

DATE: January 14, 2010
TIME: 6:00 P.M.
PLACE: Selectmen's Meeting Room
FOR: Regular Meeting
PRESENT: Donald Goranson, Chairman; Jonathan Hankin; Jack Musgrove; Stephen Dietemann;
Suzanne Fowle Schroeder
Richard Dohoney, Associate Member
Chris Rembold, Town Planner

Mr. Goranson called the meeting to order at 6:00 P.M. Ms. Schroeder had not yet arrived.

FORM A'S:

There were no Form A's presented.

MINUTES: DECEMBER 10, 2009

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

ELLING COMMON DRIVEWAY PERMIT:

The Board reviewed the Declaration of Covenants and the letters from the Selectmen, Conservation Commission and the DPW Superintendent.

Mr. Hankin made a motion to approve the final common driveway permit for Ray Elling, Mr. Dietemann seconded, all in favor.

SPECIAL PERMITS: MONUMENT VALLEY LLC

Dale Culleton was present to discuss his special permit application for work in the floodplain at 851 South Main Street. Mr. Culleton said he had been through National Heritage who restricted the work on the property to be 300 feet from the river. Mr. Culleton said he consulted with Jim Scalise from SK Design Group to design a plan for the property. Mr. Scalise designed a plan with three filtration retention structures that satisfy the new state regulations.

Mr. Hankin asked what the special permit specifically includes.

Mr. Culleton said the special permit is not for buildings, parking or water quality protection. He said it is his intent that the special permit would cover all the work in the floodplain necessary to prepare the site for development.

Mr. Hankin asked why compensatory storage is necessary for the site.

Mr. Culleton said the new storm water regulations require that any water that leaves the site be put through an infiltration system. The floodplain would be raised up slightly to provide for the infiltration system so compensatory storage is necessary to mitigate the change in the floodplain.

Mr. Musgrove asked if the basins need to be raised up to drain the water.

Mr. Culleton said yes. Mr. Culleton said DEP had also made comments and modifications. They require that 80% of the particulates have to be removed. DEP signed off on the plan. Mr. Culleton said the plan would increase the floodplain. There would be more room in one section of the floodplain because there would be less in another section. We are creating more capacity because of the dirt that would be removed.

Mr. Hankin said the special permit seems to be for work in the floodplain specifically the creation of the infiltration system. It appears that there would also need to be work for a parking lot and driveway both of which would be within the floodplain.

Mr. Culleton said he would like to get the special permit to allow for all the work to accomplish the plan with the exception of building construction. The building has not yet been determined, what is shown would be the maximum size for a building, it could be smaller, but not bigger.

Mr. Dohoney said the permit would encompass the parking spaces shown on the plan.

Mr. Culleton said it is his intent to get the special permit to allow all the work in the floodplain, including the parking and the driveway, the compensatory storage and drainage basins. He said his primary concern has been for the drainage basins but he would like to be able to do all the work shown on the plan except the building.

Mr. Culleton said Natural Heritage has pushed the area able to be built upon so far away from the river that this plan shows the maximum build out for this eight acre parcel.

Mr. Musgrove said another special permit would be required to finish the work.

Mr. Culleton said when the work in the floodplain is done, the area for the building would no longer be in the floodplain.

Mr. Goranson provided Mr. Culleton and the members of the Board with a copy of an e-mail from Ms. Schroeder that addresses her concerns and comments for the plan.

Mr. Hankin questions how compensatory storage could be created in the floodplain.

Mr. Rembold said they would achieve the same volume with the compensatory storage and the drainage basins. He said if the Board would like additional information it can be obtained from Mr. Scalise and presented at the next meeting.

Mr. Musgrove said if DEP and the Conservation Commission are happy with the engineering we should be too.

Mr. Goranson said he would like to get a narrative from Mr. Scalise to better explain what would be done on the site and address Ms. Schroeder's comments specifically if the work has to be done in the designated area.

Mr. Rembold said he would get a letter from Mr. Scalise, show it to Mr. Goranson to determine if it is adequate or if Mr. Scalise should attend the next meeting.

Mr. Hankin advised Mr. Culleton to make sure the special permit is clear on what work would be covered.

The Board agreed to wait until the next meeting before making a recommendation.

Ms. Schroeder arrived at 6:50 P.M.

BILLS:

Mr. Musgrove made a motion to approve the bill for clerical services, Mr. Hankin seconded, all in favor

PLANNER'S REPORT:

Mr. Rembold suggested the Board consider a subscription to Planning Commissioners Journal for \$55.00 per year. The Board asked to see a copy.

Mr. Rembold said the key projects, zoning recodification and the master plan update are moving forward.

RECODIFICATION:

Mr. Bobrowski was present to go over the most recent draft of the zoning recodification. Also present for the meeting were members of the Board of Selectmen, Chairman Walter Atwood, Deborah Philips, Sean Stanton and Alan Inglis. Town Manager Kevin O'Donnell, Building Inspector Edwin May and members of the ZBA Carolyn Ivory and Ronald Majdalany were also present.

Mr. Goranson began the discussion saying the Planning Board had determined the need to update the zoning bylaws. With assistance from BRPC the Board was able to retain Mark Bobrowski who has worked in many Massachusetts communities updating zoning. After a conversation with Mr. O'Donnell in October of 2008 funds were designated to contract with Mr. Bobrowski and the work began. The recodification is on its third draft.

Mr. Goranson said it has been a pleasure and a privilege to work with Mr. Bobrowski. He has worked closely with Mr. Rembold, the Town Planner to get us to this point. Mr. Goranson thanked Mr. O'Donnell and the members of the Finance Committee for their support. Mr. Goranson turned the discussion over to Mr. Bobrowski.

Mr. Bobrowski said Great Barrington is a very complex town for its size. He said he would go through each section of the bylaw discussing as necessary the areas that have been amended. There was open discussion between all parties present.

Having gone through the entire document and having concluded their business, Mr. Hankin made a motion to adjourn, Ms. Schroeder seconded, all in favor. The meeting was adjourned at 9:15 P.M.

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary

