

## GREAT BARRINGTON PLANNING BOARD

GREAT BARRINGTON

DATE: January 12, 2017  
TIME: 7:00 P.M.  
PLACE: Large Meeting Room  
FOR: Regular Meeting  
PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jack Musgrove;  
Jeremy Higa  
Pedro Pachano, Associate Member  
Chris Rembold, Town Planner

JAN 26 2017 PM1:00

Ms. Nelson called the meeting to order at 7:00 P.M. Mr. Higa had not yet arrived.

**FORM A'S:**

There were no Form A's presented.

**MINUTES: DECEMBER 22, 2016**

Mr. Hankin made a motion to approve the minutes of December 22, 2016 as amended, Mr. Musgrove seconded, all in favor.

**BERKSHIRE HOUSING DEVELOPMENT CORPORATION:**

Berkshire Housing Development Corporation, BHDC, submitted an application to add 31 units to the Bostwick Gardens senior housing at 899 Main Street. Present for BHDC was Elton Ogden, president; Nick Elton, Project Architect; Sarah Gapinski, Engineer from SK Design Group.

Mr. Ogden said the BHDC works with St. James Community Housing Corporation the entity that runs Bostwick Gardens and the applicant for the original special permit for Bostwick Gardens. He said BHDC is a county wide organization whose goal is to expand housing.

Mr. Ogden said the goal of the project is to address the social needs of the senior community by providing affordable senior housing. He said with the increasing cost of taxes and maintenance people are not able to stay in their homes so they are looking for alternative housing. This project will add housing to an existing site and will be a benefit to all.

Mr. Higa arrived at 7:09.

Mr. Ogden said the property with the addition will go back on the tax rolls as the property must be owned by a taxable entity. The project will also bring the town closer to meeting their 10% affordable housing threshold.

Ms. Gapinski discussed the property. She said the existing parcel is 1.6 acres with a 10,600 square foot building. There are 20 parking spaces and a paved driveway. BHDC purchased the abutting 1.908 acre parcel in order to construct the addition. The existing building is connected to all municipal utilities. The existing building does not have a sprinkler system.

Ms. Gapinski said all storm water is now managed on site and will continue to be. Water currently runs into a storm drain on South Main Street. In 2009 a site development easement that created a 300 foot boundary from the river. No work will take place in that boundary. The 300 foot boundary will remain in its natural state.

Ms. Gapinski said the Bostwick expansion will be an extension of the neighborhood. The addition will be 12,000 square feet. The building will have a single story with a basement linking the old structure with the new and a 3 story section adding 31 units for a total of 60 units on the site. There will be one parking space for each unit. A concrete sidewalk will run throughout the site.

Ms. Gapinski said all utilities in the addition will be separate from the existing building. A sprinkler system will be part of the construction. A sprinkler system will be added to the existing building as well. Review of the existing electrical system and gas system will take place with upgrades as necessary.

Ms. Gapinski said the soil on the site is sand and gravel. Drainage from the new impervious surfaces will be captured and infiltrated into the site.

Ms. Nelson asked if the site had infiltration or percolation tests.

Ms. Gapinski said no soil evaluations had been done. Roof top water will be collected in the roof leaders. Any water that doesn't go into the ground will go through a trench into the drain on South Main Street.

Ms. Nelson asked if there is a maintenance plan for the infiltration system.

Ms. Gapinski said there is no maintenance plan as part of the application. She said the land is flat. There will be a sump pump in the basement that will pump to the back of the site. A double row of silt fence will be installed per the Natural Heritage conditions.

Ms. Gapinski said an in house traffic study was done demonstrating a low yield use for vehicle trips. There may be 50 vehicle trips per day.

Ms. Nelson asked who was spoken to from the Town for the new curb cut.

Ms. Gapinski said Sean VanDuesen the Highway Superintendent.

Ms. Nelson asked why not use the existing driveway instead of making a second driveway.

Ms. Gapinski said adding the second driveway should work best for the site. The driveways are 100-150 feet apart.

Mr. Ogden said linking the driveways would add more paved area on the site.

Ms. Nelson said she is concerned that a conflict will be created with two driveways. She asked if the proposed crosswalk across Brookside Road will be illuminated or just marked?

Ms. Gapinski said it will be marked.

Mr. Ogden said the crosswalk is intended as a pedestrian connection between Bostwick Gardens and the senior center.

