

PLANNING BOARD

DATE: June 8, 2017
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Malcolm Fick, Vice Chair; Jonathan Hankin; Jack Musgrove; Jeremy Higa
Pedro Pachano, Associate Member
Chris Rembold, Town Planner

Mr. Fick called the meeting to order at 7:00 P.M.

FORM A's:

There were no Form A's presented.

MINUTES: MAY 25, 2017

Mr. Hankin made a motion to approve the minutes of May 25, 2017 as amended, Mr. Higa seconded, all in favor.

SITE PLAN REVIEW: 34 RAILROAD STREET

The Board conducted a site visit prior to the meeting.

Architect Diego Gutierrez was present with applicant Adam Medina for the exterior alteration of a commercial building at 34 Railroad Street. Mr. Gutierrez said the space will be used for retail with a café in the alley way that will seat about 40-50 including seating on a proposed deck. The deck would extend into the alley and would be supported on piers. The 12' x 16' deck will not encroach on public space. There is an electric easement in alley that we will ensure we do not encroach upon.

Mr. Gutierrez said an opening in the existing wall on the north side will be enlarged to allow for a door and window to be built. The façade on Railroad Street will be cleaned and painted. At this time there are no plans for signs or lighting. There will be no impact on pedestrian or vehicular traffic in the alley as it is a private way.

Mr. Gutierrez said the façade on Railroad Street will not be changed other than cleaning and painting. There are no plans for signs. The store will be for garden items with items in the front on Railroad Street.

Mr. Musgrove said the alley is private, not a public way.

Mr. Gutierrez said yes.

Mr. Musgrove asked if there will be any lighting.

Mr. Medina said maybe some lighting will be necessary. Any lighting would be downward directed and off when not in use.

Mr. Hankin said we should have a letter from Massachusetts Electric stating they have no issue with the plan given that it is within their easement.

Mr. Rembold said it is an easement on private property, not a public way. There could be a condition on the Site Plan Review.

Mr. Hankin said he does not want a burden on the Town for not getting something in writing.

Mr. Gutierrez said he will get the statement. He said there will not be a kitchen on site. If there is food offered it would be prepared food.

Mr. Fick asked about the handicap ramp. He was concerned that it was steeper than allowed.

Mr. Hankin said that is an issue for the Building Inspector.

Mr. Medina said the asphalt is rough at the end of the ramp. Perhaps some fresh asphalt could be put in to make it less rough.

Mr. Hankin said Mr. May will make sure it is in compliance.

Mr. Musgrove read through Site Plan Review.

Mr. Medina said the dumpster will go between the door and the deck on the northwest end.

Mr. Musgrove made a motion to approve Site Plan Review with the condition that a letter from Mass Electric is obtained prior to getting a building permit for the deck.

Mr. Hankin seconded.

Mr. Hankin asked is the alley is lit.

Mr. Medina said yes.

Mr. Musgrove suggested the steps should be lit if the store is open at night. He added the condition that any lighting is to be full cut off and any lighting will only be on when the store is open.

Mr. Hankin seconded the amendment. He said this is going to be a challenging area because of the noise from the exhaust fans nearby.

Mr. Fick called for a vote on the motion, all in favor.

SITE PLAN REVIEW & SPECIAL PERMIT: 302 STOCKBRIDGE ROAD

Al Carpenter, Civil Engineer and Barry Porter were present to discuss the Site Plan Review and Special Permit applications for McDonald's Corporation at 302 Stockbridge Road.

Mr. Porter said we are seeking Site Plan Review for modifications to the exterior of a commercial structure. He said most of the changes are to the interior. There are no changes in the size of the building, the drive-thru remains the same and there are no additional seats.

Mr. Carpenter said the site consists of .91 acres. There are 53 parking spaces. The building is 2,060 square feet. The building will be brought into ADA compliance. There is an open sidewalk in front of the store and crosswalks in the parking lot all of which will be brought into compliance. There are 75 seats in the restaurant so the 53 parking spaces exceed what is required. We are not proposing to reduce the parking.

Mr. Hankin asked if there has been any consideration of adding outside seating.

Mr. Porter said there is some seating in front of the building.

Mr. Hankin suggested it could be expanded.

Mr. Carpenter said we like having an option to expand.

Mr. Hankin said outdoor dining is very popular. He said you might want to consider it, you have plenty of parking.

Mr. Carpenter said there is a corporate remodel of buildings. The mansard roof will be removed. The siding will be clapboard and split face block. There will be a metal band as an accent along the top and over the door. The glass remains. The goal is to modernize the building. The interior will be modernized.

Mr. Hankin asked what the sign material above the projecting roof will be.

