

## PLANNING BOARD

DATE: April 14, 2016

TIME: 7:00 P.M.

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 7:01 P.M.

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

There were no Form A's presented

### **MINUTES: MARCH 24, 2016**

Ms. Nelson made a motion to approve the minutes of March 24, 2016 as amended, Ms. Fowle seconded, all in favor.

### **SPECIAL PERMIT: 546 MAIN STREET**

Applicants Tom and Paula Doyle were present to discuss their application to extend the special permits 741-07, A & B; 742-07 and 743-07 for 546 Main Street. Mr. Doyle explained that after the Selectboard reduced the original plan endorsed by the Planning Board they approved it. An abutter appealed the approved plan to Land Court where it sat for 6 years before being dismissed.

Mr. Doyle said he hopes the Board will recommend in favor of extending the special permits. He said that if the proposed zoning for the MXD is passed at Town Meeting it might be worth revisiting the plans.

Mr. Hankin asked about the changes to the approved plans.

Mr. Doyle said the Selectboard reduced the original proposal by 30%. He said the Planning Board spent a lot of time working with the plan. The original plan met the zoning bylaws but the Selectboard increased the side and rear setbacks crippling the project.

Mr. Rembold asked about the parking requirements.

Mr. Doyle said they were in compliance, providing 27 parking spaces but they were required to get something in writing from the State to demonstrate valid parking spaces.

Mr. Musgrove asked if Mr. Doyle planned to build what had been approved.

Mr. Doyle said a lot of time and money was spent on these plans. The permitting process cost more than \$100,000. He said he is considering finding someone to do a joint venture but it is difficult to get people to want to come here to do business because of the expense.

Mr. Musgrove said he would think the Selectboard would be honor bound to extend the permits. He asked if Mr. Doyle wanted to build the approved plans.

Mr. Doyle said if the zoning changes it might be better to build more residential and less commercial. He said the residential may make a good case for pre-selling to secure financing.

Ms. Nelson said regardless of the future the asset of having a special permit in hands needs to be protected.

Mr. Hankin said he doesn't like the two parking spaces on the south side. Maybe the Selectboard will be open to changes.

Mr. Musgrove said at a minimum the permits should be extended as they exist. He said the Planning Board will be happy to work with Mr. Doyle to make the development more viable.

Ed Abrahams, Selectmen, said he thinks the current Selectboard will listen to the ideas Mr. Doyle presents.

Mr. Doyle said if the project moves forward he will be back before the Planning Board for, at a minimum, Site Plan Review.

Mr. Musgrove said the new zoning, if passed, will allow more possibilities for the use of building.

Mr. Doyle said it will be good infill which was the original intent.

Mr. Musgrove made a motion to send a favorable recommendation to the Selectboard to extend the special permits for TOPA Enterprises for two years, Ms. Fowle seconded, all in favor.

Mr. Hankin said the Planning Board will be happy to work with you to improve the project.

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

Mr. Rembold said there will be outreach to the community about the proposed zoning amendments. He said he will be on the radio discussing the amendments and there will be a press release.

Mr. Hankin asked if the warrant is available.

Mr. Rembold said not yet. He provided Mr. Hankin with the Planning Board report to Town Meeting for his signature.

There was discussion about the presentation of the articles at the Town Meeting. Mr. Hankin said each member will present at least one article.

#### **BOARD & COMMITTEE UPDATES:**

Mr. Hankin said he, Ms. Nelson and Mr. Higa went to a presentation regarding Complete Streets. He said the topic was not particularly relevant to Great Barrington because the rights of way are not wide enough to accommodate what the State is requiring with the Complete Street initiative.

Ms. Nelson said all upgrades to roadways would consider all forms of transportation.

Mr. Rembold said there is relevance for funding purposes. If something can be incorporated funding could be available.

Mr. Higa said he liked the presentation. He said the goal seems to be to slow down traffic.

Mr. Hankin asked if it will apply to the work to be done on Bridge Street.

Mr. Rembold said that project already has some funding and is scheduled to begin.

Mr. Hankin asked if the Selectboard adopts Complete Streets or does it have to be done at the Annual Town Meeting.

Mr. Rembold said the Selectboard has to write policy to meet the requirements of Complete Streets then approve it.

Ms. Nelson said maybe the Board could look at a template.

Mr. Rembold said it is up to the Town Manager but he will look into it.

Ms. Nelson reminded the Board members to take the Lake Mansfield Survey on line.

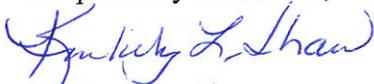
Mr. Rembold said there will be a meeting on April 30 at the Wheeler House to meet the applicants for the Community Preservation funds as well as to discuss the projects recommended to receive funding.

**CITIZEN SPEAK TIME:**

No one spoke.

Having concluded their business, Mr. Hankin adjourned the meeting at 7:46 P.M.

Respectfully submitted,



Kimberly L. Shaw  
Planning Board Secretary

Material Presented at the Meeting:

--Special Permit application

