

## PLANNING BOARD

DATE: August 24, 2017  
TIME: 7:00 P.M.  
PLACE: Great Barrington Fire Station  
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: AUGUST 10, 2017**

Mr. Hankin made a motion to approve the minutes of August 10, 2017 as amended, Mr. Musgrove seconded, all in favor.

### **ZONING ITEMS FOR 2018 ANNUAL TOWN MEETING:**

The Board walked State Road and adjacent streets prior to the meeting.

Mr. Rembold said there are clear and obvious issues on State Road and the side streets. Many lots are too small for the zone. Many buildings do not meet the setbacks for the zone. There are multi-family homes that are not allowed as well as mixed uses that are not allowed.

Mr. Rembold said there are dimensional and lot issues as well as use issues. There are residential homes in the B-2 zone. The zoning line needs to be moved.

The Board discussed the setback issues on State Road, Gilmore Avenue and Hillside Avenue.

Mr. Pachano asked if the goal is to have a zone that is more walkable with more of a Main Street feel. He encouraged something different from what exists.

Mr. Musgrove said the area is crying out for mixed use.

The Board discussed the zoning district lines. They decided to cut off the "new" zone at the first lot on Belcher Square. They felt that was a big enough area to address at this time.

Mr. Hankin said he would like to encourage some type of development in the zone.

The Board agreed adding that mixed use and multi-family use should be encouraged.

Mr. Pachano said two-family or larger should be required. He didn't think single family homes should be allowed.

The majority of the Board did not want to restrict single family homes. They agreed that allowing multi-family use by right would encourage the use.

Mr. Rembold said he has enough information to begin a draft for another meeting.

**TOWN PLANNER'S REPORT:**

Mr. Rembold provided new as approved zoning pages to the Board.

Mr. Rembold said the Board will have a special permit review for 109 Stockbridge Road, The Cove. A site visit was scheduled for 6:30 P.M. on September 14.

Mr. Rembold said Barrington Brook might return to the next meeting for further discussion of the infra structure issue and the covenant release.

**BOARD & COMMITTEE UPDATES/OTHER ISSUES & CONCERNS:**

Mr. Pachano said he found some areas in the bylaws that the language could be tidied up. He will provide the Board with his comments at a future meeting.

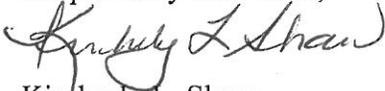
**CITIZEN'S SPEAK TIME:**

Ed Abrahams said the Airport Bylaw, approved by the voters, had two parts. One part was thrown out by DOT. He asked if something new should be proposed because the approved bylaw had been changed.

After a brief discussion it was decided to discuss this at as a future agenda item.

Having concluded their business, Mr. Fick adjourned without objection at 8:22 P.M.

Respectfully submitted,



Kimberly L. Shaw  
Planning Board Secretary