Mr. Carpenter said stucco.

Mr. Hankin said there will be stucco on the north and west elevations, what about the east elevation.

Mr. Carpenter said the east side faces Price Chopper. That side will have clapboard and split face block base.

Mr. Hankin suggested stucco could be more appropriate than the clapboard on what will appear to be flat roofed building.

Mr. Carpenter said we are trying to continue what was there. We are not intending to change the entire building.

Mr. Fick said Ms. Nelson commented that there is a less modern treatment given the extensive use of white clapboard in the neighborhood.

Mr. Musgrove said it is currently white.

Mr. Carpenter said it will be painted dark gray.

Mr. Musgrove read Site Plan Review.

Mr. Fick said Ms. Nelson commented that detectable walking strips in the crosswalk might be considered as a warning device.

Mr. Carpenter said they are not required by code.

Mr. Musgrove asked if they would install them if required.

Mr. Carpenter said yes.

Mr. Rembold asked if there is a stop sign for vehicles exiting the site onto Cooper Road.

Mr. Carpenter said he is not sure but can install one.

Mr. Pachano asked if there would be landscaping added, specifically new trees on Stockbridge Road.

Mr. Rembold said the applicant is not triggering a requirement for landscaping or trees.

Mr. Pachano asked if a couple of Oak trees could be planted.

Mr. Musgrove made a motion to approve Site Plan Review with three conditions:

--Detectable warning strips on crosswalks

--All lights will be downward directed with full cut-offs

--A stop sign will be added to the exit onto Cooper Road

Mr. Hankin seconded, all in favor.

SPECIAL PERMIT RECOMMENDATION:

Mr. Rembold said the applicant is modifying the conditions of the existing special permit so a new special permit is required.

Mr. Hankin recommended that the existing clapboard be replaced as it will be a maintenance nightmare.

Mr. Fick suggested the recommendation to the Selectboard could eliminate the first two conditions and to follow the revised plans.

Mr. Porter said he would take into consideration replacing the clapboard.

Mr. Hankin encouraged requesting additional outside seating.

Mr. Fick again said the first two conditions of the 1998 special permit should be eliminated.

Mr. Rembold asked if everyone was ok with the plans submitted for this permit. The Board indicated they were ok with the plans. Mr. Rembold said the use is not changing.

Mr. Musgrove made a motion to send a favorable recommendation to the Selectboard to issue the special permit without the specific design conditions of the 1998 special permit. The special permit will conform to the plans as submitted with the suggestions that landscaping plan be reevaluated on Stockbridge Road with a strong recommendation of adding two oak trees and there be consideration of adding exterior seating as there is plenty of parking to allow. Mr. Hankin seconded, all in favor.

SITE PLAN REVIEW: 70 EGREMONT PLAIN ROAD, BERKSHIRE AVIATION

Mr. Hankin recused himself as he is an abutter.

Attorney Lori Robbins was present with the applicant, Ken Krentsa.

Mr. Fick said this is not a special permit hearing. This is to discuss the applicant's request for Site Plan Review for 3 hangars. The issues are the same as the previous meetings where this application has been discussed. The special permit has not been granted and there are other outstanding issues such as the Water Quality Protection District. The Board might not vote on the Site Plan Review application tonight.

Mr. Rembold said the Board should consider any new information; it is not necessary to vote.

Mr. Rembold said the new location of the proposed hangars was presented at the second meeting in March. There were no new calculations presented at that meeting. The size of the buildings did not change, only the location.

Ms. Robbins said there are advantages to moving the hangars, such as there is no need to build a driveway onto the site. The new location will not impact the view and the buildings sit better on the site. Ms. Robbins presented a photoshopped picture to show the location and potential view of the hangars.

Ms. Robbins said neighbors voiced concern about the watershed. She presented a letter from the Great Barrington Fire District dated April 25, 2017 that stated there are no environmental risks to the Town's watershed.

Ms. Robbins presented a letter from Ralph Stanton Engineering, LLC dated May 2, 2017 that stated the total lot coverage of all of the buildings would be 16.1% of the 92.56 acres. Mr. Stanton stated that there will be no run off from the site. The soil is pervious enough to capture any run off on the site.

Ms. Robbins said the lighting will be controlled by the pilots. The lighting is aircraft controlled and will be activated by the pilot on approach. The lights will remain on for 15 minutes then turn off.

Mr. Krentsa said the exterior hangar lights will be downward directed.

Mr. Pachano said the area behind hangar D appears to be lower. He said he has concerns about run off into the river.

Mr. Fick said it looks like it would run toward Seekonk Cross Road.

Mr. Pachano said the existing area is flat. The north side appears to be a little steeper after construction.

Mr. Musgrove said the engineer said no water would leave the site.

Mr. Krentsa suggested deferring to the engineer.

Mr. Fick asked if there will be a silt fence installed.

Ms. Robbins said yes, it will be in place during construction.

Mr. Pachano said he would like to see something that will show how the roofs drain.

Ms. Robbins said she will arrange for Mr. Stanton to attend a meeting.

Mr. Musgrove referred to Mr. Stanton's letter dated May 31, 2017 stating that there will be no run off. He said the contour line shows a high spot. He said there may be some water running off.

Mr. Pachano asked if the land has to be flat.

Mr. Krentsa said no. He said he might black top around the hangars. He said he is not sold on the black top but it does make maintenance and maneuvering the planes easier.

Mr. Fick asked if anyone in the audience had any questions.

Holly Hamer said she did not understand the photo with the hangars inserted.

Mr. Fick asked Ms. Hamer if she was recording the meeting.

Ms. Hamer said yes. She continued saying she did not have sense of scale nor did she understand where the person was standing when the picture was taken. She said the test balloons were not flown. There is no way to know what it will look like. Ms. Hamer said there is no rendering of the buildings. Mr. Krentsa has indicated he could be flexible but he should be specific. A waiver for the traffic study was granted so there is nothing to address the in and out on the property. She said she worries cars going in and out. She said Mr. Stanton's drawing shows a runway half the width of the paved runway. She said she is concerned there will be other inaccuracies. She asked that a survey of the property be done.

Ms. Robbins said the Board has a stamped survey in front of them.

Mr. Fick said he is concerned about the run off. It would be helpful to have Mr. Stanton come in to address the concerns.

Ms. Robbins said she would arrange it.

Mr. Fick said he would like to know the distance from the hangars to the river.

Mr. Rembold said it scales out to be 200 feet from the river according to Google Earth, he said that doesn't seem accurate.

Mr. Musgrove said the map had Mr. Stanton's stamp and signature on it. He would be staking his civil engineer reputation to have inaccuracies. He said he trusts the stamped plans.

Mr. Krentsa said the proposed hangars will be the same height as the existing "clam shell" hangar. The rendering was computer generated so it is a little askew.

Mr. Fick said Ms. Nelson expressed concern about vehicular safety within the property, specifically crossing the runway. Is there something that can be done about that?

Mr. Hankin said, from the audience, the main concern would be about someone who is not a pilot.

Mr. Krentsa said only people going to the hangars would be crossing the runway. He expected people would know.

Mr. Higa said he would have concerns about guests going to the hangars because there is parking there.

Mr. Fick agreed. He suggested some signs be posted.

Mr. Krentsa said he has no issue with putting in signs.

Mr. Musgrove asked about fueling the planes. He asked about safety measures to prevent and address spills.

Mr. Krentsa said there is a protocol in place such as automatic shut off on the fuel pumps. The Town would be notified if there was a major spill.

Mr. Musgrove asked if the fueling took place on concrete or ground.

Mr. Krentsa said concrete.

Mr. Musgrove asked if there would be any fueling or maintenance in the proposed hangars.

Mr. Krentsa said there will not be any fueling or maintenance in the hangars.

Mr. Pachano asked if the people keeping their planes in the hangars would have a lease that would specify that there will be no fueling or maintenance.

Mr. Krentsa said yes. He said planes are not like cars most mechanical work must be done by a licensed mechanic.

Attorney Steve Pagnotta, from Donovan, O'Conner and Dodig, was present with Mark Fasteau. He said his associate Richard Dohoney was not able to attend the meeting. He reminded the Board that Mr. Dohoney submitted a letter in March. He said the applicant should comply with the Zoning Bylaws and get a special permit for work in the Water Quality Protection District. He said Mr. Fasteau had his wells tested and both showed above allowable limits for lead.

Mr. Fasteau said he is going public with the lead reports as the water quality issue is very serious. He said attention needs to be paid to the pollution issue.

Mr. Fick said Site Plan Review is separate from the special permit. The Conservation Commission will review. We cannot prohibit the applicant from building but we can put conditions on the building. We are not going to continue with this discussion because it is not part of our consideration.

Ms. Robbins said the water test is inadmissible as it has nothing to do with the hangars.

Marcia Stamel, an abutter, said the buildings are the size of large industrial garages.

Mr. Musgrove said they will be located at the back of the property.

Ms. Stamel said there are long term plans for a total of six hangars.

Mr. Fick said the hangars are an accessory use to the airport. We do not have an application for 6 hangars. A separate Site Plan Review would be required for additional hangars.

