

PLANNING BOARD

DATE: April 23, 2015
TIME: 7:00 PM
FOR: Regular Meeting
PLACE: Large Meeting Room
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jeremy Higa, Associate Member
Jack Musgrove by telephone
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M. He elevated Mr. Higa to a voting member for the purposes of a quorum. Mr. Musgrove participated remotely by phone due to geographic distance.

FORM A'S:

There were no Form A's presented.

MINUTES: APRIL 9, 2015

Ms. Fowle made a motion to approve the minutes of April 9, 2015 as amended, Mr. Higa seconded.

Ms. Fowle, aye; Mr. Higa, aye; Mr. Musgrove, aye; Mr. Hankin, aye.

SITE PLAN REVIEW: 198 MAIN STREET

Applicant Paul Joffe was present with attorney Edward McCormick to conclude the discussion of the site plan review for 198 Main Street. Mr. McCormick said revised plans were submitted to the Selectboard that reflected the last discussion with the Planning Board.

Mr. McCormack said page A0.2 shows the proposed fence that would run the length of the property line of the abutter, Paula Hatch. Mr. McCormick said Ms. Hatch requested that the fence be kept back approximately 10 feet from Rosseter Street to allow for visibility.

Ms. Hatch was present. She said she would like to leave the fence discussion open so there can be some flexibility in determining how high the fence would need to be and how far back from the road it can be located.

Mr. Joffe said he wanted to be a good neighbor and work with Ms. Hatch. He said he will be happy to work with her to make sure the fence is the correct height and distance.

Mr. Hankin said it looks like two sections of the fence could be removed. He said the site plan review could be issued with the condition that the applicant return prior to obtaining a certificate of occupancy to review the fence.

Ms. Hatch said she appreciates having that flexibility, as the fence would be very close to the property line and the access to the cellar hatchway.

Mr. Musgrove was interested to know the height of the fence. He said the abutting property is lower than the proposed parking area for 198 Main Street therefore the fence would be higher from the abutter's side.

Mr. McCormack said the fence would be about 8 feet high to prevent headlight glare in the neighbor's windows.

Mr. Hankin pointed out that the fence cannot be higher than 6 feet or it would have to meet setback requirements for a structure.

Mr. McCormack said the fence will not exceed 6 feet in height, but it is too early to know the exact height.

Mr. McCormack said sheets A21, A 22 and A30 show the handicap ramp with railings.

Mr. Joffe said the ramp is built with large beams to reflect the building style.

Ms. Fowle asked if the ramp would be wood.

Mr. Joffe said yes pressure treated plywood.

Mr. Hankin said it is a very original design.

Mr. Fowle said she appreciates the effort to have the ramp maintain the character of the building.

A question was asked about controlling the dust during construction.

Mr. McCormick said the contractor will use best practices for minimizing dust from the construction traffic.

Mr. Hankin asked what the process would be for construction.

Mr. Joffe said the parsonage will be removed, then the site work will be done in preparation for raising the building, putting in the new foundation then placing the building on the new foundation.

Mr. McCormack said attention will be paid to the abutter and any concerns during the construction process. He said all the issues from the last meeting have been addressed. He said Mr. Joffe did some research into the bird safe glass and had information to share.

Mr. Joffe provided handouts to the Board. He said there is information that marking the windows with a highlighter prevents bird strikes. It is almost invisible when looking at the glass but the birds can see it. This is the approach that he favors.

Mr. Musgrove said he felt everything had been covered. He agreed that the fence issue should be addressed prior to issuance of the certificate of occupancy. He was in favor of approving the site plan review. He disconnected from the meeting.

Ms. Fowle thanked Mr. Joffe for doing the research and being sensitive to the concern of the birds.

There was some discussion of lighting on the kiosk. The lighting is different on the north side from the south. Mr. Joffe was not sure why there is a difference. He said he would look at it to see if there is a reason for the difference.

Mr. Hankin said this has nothing to do with the site plan review but he does not think the entrance at the restaurant level as presently configured, meets the ADA requirements.

Mr. Joffe said he can see what Mr. Hankin is saying and thanked him for pointing it out.

There was discussion of shielding the parking lot from the view when approaching from the north.

Mr. Joffe said he prefers to plant seasonal plants to provide variety.

Mr. Hankin suggested a tree.

Mr. Rembold said a tree would be difficult because of utilities above and below.

Mr. Hankin said perhaps the planting could be discussed again when you return for final discussion of the fence.

Mr. Hankin asked about trash removal.

Mr. Joffe said there will be trash bins near the handicap ramp as shown on A02. He said he thinks there are 1 ½ yard receptacles. He said a tenant may require larger containers but if they are emptied a couple of times a week it will be easier than having a large dumpster in the parking lot. He said it is hard to determine the need this early on.

Mr. Rembold said the Health Department would be involved if there were an issue.

Mr. Joffe said he has discussed the project with the health agent and received positive feedback.

Ms. Fowle read the site plan review criteria.

Ms. Fowle made a motion to approve site plan review with the condition that the final location and design of the fence and landscaping along the west side of the parking lot is to be reviewed and approved by the Planning Board before obtaining a certificate of occupancy, Mr. Higa seconded, . Ms. Fowle, aye; Mr. Higa, aye; Mr. Musgrove, aye; Mr. Hankin, aye.

TOWN PLANNER'S REPORT:

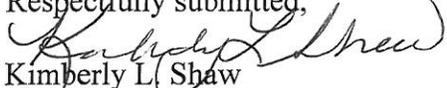
Mr. Rembold said there will be a meeting at St. James Place on Saturday April 25 at 2:00 P.M. to allow for the opportunity to meet the applicants for the CPA funds and learn about their projects.

Mr. Rembold said there will be a mini town meeting on Wednesday April 29 at 6:00 P.M.

Mr. Rembold said the next meeting will be on May 14. The Board will reorganize at that meeting and Pat Mullins from BRPC will be present for further discussion of the Smart Growth Zoning and Housing Production Plans.

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

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary

Material presented at the meeting:

- Revised plans for 198 Main Street dated April 8, 2015 prepared by Clark and Green & Housatonic Architectural Services.
- Town Planner's e-mail to the Planning Board dated April 21, 2015
- Wildlife Journal, Volume 11, Issue 1 2012
- Birdwatching 4/11/15