

## PLANNING BOARD

DATE: February 11, 2016  
TIME: 7:00 P.M.  
FOR: Regular Meeting  
PLACE: Large Meeting Room  
PRESENT: Jonathan Hankin, Chairman; Brandee Nelson; Malcolm Fick  
Jeremy Higa, Associate Member  
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:02 P.M.

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

There were no Form A's presented.

### **MINUTES: JANUARY 28, 2016**

Ms. Nelson made a motion to approve the minutes of January 28, 2016 as amended, Mr. Fick seconded, all in favor.

### **100 BRIDGE STREET:**

Tim Geller and Larry Boudreau were present to continue discussion of the Comprehensive Permit application for 100 Bridge Street. Mr. Geller said they met with the Selectboard and received a favorable recommendation with conditions.

Mr. Geller went through the cross sections dated 01/25/16. He commented that the two and a half story Town Houses on Bentley Avenue are almost the same height as the four story buildings on the property because of the grade change.

Mr. Boudreau said he would go through the Traffic Impact Study prepared by Tom Johnson from the Chazen Companies. Mr. Johnson was unable to attend this meeting but Mr. Boudreau said he is prepared to go through the study. He said traffic counts were collected on January 12, 13 and 14, 2016. The peak AM and PM hours were observed. He referred the Board to Figure 3 of the Traffic Impact Study for the numbers.

Mr. Boudreau said Mr. Johnson had provided a response to Mr. Rembold's letter that outlined questions and comments from the last meeting. Mr. Johnson's letter was dated February 10, 2016.

Mr. Hankin asked if the projected build out for the project is 2017 and if the traffic study numbers had been compared with the traffic study numbers from the 79 Bridge Street project.

Mr. Rembold said he had compared the numbers. He said the annual escalations to the build out year are very small. He said the actual baseline shows that traffic had decreased. Mr. Rembold said the baseline for this project is reasonable for January but numbers should be added for the summer numbers to compare with Fuss & O'Neill's traffic counts taken in the summer of 2015 during construction.

Ms. Nelson said Fuss and O'Neill's shows a B to C level of service at Main and Bridge but your baseline shows A to B levels of service. She said the project may not change the level of service at the intersection but there is a 27% increase in cars at the peak hours.

Mr. Rembold said half of the traffic would go toward Main Street, the other half would go toward East Street.

Mr. Fick said he is concerned about the impact the additional traffic would have on East Street.

Mr. Rembold said at the peak hours there would be an additional 270 cars. Half would go to East Street which would mean there would be approximately two additional cars per minute. Mr. Rembold said this is a broad projection.

Ms. Nelson asked if Highway Superintendent, Joe Sokul, had looked at the study. She suggested a recommendation to keep trucks off East Street might be considered.

Mr. Geller said he expected a condition to keep trucks off of East Street during the construction period.

Ms. Nelson said she thinks trucks should not be allowed on East Street at any time.

Ms. Nelson asked about the angle parking on Bridge Street.

Mr. Geller said two parking spaces will be removed to provide a crosswalk.

Mr. Hankin asked how many head-in parking spaces are proposed on Bentley Avenue?

Mr. Boudreau said 19 parking spaces are proposed.

Mr. Hankin asked who would park there. There are 19 parking spaces for 8 units proposed in the townhouses on Bentley Avenue.

Ms. Nelson said she thinks the parking on both Bridge Street and Bentley Avenue should be parallel parking.

Mr. Hankin said the parking is not being calculated per zoning requirements.

Ms. Nelson said there are too many parking spaces on Bentley Avenue. She said four or five spaces should be eliminated to provide areas where trees could be planted. It was agreed that every fifth space would be replaced with a tree island resulting in 16 head-in spaces and three areas for planting.

Mr. Geller said the parking on Bentley Avenue is totally on our property.

Ms. Nelson said revising that parking could improve the streetscape.

Mr. Hankin said he thinks there will be a lot of shared parking. He said what is proposed is too much.

Ms. Nelson said maybe some of the land could be banked for future build out of parking if it is determined that it is needed.

Mr. Hankin said the common area could be expanded to the east, eliminating one row of parking. If it is determined that more parking is needed it can be put in as that space was already dedicated to parking.

Mr. Fick said he didn't understand why you want to cut down on parking. He said he is not sure there is enough.

Ms. Nelson said it is not a good practice to build for peak hours. She said it is a good compromise not to build all of the parking and wait to see if it is needed.

A member of the audience said she is concerned about the odor impacting the affordable housing residents. She suggested reconfiguring the site and putting the commercial building along the WWTP property line. She said moving the residential units to the front of the property would make it look more like a neighborhood.

Mr. Hankin said the commercial should be on the street. He said he agreed with Ms. Nelson on breaking up the parking on Bentley Avenue and phasing the parking by keeping the parking up against the buildings instead of the green.

Mr. Geller said he thought the parking suggestions were good.

Mr. Fick asked if there is anything that can be done about the odor.

Mr. Geller said he didn't think the odor would be an issue. He said the development in Stockbridge is next to the treatment plant there and there have been no issues. He said in Stockbridge the market rate building sold very quickly.

An audience member said there are remedies for the smell. She said once the material that is creating the odor has been identified a remedy can be determined.

Mr. Fick said we could recommend that the Town address the odor as part of the project.

Mr. Rembold said the Board could ask the Public Works department to comment.

Ms. Nelson read through the Site Plan Review criteria. She said the criteria had been previously discussed and no big issues were identified but we did not have the traffic study or lighting plan so we should go through it again.

Mr. Boudreau went over the lighting plan. The Board suggested the pole lights up against the buildings along Bentley Avenue be eliminated.

Ms. Nelson asked if the lights had to be on full power all night.

Mr. Boudreau said the lights are for safety. He said there may be areas that could be reduced to half power or turned off such as the commercial parking area.

The Board discussed the following items as they went through site plan review:  
The shade trees for the property should be a minimum of 2.5-3 inch calipers and a minimum of 8-10 feet in height. If a tree needs to be replaced it will be replaced with one of similar size.

The lights on Bentley Avenue will be building mounted instead of pole lights. The lights would be downward directed so there will be no light spill from the property.

The Board suggested that the parking be reduced and built as needed. Parking would be provided along the town houses but the proposed parking along the green will not be built unless it is determined that it is necessary. The parking on Bentley Avenue would also be reduced.

Internal signage will be installed to direct people leaving the site to turn left to use Bentley to Bridge Street. The signage would discourage the use of Crosby Street.

The Board suggested that the ZBA might consider restricting days and hours of construction.

Ms. Nelson made a motion to send a positive recommendation to the Zoning Board of Appeals for the 100 Bridge Street project with recommendations as discussed, Mr. Fick seconded, all in favor.

**TOWN PLANNER'S REPORT:**

Mr. Rembold said he had received notification from BRPC that the Community Development Block Grant had been submitted.

Mr. Rembold said the public hearing for the zoning articles will be on March 10.

Mr. Rembold reminded the Board that there will be a forum for the Lake Mansfield Task Force on March 2.

**BOARD & COMMITTEE UPDATES:**

There were no updates.

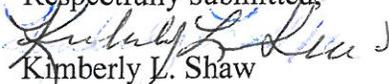
Mr. Hankin noted that Mr. Higa will be taking out papers to run for the Planning Board seat that will be vacated by Ms. Fowle.

**CITIZEN'S SPEAK TIME:**

No one spoke.

Having concluded their business, Mr. Hankin adjourned without objection at 8:53 P.M.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Kimberly L. Shaw", written over the printed name.

Kimberly L. Shaw  
Planning Board Secretary

