

## PLANNING BOARD

DATE: May 14, 2015  
TIME: 7:00 PM  
PLACE: Large Meeting Room  
FOR: Regular Meeting  
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Brandee Nelson;  
Malcolm Fick  
Jeremy Higa, Associate Member  
Chris Rembold, Town Planner

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

### **REORGANIZE:**

Mr. Musgrove made a motion for Mr. Hankin to be the Chairman, Ms. Fowle seconded, all in favor.

Mr. Musgrove made motion for Ms. Fowle to be the Vice-Chairman, Mr. Fick seconded, all in favor.

Mr. Fick made a motion for Ms. Nelson to be the Clerk, Ms. Fowle seconded, all in favor.

Mr. Musgrove made a motion for Mr. Fick to be the delegate to BRPC, Ms. Fowle seconded, all in favor.

Mr. Musgrove made a motion for Mr. Higa to be the alternate to BRPC, Mr. Fick seconded, all in favor.

Ms. Fowle made a motion for Mr. Hankin to be the representative to the Design Advisory Committee, Mr. Musgrove seconded, all in favor.

Ms. Nelson made a motion for Mr. Fick to be the alternate to the Design Advisory Committee, Mr. Musgrove seconded, all in favor.

Mr. Musgrove made a motion for Ms. Nelson to be the representative to the Lake Mansfield Improvement Task Force, Ms. Fowle seconded, all in favor.

### **FORM A's:**

There were no Form A's submitted.

### **MINUTES: APRIL 23, 2015**

Mr. Musgrove made a motion to approve the minutes as amended, Ms. Fowle seconded, all in favor.

### **SMART GROWTH ZONING:**

Patricia Mullins and Jaclyn Pacejo were present from BRPC to discuss Smart Growth Zoning. They provided a handout, Chapter 40R Smart Growth Overlay District/Housing Production Plan. They began the discussion with the Housing Production Plan going through the information on the handout.

Ms. Fowle asked how we actually reach the required affordable housing percentage.

Ms. Pacejo said the goal would be to get feedback for the amount of affordable housing then figure out how to add more.

Ms. Mullins said there is a gap between what families earn and what housing costs. Great Barrington is very close to meeting the required 10% affordable housing. The Town should get the benefits of meeting that percentage which would allow for more leverage when dealing with other state agencies on other applications. Every planning document the Town produces is a stepping stone for future money.

Ms. Nelson asked if we have to do it.

Ms. Mullins said no but the financial incentives make it appealing to communities.

The Ms. Pacejo went through the information for Chapter 40R Smart Growth Overlay District.

After some discussion Ms. Mullins said it might be helpful to bring in larger maps to go over the information more closely prior to meeting with the general public.

Mr. Hankin agreed that this would be a good idea. He said the community needs jobs as much as we need housing.

Ms. Mullins will return to the June 25 meeting.

#### **TOWN PLANNER'S REPORT:**

Mr. Rembold said the zoning articles have been submitted to the Attorney General.

Mr. Rembold pointed out that all the investigation done by BRPC regarding the housing need has come out of the Master Plan.

Mr. Fick asked if CPA funds can go toward a housing trust fund.

Mr. Rembold said yes. It would be administered and managed by a committee. Town Meeting would have to vote to fund a trust fund.

#### **OTHER ISSUES & CONCERNS:**

Ms. Nelson said she will e-mail the Board members the Lake Mansfield annual report.

Mr. Hankin said yes please send and he thanked Ms. Nelson for sending.

Mr. Hankin said he would like to start thinking about zoning amendments for next year. He said he would like to make some changes to the Water Quality Protection District to streamline the process associated with it.

There was some discussion of transitional zones at the south Main Street end of town and the Belcher Square area.

Ms. Nelson suggesting modifying the lighting standards as the industry moves more toward LED lighting changing from foot candles to color/temperature levels.

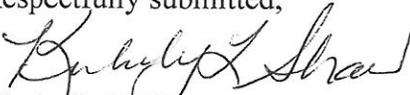
Ms. Fowle said she would go along with the suggestions providing the new technology is far enough along that we don't have to create something to accommodate it.

**CITIZEN SPEAK TIME:**

No citizens spoke.

Having concluded their business, Mr. Hankin adjourned without objection at 8:45 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kimberly L. Shaw".

Kimberly L. Shaw  
Planning Board

