning with accompanying maps dated 12/11/2014

Draft B1 zone amendments with accompanying maps dated 12/11/2014