

**TOWN OF GREAT BARRINGTON  
SELECTMEN'S MEETING  
MINUTES  
MONDAY, SEPTEMBER 10, 2012  
TOWN HALL**

**PRESENT:**           STEPHEN BANNON  
                  ANDREW BLECHMAN  
                  ALANA CHERNILA  
                  DEB PHILLIPS  
                  SEAN STANTON  
                  KEVIN O'DONNELL, TOWN MANAGER

**5:30 PM** - BOARD OF SELECTMEN'S SITE VISIT FOR CUMBERLAND FARMS SPECIAL PERMIT APPLICATION, 140 AND 148 MAIN STREET.

**6:00 PM** - CLOSED SESSION – TOWN MANAGER'S CONFERENCE ROOM  
- TO CONDUCT STRATEGY SESSION IN PREPARATION FOR  
NEGOTIATIONS WITH NON-UNION PERSONNEL – TOWN MANAGER'S  
CONTRACT (MGL. c. C30A, sec. 21)

**IMMEDIATELY FOLLOWING CLOSED SESSION - PUBLIC SESSION – BOARD ROOM.**

**1. CALL TO ORDER**

Sean Stanton called the meeting to order at 6:55 P.M.

**2. SELECTMEN'S ANNOUNCEMENTS/STATEMENTS:**

A. GENERAL COMMENTS BY THE BOARD.

Nothing to report

**3. TOWN MANAGER'S REPORT:**

Kevin O'Donnell stated that the DOR officially approved Great Barrington's tax certification for FY13, which is the 2<sup>nd</sup> year in a row that we are the first community in the state to receive this distinction.

Kevin reported that a citizen sent him an e-mail in regards to the condition of the bus shelter in Housatonic. After some research, Kevin found out that BRTA is willing to put one of their bus shelters in the current location and they will maintain it, as well. BRTA will be working with Public Works to get this accomplished.

A. RESOLUTION CREATING COMMITTEE FOR SISTER CITY FADA N'GOURMA, BURKINA.  
(DISCUSSION/VOTE)

Kevin O'Donnell reported that Fada N'Gourma has requested that a steering committee be established with representatives from all facets of life in Great Barrington.

Sean Stanton read the resolution.

**MOTION:** Deb Phillips to approve the resolution

**SECOND:** Steve Bannon

**VOTE:** 5-0

**4. CITIZEN SPEAK TIME:**

Rob Navarino – 31 Railroad Street Owner of the Chef Shop

Mr. Navarino spoke about the purchase of the old Fire Station and the resulting change of access. He stated that business owners/ abutters met and created a list of concerns. Mr. Navarino listed the potential impacts

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that the change of access would create and presented options of how to solve the problem. He said that they will be meeting with Mr. McCormick on Wednesday and invited all to come.  
Mr. Navarino said that the abutters support option B as presented.

Bill Condry – Railroad St. property owner – discussed the closing of the rear access. He said this will prevent oil trucks and general deliveries.

**The board all agree that this process needs to be done right.**

**The board all agrees that if a solution is not agreed upon, they will help acquire one.**

Michael Marcus – owner of Bizen – Mr. Marcus said that this proposal is huge for Bizen. There would be no deliveries, no parking, or trash pick-up. He said that this can be settled if all sides work together.

Mark Cohen – Crystal Essence- stated that front-entry only deliveries, as proposed, would create congestion and noise.

Adrienne Cohen - Crystal Essence – said the excess fumes will create an air quality problem with the additional front-entry deliveries. She said this would also create a fire hazard, as there will be no rear access for fire trucks. Ms. Cohen said that parking is always a need and this plan will take more parking away.

Nick Navarino – said that there will be a 3 dozen parking space loss between the Main Street Reconstruction and this change. With railroad service coming our way, he said that parking is needed even more.

Shannon Ranson – Sruti Yoga – stated that up to 30 people come in to their location. She stated that delivery trucks and garbage pick-up as planned would be a danger to the students.

## **5. PUBLIC HEARING:**

- A. **CONTINUATION** OF SPECIAL PERMIT APPLICATION OF ADAM ZIEMINSKI, AJZ HOLDINGS, LLC, D/B/A CAFÉ ADAM, 325 STOCKBRIDGE ROAD, GREAT BARRINGTON, MA FOR A RESTAURANT AT 420 STOCKBRIDGE ROAD, GREAT BARRINGTON, MA PER SECTIONS 3.1.4 C (21) AND 10.4 OF THE ZONING BYLAW. (DISCUSSION/VOTE)

- a. Open Public Hearing

**MOTION:** Steve Bannon to open the public hearing

**SECOND:** Alana Chernila

**VOTE:** 4-0-1 Sean Stanton recused himself

- b. Explanation of Project – Building 7 in Jennifer House Commons is the perspective new location of the Café Adam. Details regarding the work plan were presented.

- c. Speak in Favor/Opposition - None

- d. Motion to Close Public Hearing

**MOTION:** Steve Bannon to close the public hearing

**SECOND:** Alana Chernila

**VOTE:** 4-0-1 Sean Stanton recused himself

- e. Motion re: Findings

**MOTION:** Steve Bannon to approve the findings of fact for special permit #799-12 for Adam Zieminski, AJZ Holdings, LLC d/b/a Café Adam, as submitted and referenced as Exhibit A, and with the find that the benefits of the proposal outweigh any possible detrimental impacts.

**SECOND:** Alana Chernila

**VOTE:** 4-0-1 Sean Stanton recused himself

**ROLL CALL VOTE :**

STEPHEN BANNON – yes

ANDREW BLECHMAN – yes

ALANA CHERNILA – yes

DEB PHILLIPS – yes

f. Motion re: Approval/Denial/Table

**MOTION:** Steve Bannon-in view of the approved Findings, move to approve Special Permit #799 -12 for Adam Zieminski, AJZ Holdings, LLC, d/b/a Café Adam, for a restaurant at 420 Stockbridge Road, in accordance with Sections 3.1.4 C(21) and 10.4 of the Great Barrington Zoning Bylaw, and to impose the following special terms and conditions:

The dumpsters shall be placed in one of the two proposed locations shown on the August 8, 2012 plan and the dumpsters shall be screened from view.

**SECOND:** Andrew Blechman

**VOTE:** 4-0-1 Sean Stanton recused himself

**ROLL CALL VOTE :**

STEPHEN BANNON – yes

ANDREW BLECHMAN – yes

ALANA CHERNILA – yes

DEB PHILLIPS – yes