Ms. Stamel asked if there could be renderings showing different angles of the buildings.

Mr. Musgrove said it would be helpful to see stamped renderings to scale from Egremont Plain Road and Seekonk Cross Road.

Mr. Musgrove read through Site Plan Review to let the applicant know what they might need to provide at the next meeting.

The exact dimensions of the plan need to be explained. There is a 738 contour line. We want further information to know where the water will go.

There needs to be signage to control pedestrian and vehicular traffic on the site specifically when the runway is active. There will also be further discussion of the traffic exiting the site.

Mr. Fick asked if there is an increase in traffic expected.

Mr. Krentsa said he did not expect many more people than those who are currently using the airport.

The neighbors had concerns regarding the obstruction of views and the color of the buildings.

Mr. Krentsa said the buildings will be steel. The color has not yet been determined.

Mr. Higa asked if there would be screening of the hangars with landscaping and/or trees.

Mr. Krentsa said it was not intended to screen the hangars but it could be.

Mr. Musgrove said better photo renderings need to be provided from the following areas, the end of the runway, one in a direct line looking at the old hangar, one from the parking lot looking at the old hangar and the new location of the proposed hangars and one looking west from Seekonk Cross Road.

The photos need to be taken from the road at the correct scale.

There was discussion of the lighting. Mr. Rembold asked if all of the buildings would be lit.

Mr. Krentsa said maybe not. The hangar lights would be controlled along with the runway lights.

Mr. Musgrove said discuss the color of the buildings at the next meeting.

Ms. Hamer said the proposed buildings are metal industrial buildings with no semblance to a residence. The minimal slope roof is not similar to anything in the neighborhood.

Ms. Robbins said the airport has been there for 86 years. The buildings are similar to what exist at the airport.

Mr. Fasteau asked for consideration of screening with trees.

There was discussion of ground water contamination. Mr. Fick said he would like to see the protocol for storing and handling of hazardous material.

Ms. Robbins asked if that would be for anything on the site.

Mr. Rembold said the concern needs to be for what is going on in the hangars.

Mr. Fasteau said one way to minimize hazardous material would be to require the use of unleaded aviation gas.

Mr. Fick said he understands the concern but it is not an issue with the hangars.

Mr. Higa asked if planes could use unleaded gas.

Mr. Krentsa said no. 99% of airplanes use cannot use unleaded fuel.

There was more discussion of screening of the hangars. Mr. Krentsa was asked if he would consider putting in trees to screen the hangars.

Mr. Krentsa said he would contemplate putting trees in. He asked if it was required.

He was advised that it could be a condition.

Mr. Musgrove asked for a sample of the building color for the next meeting.

The applicant was requested to provide storm water run off information, hazardous material protocols, renderings of hangars in the proposed location, building material, color and screening plan at the next meeting.

TOWN PLANNER'S REPORT:

Mr. Hankin returned to the table to participate in the meeting.

Mr. Rembold said Barrington Brook is starting the second phase of the development. There will be 16 single family home lots on Thrushwood Lane extending 200 feet into the woods. The pool house is under construction. Mr. Rembold said he went to the site to review the special permit conditions. All of the conditions are in place and in compliance.

Mr. Hankin asked if the road is paved.

Mr. Rembold said no.

Mr. Hankin asked when it would be paved.

Mr. Rembold said the intention is pave in the fall when all of the utilities are in.

Mr. Hankin asked if the first phase is paved.

Mr. Rembold said yes. He said he would check on paving. If the Board has any other questions let Mr. Rembold know.

Mr. Rembold said Kearsarge Energy applied for a 2 megawatt solar farm on West Plain Road. The Planning Board is the Special Permit Granting Authority. A public hearing will be held at the Planning Board meeting scheduled for July 13. Mr. Fick will be the chair of that meeting.

BOARD & COMMITTEE UPDATES/OTHER ISSUES & CONCERNS:

Mr. Fick said he was the Planning Board alternate to the Design Advisory Committee. He said he didn't feel it was necessary to have an alternate as Mr. Hankin and Mr. Pachano are both on the Committee.

Mr. Rembold said it is not required.

Mr. Rembold said the 5th Thursday dinner this month will deal with solar.

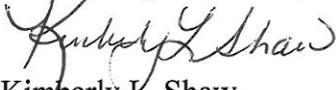
There was a brief discussion about retail marijuana. There are many guidelines yet to be issued by the State. The Board agreed that it needs to be a topic on a future agenda.

CITIZEN'S SPEAK TIME:

No one spoke.

Having concluded their business, Mr. Fick adjourned without objection at 9:50 P.M.

Respectfully submitted,



Kimberly L. Shaw

Planning Board Secretary

