

DESIGN ADVISORY COMMITTEE
TOWN OF GREAT BARRINGTON
TOWN HALL
334 MAIN STREET
LARGE MEETING ROOM
WEDNESDAY, APRIL 2, 2014
4:00 P.M.

PRESENT: **STEPHAN GREEN, CHAIRMAN**
JONATHAN HANKIN
GAETAN LaCHANCE
OLGA MAY MILLIGAN

I. CALL TO ORDER:

Mr. Green called the meeting to order at 4:07 P.M.

II. MINUTES: MARCH 19, 2014

MOTION: Mr. Hankin to approve as amended.

SECOND: Mr. LaChance

VOTE: All in favor 4-0

III. PERMIT FOR REVIEW: 317 MAIN STREET

The Committee continued their review an application submitted on behalf of Suzannah VanSchaick for exterior changes to the façade of 317 Main Street. The applicant was present.

Ms. VanSchaick discussed the colors proposed for the exterior of the building. She said the background would be red with black trim. The sign will be placed on a buttermilk background. She had a picture of the proposed sign.

Mr. Hankin asked if a shingle sign has been considered.

Ms. VanSchaick said no.

Mr. Hankin said it might be worth considering because of the Main Street renovation. It might be more visible and help to attract people.

The sign will be lit with the existing gooseneck lights.

Mr. Hankin asked if there would be window signs.

Ms. VanSchaick said there would be a logo in the buttermilk color on the glass.

Mr. May said the proposed signs are within the allowable square footage.

PLANNING BOARD

DATE: April 24, 2014
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Brandee Nelson
Malcolm Fick, Associate Member
Chris Rembold, Town Planner

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

FORM A'S:

There were no Form A applications presented.

MINUTES: APRIL 10, 2014

Ms. Nelson made a motion to approve the minutes of April 10, 2014 as amended, Mr. Musgrove seconded, all in favor.

SPECIAL PERMIT: 246 STOCKBRIDGE ROAD

Jeff Lynch and Mike Lipton were present to discuss the special permit application submitted on behalf of Lipton Mart for a Subway restaurant at 246 Stockbridge Road. Mr. Lynch said the franchise will be owned by Lipton Inc. The addition will provide space for customers to sit and eat their food. There will be 23 seats. The convenience store already offers some prepared food. Some of the space used for that function will be reduced by the introduction of the Subway.

Mr. Lynch said the primary use is a gas station. The Subway would be an accessory use to that function, just as the convenience store now is. A low scale addition will be constructed with the same architectural features as the existing structure. There will be no change to the entrance or egress of the property. MASSDOT was contacted regarding the addition. They sent a favorable reply, there were no issues.

Mr. Lynch said the special permit is required as the property was designated as a non-conforming use.

Mr. Rembold said a zoning change made the property non-conforming by requiring a special permit for a gas station. The business predated the zoning change making the property non-conforming.

Mr. Hankin asked if there would be any change in lighting, drainage or landscaping.

Mr. Lynch said there would be no change to the lighting or drainage. Landscaping will be removed where the addition will be.

Ms. Nelson asked if any landscaping would be added.

Mr. Fick said a goal should be for there to be development when the rezoning is completed.

Ed Abrahams was present. He suggested saying at the first meeting that the goal is to make the zoning less restrictive. He said the people in Housatonic want to be heard.

Mr. Fick said we should get input before we go any further.

Ms. Fowle said we need to be careful with the approach. If people feel that anything will be allowed there may be a feeling that the town will change. There might not be as much support if people think the character of the town will change.

The Board concluded their discussion.

PLANNER'S REPORT:

Mr. Rembold reported there was a mini town meeting on Tuesday night at the Fire Station. He said it was well attended. Mr. Rembold said he and the Town Manager would be on the radio on Monday.

Mr. Rembold said he has sent letters to the hotel and inn owners giving an overview of the room cap zoning bylaw. He said he has not heard from anyone.

Mr. Rembold said St. James Place has filed a special permit application for a community use, community center and cultural use. The Board of Selectmen is the SPGA. He said the application will be on the May 22 agenda. The Board scheduled a site visit for May 22 at 6:00 P.M.

OTHER ISSUES AND COMMITTEE UPDATES:

Ms. Nelson said she is unable to attend a Lake Mansfield Task Force meeting scheduled for May 21 at 9:00 A.M. Mr. Fick said he would attend in her place.

Ms. Fowle said there was a CPA meeting. A calendar and timeline has been established. Ms. Fowle said Mr. Rembold has the committee well organized.

Mr. Hankin asked how much money is in the fund.

Mr. Rembold said a little less than \$400,000 for FY14. The committee will accept applications later this year.

Mr. Fick said the Solar Committee will have a solar forum behind Town Hall on May 10th.

Having concluded their business, Mr. Hankin adjourned the meeting without objection at 8:16 P.M.

Respectfully submitted,

