

PLANNING BOARD

DATE: April 13, 2017
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa
Pedro Pachano, Associate Member
Chris Rembold, Town Planner

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

FORM A'S:

There were no Form A's presented.

MINUTES: MARCH 23, 2017

Mr. Hankin made a motion to approve the minutes of March 23, 2017 as amended, Mr. Fick seconded, all in favor.

SITE PLAN REVIEW: BLACKWATER REALTY TRUST

Nick Anderson from Berkshire Engineering was present for continued discussion of the Site Plan Review application. He presented the Board with a revised parking plan.

Mr. Higa arrived at 7:02 P.M.

Mr. Anderson said there are 8 parking spaces required for the site according to the MXD zoning. Two additional handicapped parking spaces are required under the Building Code for a total of 10 required parking spaces. The revised parking plan shows a total of 12 parking spaces including one handicapped space in the front. Five or six parking spaces were moved from the front of the building.

Mr. Anderson said the slope in the front is 4-1 going to the driveway. The slope in the back is 3-1. He said there is not a good opportunity to screen the site from the road but there are two spots from the east and the west that can have screening. He said it is important to maintain the façade of the building. He said the parking spaces in the back have been tucked in so they are almost entirely behind the building.

Mr. Anderson said the lighting will consist of wall sconces in the vicinity of the stairwell at the west end of the building. The wall pack shown on the previous plan has been removed.

Mr. Anderson said the impervious surface on the site has been reduced by approximately 2,100 square feet. The drainage has not been changed from what was shown at the last meeting.

Mr. Anderson said the screening of the dumpster and HVAC units will consist of a stockade style fence that will be 12 inches higher than the height of what is being screened. The fence will be made of a long term durable material.

Mr. Hankin asked what will happen to the water being collected by the back stairs.

Mr. Anderson said it will sheet flow into the bio-retention basin.

Mr. Hankin asked if there is concern about the water flowing across the parking lot.

Mr. Anderson said no.

Mr. Hankin asked if there will be wheel stops in the parking lot.

Mr. Anderson said yes.

Mr. Hankin asked about snow removal.

Mr. Anderson said there is a vacant area on the north side of the building where the snow can be pushed.

Ms. Nelson said this plan is an improvement. She said she is glad the parking could be adjusted.

Mr. Anderson said the plan is good for us too. There will be less maintenance and the slope is better.

The Board went through the Site Plan Review criteria.

Mr. Rembold said there was previous discussion of bollard lighting to illuminate the stairs.

Mr. Anderson said landscape lighting was avoided. The lighting was lowered near the stairs which will be adequate to light the stairs.

Mr. Pachano arrived at 7:13 P.M. There was a brief overview for Mr. Pachano.

Mr. Fick made a motion to approve Site Plan Review, Mr. Hankin seconded, all in favor.

SPECIAL PERMIT RECOMMENDATION: BLACKWATER REALTY TRUST

Mr. Hankin said the site is catching the water from the impervious surface and treating it on site. He made a motion to send a positive recommendation to the Selectboard for work in Zone II of the Water Quality Protection District in accordance with Sections 9.2 and 10.4 of the Zoning Bylaws, Mr. Fick seconded, all in favor.

TOWN MEETING PREPERATION:

Mr. Rembold discussed the prepared Planning Board report for the Annual Town Meeting.

Mr. Hankin said he thinks it is a good report. He said he thinks there should be discussion of the benefits of solar.

Mr. Higa suggested a focus on what would happen if the solar bylaw is voted down.

Mr. Rembold asked if one or two people would be willing to work on the slide presentation with him.

Ms. Nelson and Mr. Hankin said they would help.

Mr. Hankin said he didn't think there would be organized opposition.

Mr. Rembold said he expected there to be a written amendment on Town Meeting floor.

Mr. Hankin said his fear is that they will want to prohibit solar in residential zones.

Mr. Rembold said he expected the dense residential zones. He said there was an article in the paper that wrongly stated that only roof mounted panels would be allowed in residential zones.

Mr. Hankin said depending on what the amendment says, the Board should be prepared to pass over the article if the amendment is passed.

Ms. Nelson agreed. She said we don't want to vote on something that totally changes the intent.

Mr. Pachano said if the article is passed over then moving forward it will be up to the Building Inspector to issue permits.

Mr. Higa said he expected the amendment would be to remove ground mounted solar in residential zones.

Mr. Hankin said the Building Inspector can issue a permit for ground mounted solar in residential zones now.

Mr. Pachano said he agreed with Mr. Higa that we need to show the people what is allowed today without a bylaw. He said he thinks the people will understand the importance of having the bylaw in place.

Mr. Higa said he didn't think it would be a good idea to just pull the article and have nothing.

Ms. Nelson said the Board embarked on a many month process which included public comment. She said she didn't think we should reevaluate the intent and the purpose on Town Meeting floor.

Mr. Pachano agreed.

Ms. Nelson asked if everyone would be present at the Town Meeting. Everyone present will be at Town meeting.

Ms. Nelson asked if there will be slides to go through the Smart Growth zoning.

Mr. Rembold said yes. He said he has received positive comment from the Department of Housing and Community Development. He said he hoped to have comments prior to the next meeting.

Ms. Nelson said we can have more discussion of slides at the next meeting.

Mr. Rembold said there will be a mini Town Meeting at the Senior Center on April 26 at 6 PM. He asked that anyone available please attend.

The Board decided on who will give reports on each of the zoning articles. Mr. Fick will give the report on the solar bylaw. Ms. Nelson will give the report on height definition. Mr. Hankin will give the report on site plan/accessibility. Mr. Musgrove will give the Smart Growth Overlay District.

TOWN PLANNER'S REPORT:

Mr. Rembold said there will be a day long affordable housing summit for planners, housing boards and planning boards in Lenox at Shakespeare and Company. BRPC will be leading with Great Barrington and Lenox as partners. He said he will send the registration link to the Board. He said he thinks it would be useful for the Board to attend.

BOARD & COMMITTEE UPDATES:

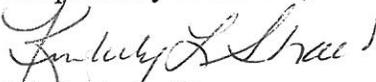
Mr. Hankin said he put his name in to be a member of a newly formed committee, the Great Barrington Municipal Affordable Housing Trust.

CITIZEN'S SPEAK TIME:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 7:41 PM.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary