

Planning Board

DATE: February 26, 2015

TIME: 7:00 P.M.

FOR: Regular Meeting

PLACE: Large Meeting Room

PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Brandee Nelson; Malcolm Fick  
Jeremy Higa, Associate Member  
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M.

**FORM A's:**

There were no Form A's presented.

**MINUTES: FEBRUARY 12, 2015**

Ms. Fowle made a motion to approve the minutes of February 12, 2015 as amended, Ms. Nelson seconded, all in favor.

**COMMUNITY PRESERVATION APPLICATION:**

Ms. Fowle gave an overview of the applications being sent to the Annual Town Meeting for the Community Preservation funds.

**AFFORDABLE HOUSING FUNDS:** The Committee approved funding for the CDC's application for 100 Bridge. The applicant requested \$450,000. The Committee approved \$200,000. The applicant would be required to reapply next year for the additional \$250,000.

Mr. Hankin asked when the applicants will get the money if approved at the Town Meeting.

Mr. Rembold said conceivably they can receive the money on July 1. This applicant would receive the first \$100,000 to produce plans for what they intend to do. They can receive the rest of the money after they close on other funding money from State agencies.

**HISTORICAL PRESERVATION:**

Ms. Fowle said there were 6 projects approved for funding.

Mahaiwe Performing Art Center asked for and will receive \$30,000 to repair ground water leaking into the basement of the building.

St. James Place requested and will receive \$150,000 to repair the roof of the former church.

The Historical Commission requested and received \$31,640 for repairs to the Newsboy Monument.

Mr. Fick said the fountain used to work. Twenty years ago the Newspaper Organization funded repairs to the Monument. The maintenance instructions were not followed so additional repairs are now required.

Mr. Rembold said the plumbing does not work but there are also cracks in the statue that will be repaired.

Ms. Fowle said the Committee has asked for better access to the statue as part of the agreement.

The Historical Society for the Wheeler Farmstead requested and received \$50,000 to restore the L portion of the building so they can move artifacts from the Ramsdell Library to the Farmstead.

Town Hall eaves repairs will receive \$20,000 as requested for a study/investigation to determine what needs to be done to repair the eaves at the Town Hall.

Mr. Rembold said he would expect an application to be submitted next year for the repairs.

Mason Library requested and will receive \$65,000 for repairs to the roof that was not completed during the renovation.

#### OPEN SPACE & RECREATION:

Ms. Fowle said under Open Space and Recreation the CDC requested and will receive \$300,000 for riverbank restoration and a walking trail.

Ms. Fowle said she had concerns about this application and would have preferred if they were going to hire a restoration ecologist to provide a restoration plan. However, it is a worthy project.

The Trustees of Reservation requested \$50,000 but was approved for \$20,000 to build a trail network on Flag Rock to connect to Monument Mountain and improve some trails on Monument Mountain.

Ms. Fowle said there will be a new trail from Grove Street to Flag Rock then from Flag Rock to Monument Mountain. The Committee did not feel the plans were specific enough. They also felt that a relationship needed to be established with the residents of Housatonic by providing plans for their project.

Ms. Fowle said the total amount of money requested to be approved at the Annual Town Meeting is \$866,640 out of \$1.2 million available.

Mr. Hankin asked if there is a specific amount that must be allocated from the funds.

Mr. Rembold said they are required to allocate, spend or reserve a minimum of 10% for each of the three categories.

Mr. Fick said this was a good list of projects.

Mr. Hankin said these are worthy projects.

**TOWN PLANNER'S REPORT:**

Mr. Rembold said he had hours at the Ramsdell Library to provide information about the proposed zoning changes for Housatonic. He said two people showed up. He said he has received positive feedback about the zoning amendments verbally and via e-mail.

Mr. Rembold said an application has been submitted for 198 Main Street, the former Methodist Church. The applicant will be at the March 26<sup>th</sup> meeting for recommendations on the application for exterior alterations, a restaurant use and a parking waiver. He recommended the Board set a site visit. The Board set a site visit for 6:15 P.M. on March 26<sup>th</sup>.

Mr. Rembold said the zoning Public Hearings will be held on March 12. He said there is a site plan review that needs to be done for 241 Monument Valley Road for a single family residence with a detached garage with an ADU. It is a by-right use. He did not feel a site visit was required.

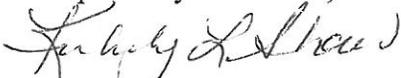
Mr. Rembold discussed an international policy issue that members of the Agricultural Commission are becoming involved in. The President is negotiating a Trans Pacific Partnership Trade Deal that seeks trade authority from Congress.

Ms. Fowle asked if it would increase trade in both directions.

Mr. Rembold said yes, in theory. It would allow foreign investor trade organizations to sue others who impinge on their ability to make a profit. Except for Congressman Neil the state representatives are opposed to this because it undermines local environmental health and safety laws and land use regulations. He said the Agricultural Commission sent a letter to Congressman Neil requesting a no vote. Mr. Rembold said he brought this to the Board's attention so they can send a letter if they feel it is necessary. The item was not posted on the agenda for a vote, so no vote was taken.

Having concluded their business, Mr. Hankin adjourned the meeting without objection at 8:05 P.M.

Respectfully submitted,



Kimberly L. Shaw

Planning Board Secretary