

DESIGN ADVISORY COMMITTEE
TOWN OF GREAT BARRINGTON
TOWN HALL
334 MAIN STREET
LARGE MEETING ROOM
WEDNESDAY, JANUARY 13, 2016
5:00 P.M.

PRESENT: **GAETAN LaCHANCE, CHAIRMAN**
JONATHAN HANKIN
JAMES MERCER
STEVE DIETEMANN

EDWIN MAY, STAFF LIAISON

I. CALL TO ORDER:

Mr. LaChance called the meeting to order at 5:00 P.M.

II. MINUTES:

MOTION: Mr. Dietemann to approve the minutes of September 23, 2015 and October 7, 2015 as amended.

SECOND: Mr. Hankin

VOTE: All in favor

III. PERMIT FOR REVIEW: 100 BRIDGE STREET

Tim Geller and Larry Boudreau were present to discuss the 40B application for 100 Bridge Street. The applicant was not required to attend a DAC meeting as the project is outside the down town district. The applicant voluntarily attended the meeting to provide the Committee an opportunity to review the application and comment.

Mr. Geller asked what the issues are.

Mr. May said the Committee's purview is the façade of the buildings and historic character.

Mr. Geller said there are 4 components of the project. He said there are 45 rental housing units, 28 market rate ownership units, a commercial complex consisting of a two-story 30,000 square foot building and a mixed use component with 8 market rate condominiums with retail space at the ground level in the units facing Bentley Avenue.

Mr. Dietmann asked about parking.

Mr. Geller said the proposed parking is 83% of what is required by zoning.

Mr. Hankin said he thinks the skew of the affordable housing should have a south east exposure instead of the proposed south west orientation. Changing the orientation of the building might provide some of the units a view of the river.

Mr. Geller said the river view on this site is over rated. He said even though the buildings are 4 stories there are 80-90 foot trees along the river.

Mr. Hankin said the passive solar would also be a benefit. A southeast orientation is preferable to the proposed south west orientation.

Mr. Geller said the positioning of the buildings had been played with. The way units are designed with corner units allows for light on two sides. Each unit has indoor and outdoor space.

Mr. LaChance said half of the units will overlook the Waste Water Treatment Plant. He said it is not in our purview but affordable housing overlooking the WWTP could be a problem.

Mr. Geller said they can not geographically discriminate. He said this is a discrete project.

Mr. Mercer asked what type of siding would be used.

Mr. Geller said Hardie plank which is a cement board.

Mr. Dietemann asked if there would be different aesthetics for each component.

Mr. Geller said the building would be mill like but modern.

Mr. LaChance asked if the buildings are deliberately being made to look like factory buildings.

Mr. Geller said yes.

Mr. Hankin said the buildings facing Bentley Avenue have a very steep roof pitch, which would seem to suggest another half story.

Mr. LaChance said the affordable buildings look cold, unfriendly and industrial. He said there is no articulation.

Mr. Dietemann said maybe the buildings could be made more contemporary. He said he wished there was something that ties it all together from an aesthetic point of view.

Mr. Geller said he would like the affordable units to be the most beautiful on the site but it is a four story building. How do you make it look better?

Mr. Dietemann said it is like you are making a ghetto section. Why not make mixed units with various price points. What is being created says we are the poor section of town. It is not humane.

Mr. Geller the funding sources can not be mixed. He said the income requirements are somewhat high. He said in order to qualify to live in the affordable units an income of at least \$36,000 per year is required.

Mr. Mercer suggested a mix of different colors.

Mr. Dietemann said maybe some playful windows could be added.

Mr. LaChance asked about the commercial building.

Mr. Geller went over the floor plans for the commercial space.

Mr. Geller said the clean up along the river will be based on the River Walk guidelines. This portion of the river will not be part of River Walk.

Mr. Hankin said the affordable housing is speculative until you get the grant. He asked about the market rate units.

Mr. Geller said the market rate units would be built in partnership with a developer.

Mr. Hankin asked what will happen if the Co Op Market doesn't move into the retail space?

Mr. Geller said there are two other businesses interested.

Mr. LaChance asked if the housing is set if the funding is approved.

Mr. Geller said the site plan is set. He said we are happy with it. He said the architecture is conceptual. He said the feedback from the Committee is appreciated.

Mr. Hankin asked if the commercial does not work will there be more residential.

Mr. Geller said he didn't think so. He said something is needed to draw foot traffic to the site. With a day time business we have a 24 hour site. He said the affordable housing is a stand alone financial package. He said the Mass Works grant is based on affordable housing and providing jobs.

Mr. Hankin asked about the property being a brownfield site.

Mr. Geller said anything not capped would have to be fenced off.

Mr. Hankin asked that the affordable units be turned.

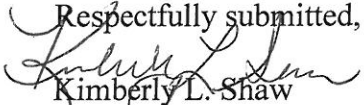
The Committee thanked Mr. Geller for providing them an opportunity to comment.

IV. CITIZEN SPEAK TIME:

No one spoke.

V. ADJOURN:

Having concluded their business, Mr. LaChance adjourned without objection at 6:04 P.M.

Respectfully submitted,

Kimberly L. Shaw
Secretary