

**TOWN OF GREAT BARRINGTON
SELECTMEN'S MEETING MINUTES
September 9, 2013**

PRESENT:

Sean Stanton
Deborah Phillips
Stephen C. Bannon
Daniel Bailly
Andrew Blechman
Jennifer Tabakin, Town Manager

1. CALL TO ORDER:

The meeting began at 7 p.m.

3. SELECTMEN'S ANNOUNCEMENTS/STATEMENTS:

Mr. Bailly and Ms. Phillips said the board should discuss measurable criteria for making a review of the town manager's first three and six months. Mr. Stanton said he has found model Massachusetts Municipal Association evaluations.

Mr. Blechman said a resident pointed out to him that a northbound driver on Route 7 going to the Great Barrington Transfer Station is obliged to cross the southbound Route 7 lane, plus a left-turning lane for vehicles going onto Monument Valley Road, to enter the driveway. Mr. Blechman suggested the lanes might be better painted. He suggested the board discuss the intersection with the Massachusetts Highway Department.

Mr. Bannon said he learned at a Parks Department meeting that the playground equipment at the former Housatonic School will be removed, but should be replaced with new equipment by the end of the month.

Ms. Phillips said copies of the new Master Plan draft are being distributed and it is a positive, forward looking document.

4. TOWN MANAGER'S REPORT:

Ms. Tabakin said the Main Street Reconstruction project is ready to go to bid.

She said she is nearly ready to report on a Dewey School/Courthouse lease with the Commonwealth.

Town Planner, Chris Rembold said he has scheduled a series of public meetings to talk with townspeople about the draft Master Plan.

5. PUBLIC HEARINGS:

- A. JAMES B. KETCHEN, 5631 KEY WEST PLACE, BRADENTON, FL 34203 FOR A SPECIAL PERMIT FOR THE TWO-FAMILY USE OF A SINGLE LOT AT 70 CASTLE HILL AVENUE, GREAT BARRINGTON, MA, IN ACCORDANCE WITH SECTIONS 3.1.4 A(2), 8.1 AND 10.4 OF THE GREAT BARRINGTON ZONING BYLAW.

The hearing was opened at 7:10 p.m. on a motion by Ms. Phillips, seconded by Mr. Bannon and voted unanimously. The Special Permit (SP818-13) is for a large Victorian house that was converted to a two-family dwelling 50 years ago, according to attorney Edward G. McCormick, representing the applicant. He said it meets requirements in a R-1-A zone but sits too close to the north lot line. The board at 7:15 p.m. on a motion by Ms. Phillips, seconded by Mr. Bannon, voted unanimously to close the hearing. Ms. Phillips made a motion, Mr. Bannon seconded, and the board in a roll call unanimously voiced aye:

To approve the Findings for Special Permit #818-13 for James Ketchen as follows:

- The proposal serves the community's needs by adding an additional housing unit that is necessary in the town.
- There is no impact on traffic flow and safety, and there is adequate parking on the site.
- The public water and public sewer services are adequate to serve the use. There are no detrimental

impacts on any other public services.

- The premises is in keeping with the character of the neighborhood, and the proposed use will have no detrimental impact on character or social structure.
 - The proposal has no detrimental impacts on the environment.
 - The proposal has minimal impact on town services, tax base or employment.
- and finding that the benefits of the proposal outweigh any possible detrimental impacts.

The board then, on a motion by Ms. Phillips, seconded by Mr. Bannon, voted by roll call unanimously:

In view of the approved Findings, move to approve Special Permit #818-13 for James Ketchen, 5631 Key West Place, Bradenton, FL, 34203, for the two family use of a single lot at 70 Castle Hill Avenue, Great Barrington, MA, in accordance with Sections 3.1.4 A(2), 8.1, and 10.4 of the Great Barrington Zoning Bylaw, subject to the following conditions in accordance with Section 8.1.4:

- All repairs, renovations or construction specified by the applicant in his application shall be made to the satisfaction of the Inspector of Buildings before an occupancy permit is issued.
- There shall be separate toilet, bath and kitchen facilities for each family.
- Fire escapes and outside stairways leading to a second or higher story shall, where practicable, be located on the rear of the building, shall not be located on any building wall facing a street and shall comply with Section 4.2.3, Permitted Projections into Yards, unless otherwise permitted by the Zoning Board of Appeals.
- Two off-street parking spaces shall be provided for each dwelling unit.

The board brought forward the following item from later in the agenda:

8. OLD BUSINESS:

- A. **CONTINUATION** OF BOS RECOMMENDATION TO THE ZBA ON THE SPECIAL PERMIT APPLICATION OF JAMES B. KETCHEN, 5631 KEY WEST PLACE, BRADENTON, FL 34203 TO ALTER PRE-EXISTING, NON-CONFORMING DWELLING AT 70 CASTLE HILL AVENUE, GREAT BARRINGTON.