Ms. Nelson said she supports the crosswalk recognizing that it is an established path; it is just not a good path. Ms. Nelson said she is concerned about creating a safety hazard.

Mr. Elton, the Project Architect, said he has worked on over 4,000 housing units throughout the state. He said the new driveway is expected to be used more than the existing driveway. He said there will shrubs planted near the existing driveway. Trees will be planted in the new parking lot. Seven red maples are

proposed for that area. Lawn and field grasses will be planted. The mature trees along Brookside Road are expected to be preserved. Birch trees will be planted along the rear of the site.

Ms. Nelson asked how the landscaping and storm water drainage is overlapping and how the trees and rain garden is being integrated.

Mr. Elton said they would be coordinated.

Ms. Nelson asked if the trees would conflict with the infiltration.

Ms. Gapinski said a small area of vegetation will be maintained. There will not be a conflict.

Mr. Elton said 8 pole lights are proposed, 12-15 feet in height. Photometrics are provided demonstrating that the lighting is in compliance with the Town bylaws. There is no spill over on to adjacent properties. The parking lot will be lit with the pole lights. Bollard lighting will be used along the pathway.

Ms. Nelson asked what color temperature is proposed.

Mr. Elton said 3000K. He said the lights will come on when it gets dark then power down over night. He said the property will not look like a shopping center.

Ms. Nelson asked how high the light will be mounted on the poles.

Mr. Elton said 12 feet.

Ms. Nelson asked if the Board had an opinion on the lights powering down.

Mr. Musgrove said he is not opposed as long as there are no safety concerns. He said he would not mandate that they be powered down.

Mr. Rembold said section 7.9 of the bylaw does not apply to this type of development. He said the lighting can be lowered.

Mr. Musgrove said he would recommend the lowest level of lighting required for safety.

Ms. Nelson said lower level lighting plan should be employed with controls to power down in the overnight hours.

Mr. Hankin asked if the property is staffed.

Mr. Ogden said these are independent living units. There is a resident manager. He said the existing building has 29 units. Seven of the units are studio apartments. The studio apartments will be converted to 1 bedroom apartments.

Mr. Ogden said the appearance from the front of the building will change. The common space in the existing building will be changed into living space. The new building will have a covered portico, a community kitchen, an outside screened in porch and an elevator. Privacy of the residents is respected while encouraging interaction.

Mr. Ogden said there will be recycling of trash on each floor. Trash will be collected and put in the dumpster at the end of the parking lot.

There was discussion of the exterior siding and height of the building as shown in the plans.

Mr. Hankin asked if the project would be phased.

Mr. Elton said phasing is not planned. He said the people who live in the studio apartments will have to move out for a period while the studios are converted to one bedroom apartments. Relocation is part of the budget. Replacement of windows can be done with minimal disruption while people are still in their homes.

Mr. Ogden said last year he completed a 100 unit rehabilitation. Use of a hospitality unit helped when there was more invasive work. At the end of each day the residents could return to their units with functioning kitchens and bathrooms.

Mr. Rembold asked if the sprinklers in the existing building will be installed down the hall and punched into each unit.

Mr. Elton said yes. We will try to be sensitive to the appearance but hanging them from the ceilings is the easiest way to install them in the existing building. There will be no exposed sprinkler systems in the new building.

Mr. Elton said the insulation in the existing building will be brought up to the stretch code. We are not required to bring the building up to the stretch code but we feel we want to.

Mr. Pachano asked if the project will get LEED certification.

Mr. Ogden said we will achieve LEED but will not be certified.

Mr. Rembold asked if there would be community gardens.

Mr. Ogden said yes. There will be 12 raised planting beds on the north side of the new parking lot.

Ms. Nelson asked about the building height since section 8.9.2 limits the height to 35 feet

Ms. Gapinski said that regulation says it is subject to other provision of the bylaw. She said the underlying zone allows for a 40 foot building height. The proposed building complies with the 40-foot limit.

Mr. Musgrove asked if all the storm water will be contained on the site.

Ms. Gapinski said the site is lower than the road. The site is a natural depression. There will be infiltration trenches and rain gardens for natural infiltration.

Mr. Hankin asked if there will be cut and fill on the site.

Ms. Gapinski said there will be some fill in the back. The cellar hole will be dug so it should all balance out. We do not expect excessive cut and fill.

