

PLANNING BOARD

TOWN CLERK  
GREAT BARRINGTON  
JUN 12 2017 AM 8:08

DATE: May 11, 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  
Chris Rembold, Town Planner

Ms. Nelson called the meeting to order at 7:00 P.M.

**REORGANIZE:**

Mr. Hankin made a motion to nominate Ms. Nelson to be the Chair, Mr. Fick seconded, all in favor.

Mr. Hankin made a motion to nominate Mr. Fick to be the Vice-Chair, Mr. Musgrove seconded, all in favor.

Mr. Musgrove made a motion to nominate Mr. Hankin to be the Clerk, Mr. Higa seconded, all in favor.

Mr. Musgrove made a motion to nominate Mr. Fick to be the Planning Board representative to Berkshire Regional Planning Commission, Mr. Hankin seconded, all in favor.

Mr. Musgrove made a motion to nominate Mr. Hankin to be the Planning Board representative to the Design Advisory Committee, Mr. Higa seconded, all in favor.

Mr. Musgrove made a motion to nominate Mr. Higa to be the Planning Board representative to the Community Preservation Committee, Mr. Hankin seconded, all in favor.

Mr. Fick made a motion to nominate Ms. Nelson as the Planning Board representative to the Lake Mansfield Improvement Task Force, Mr. Musgrove seconded, all in favor.

**FORM A's:**

Jack Magnati from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Kathleen Sinico for two parcels of land located on the south side of Cooper Road. The intent is to create two parcels one parcel with the residence the other with the business use. Lot 1 contains 0.320 acres of land. Lot 2 contains 0.513 acres of land.

Mr. Musgrove made a motion to approve the plan, Mr. Fick seconded, all in favor.

Mr. Magnati presented a Form A application on behalf of Charles Holleran at 66 Division Street and Majestic Oaks Estates for a parcel of land located on the north side of Division Street. Parcel A contains 0.540 acres of land to be conveyed to the abutter. Parcel A is not to be considered a separate building lot.

Mr. Hankin made a motion to approve the plan, Mr. Musgrove seconded, all in favor.

**MINUTES: APRIL 27, 2017**

Mr. Hankin made a motion to approve the minutes of April 27, 2017, Mr. Musgrove seconded, all in favor.

## **SITE PLAN REVIEW: 415 OLD MONTEREY ROAD**

The Board conducted a site visit prior to the meeting.

Mr. Magnati was present to discuss a Site Plan Review application for an accessory dwelling unit for Mark and Jenise Lucey at 415 Monterey Road. The proposed unit is proposed to be 640 square feet. It meets all setback requirements and all requirements of the ADU bylaw. There is sufficient parking provided.

Mr. Magnati said the Board of Health approval is necessary for the tie into the septic system. The septic system is adequate for the use as there are two septic tanks. The design is oversized to accommodate additional use on the property.

Ms. Nelson said the application complies with section 8.2 of the bylaw.

Mr. Hankin said there is a request to waive sections 1.3 G, I and J of 10.5.3 related to contours on the site.

The Board had no issues with granting the waivers. The Board went through the SPR criteria.

Ms. Musgrove made a motion to approve the SPR application with the requested waivers, Mr. Hankin seconded, all in favor.

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

Mr. Rembold said he went to a Planner's conference in NYC that was very good. He said there were interesting discussions about Tiny Houses and how they are dealt with differently in different areas.

Mr. Rembold said the Board may discuss the Site Plan Review for the airport at the meeting of May 25. He asked if the Board wanted to do a site visit prior to the meeting. The Board scheduled a tentative site visit for May 25 at 6:00 P.M.

The Board asked Mr. Rembold to have the applicant stake out the proposed location and also have something in place to show the height of the proposed building.

## **BOARD & COMMITTEE UPDATES:**

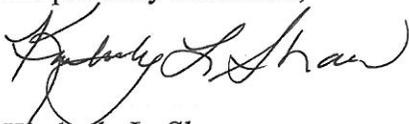
There was a brief discussion of the Housing Workshop in Lenox on May 19. At this time Ms. Nelson, Mr. Hankin and Mr. Higa are planning to attend.

## **CITIZEN'S SPEAK TIME:**

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 7:35 P.M.

Respectfully submitted,



Kimberly L. Shaw  
Planning Board Secretary