Mr. McCormick said Mr. Ketchen has a special permit application before the Zoning Board of Appeals as he needs to install a fire escape to meet building code. He said the building was constructed in 1910, several years before Great Barrington adopted a zoning bylaw. He said the building is within 10 feet of the boundary on the north side, thus is nonconforming. Ms. Phillips moved to make a positive recommendation on the special permit application, Mr. Bannon seconded and all were in favor.

The board resumed its original order of business:

5. PUBLIC HEARINGS

- B. TRANSFER OF A COMMON VICTUALLER ALL ALCOHOLIC RESTAURANT LIQUOR LICENSE FROM LAFIESTA RESTAURANT, INC. D/B/A LAFIESTA TEX-MEX RESTAURANT, ARMANDO CHAIRES, MANAGER, 284 MAIN STREET, GREAT BARRINGTON, MA 01230 TO FIESTA BAR AND GRILL LLC D/B/A FIESTA BAR AND GRILL, ANTHONY VALENTIN, MANAGER, 284 MAIN STREET, GREAT BARRINGTON, MA, 01230.

The Board opened its public hearing at 7:20 p.m. on a motion by Ms. Phillips, seconded by Mr. Bannon, and voted positively by all members. Attorney Ira Kaplan, representing the applicant, said Mr. Chaires has left and Mr. Valentin will become the new manager. The restaurant will have a new name and a new Mexican menu. Ms. Phillips moved to close the hearing at 7:22, Mr. Bannon seconded and all were in favor. Ms. Phillips moved to approve the transfer of the liquor license; Mr. Bannon seconded, and on a roll call all members voted yes.

6. LICENSES OR PERMITS:

- A. GREAT BARRINGTON LAND CONSERVANCY/DALE ABRAMS FOR PERMISSION TO HOLD RUN FOR THE HILLS 5K (A 5 KILOMETER RUN & WALK EVENT) ON SUNDAY, OCTOBER 6, 2013 9:30 AM (WITH TOTAL TIME FOR EVENT FROM 8:00 AM – 11:00 AM).

THE COURSE FOLLOWS SEEKONK, SEEKONK CROSS AND ROUND HILL ROADS WITH START ON ALFORD ROAD AND FINISH ON SEEKONK ROAD.

Mr. Kaplan spoke briefly on behalf of the Land Conservancy. Ms. Phillips moved to approve the request, Mr. Bannon seconded and all were in favor.

B. CONSTRUCT, INC./CARA DAVIS FOR PERMISSION TO HOLD ANNUAL WALK TO PREVENT HOMELESSNESS ON SUNDAY, OCTOBER 20, 2013 AT 1:00 PM AT SKI BUTTERNUT AND END AT GREAT BARRINGTON FAIRGROUNDS.

Cara Davis, Construct's executive director, spoke briefly about the organization's 25th annual fundraising walk. Ms. Phillips moved to approve the request, Mr. Bannon seconded, and all were in favor.

C. YEVIN ROH/RAILROAD STREET YOUTH PROJECT FOR TEMPORARY WEEKDAY OUTDOOR ENTERTAINMENT LICENSE FOR SEPTEMBER 21, 2013 FROM 2:00 PM – 5:00 PM AT MEMORIAL FIELD SKATE PARK.

Yevin Roh, drop-in center director for Railroad Street Youth Project, spoke briefly of the proposed day of activities, to mark International Day of Peace. Ms. Phillips moved to approve the license, Mr. Bannon seconded and all were in favor.

7. NEW BUSINESS:

A. APPOINTMENT OF ALTERNATE MEMBER TO THE HISTORIC DISTRICT COMMISSION.

Ms. Phillips moved to appoint the only applicant, Patricia Ryan, Mr. Bannon seconded and all were in favor.

B. APPOINTMENT OF ONE OF ITS MEMBERS TO COMMUNITY PRESERVATION COMMITTEE.

Ms. Phillips moved to appoint Mr. Blechman, Mr. Bannon seconded, and all voted in favor. Mr. Blechman said he would commit to at least a year.

8. OLD BUSINESS:

B. SALE OF CASTLE STREET FIRE STATION.

Mr. Bannon described the **14th Amendment to Purchase and Sale Agreement Between 20 Castle Street, LLC, as Buyer and The Town of Great Barrington as Seller** as very close to the end of the process. The extension is to Jan. 14, 2014. Mr. Bannon moved to approve the agreement, Ms. Phillips seconded and all were in favor.

12. ADJOURNMENT:

At 8:40 p.m., Ms. Phillips moved to adjourn the meeting, Mr. Bannon seconded, and all said yes. The next scheduled meeting is Monday, Sept. 23, 2013, at 7 p.m. at Town Hall.

Bernard A. Drew, Recording Secretary

Bernard A. Drew