Mr. Hankin asked about River Walk.

Ms. Gapinski said we encourage the River Walk. There is a sewer easement on which the river path might be located.

There was discussion of fire access. Ms. Gapinski said there will be a 10 foot wide path maintained around the building as required by the Fire Chief. Access to the site for fire apparatus was approved by the Fire Chief.

Ms. Nelson asked Mr. Rembold if there were any other items to address.

Mr. Rembold said while Conservation Restriction clearly states the project area to be unrestricted, technically the Natural Heritage Program still shows it as habitat. He suggested another letter be submitted to make Natural Heritage aware of this project.

Ms. Gapinski said she has already submitted a letter.

Mr. Fick read Site Plan Review.

Ms. Nelson asked if there is discussion with the DPW to maintain the crosswalk. Ms. Gapinski said yes.

Mr. Rembold said he did not anticipate there would be an issue with the Town.

Mr. Ogden said we can provide crosswalk signs.

Ms. Nelson suggested and encouraged that the lights be powered down at night.

Mr. Rembold suggested getting an operations and maintenance plan for the storm water infiltration system.

Mr. Hankin asked if the dumpster would be enclosed. Ms. Gapinski said yes.

Mr. Musgrove asked if it would be a wood enclosure. Mr. Elton said yes.

Mr. Musgrove made a motion to approve Site Plan Review subject to two conditions: that there be signage for the crosswalk and an operation maintenance plan for the storm water maintenance system be submitted. The Board suggests that the lights be powered down to 25% at night. Mr. Fick seconded, all in favor.

Mr. Musgrove made a motion to send a positive recommendation to the Selectboard for the special permit, Mr. Fick seconded, all in favor.

#### **ZONING AMENDMENTS:**

The Board discussed the proposed zoning amendments as outlined in Mr. Rembold's memo dated January 10, 2017. There was discussion of the height definition. The discussion resulted in a couple of changes in definition.

Mr. Hankin made a motion to send the amended definition to the Selectboard, Mr. Musgrove seconded, all in favor.

The Board discussed the Solar Energy Systems v.4, 1/09/17.

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Mr. Pachano asked about native species of plant and flowers as part of the bylaw. The Board decided that further discussion could be part of the public hearing.

Mr. Musgrove made a motion to refer the proposed bylaw to the Selectboard, Mr. Hankin seconded all in favor.

The Board discussed 40R Smart Growth from the handout, v.6 1/9/17. Mr. Musgrove made a motion to send the Smart Growth bylaw to the Selectboard, Mr. Fick seconded, all in favor.

Mr. Hankin asked that a small change be added to Site Plan Review Section 10.5.5 #2 to insert the word accessibility. Mr. Musgrove made a motion to send the amendment of 10.5.5 #2 by adding the word accessibility after maximize to the Selectboard to be added to the warrant, Mr. Fick seconded, all in favor.

The public hearing for the zoning amendments was scheduled for February 9, 2017 at 7:00 P.M.

**TOWN PLANNER'S REPORT:**

Mr. Rembold reminded the Board that the next meeting would be held on Wednesday, January 25, 2017 at 6:00 P.M. at the Fire Station. A special town meeting will be held on Thursday January 26, 2017.

Mr. Rembold said also on January 26<sup>th</sup> BRPC will hold a workshop explaining the changes to the marijuana law.

Mr. Rembold said the meeting on the 25<sup>th</sup> will be very busy. The Board will deal with an appeal to the ZBA regarding the Building Inspector's decision on a photovoltaic array in the R-4 zone and a special permit and site plan review application for the airport.

Mr. Rembold said he sent the bylaws regarding the airport to the Massachusetts DOT Aeronautics Division.

**BOARD & COMMITTEE UPDATES:**

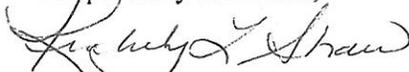
There were no updates.

**CITIZEN'S SPEAK TIME:**

No one spoke.

Having completed their business, Ms. Nelson adjourned without objection at 9:42 P.M.

Respectfully submitted,



Kimberly L. Shaw  
Planning Board Secretary

**Meeting Materials:**

- Mr. Rembold's memo dated January 10, 2017
- Zoning Amendment material: Height Definition
  - Solar Energy Systems v.4 1/09/17
  - 40R Smart Growth v.6 1/09/17