

DATE: February 11, 2010
TIME: 7:00 P.M.
PLACE: Great Barrington Town Hall
FOR: Regular Meeting
PRESENT: Donald Goranson, Chairman; Jonathan Hankin; Stephen Dietemann; Suzanne Fowle-Schroeder, Richard Dohoney, Associate Member
ABSENT: Jack Musgrove
ALSO PRESENT: Chris Rembold, Town Planner

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

FORM A's:

There were no Form A's presented.

BILLS:

Mr. Hankin made a motion to pay the \$8,000 bill for Bobrowski, Blatman and Mead for services related to the zoning recodification. Mr. Dietemann seconded. Mr. Rembold confirmed that this payment is pursuant to the contract and all services to date have been acceptable to him. All in favor.

MINUTES: JANUARY 28, 2010

Mr. Hankin made a motion to approve the minutes of January 28, 2010 as amended, Mr. Dietemann seconded, all in favor.

DRIVEWAY PERMIT: ALEXANDER SARBID, 324 LONG POND ROAD

Mr. Goranson indicated that the Board had received a driveway application and sketch plan for a driveway at 324 Long Pond Road and that he had conducted a site visit.

He noted that Town Code required the angle of the driveway to be not less than 60 degrees, but that this driveway appeared to meet the road at a more acute angle of perhaps 45 degrees. Mr. Dietemann thought that the angle where the driveway met the road might meet the code, but there did not seem to be enough space for a car to wait before turning onto the road.

Mr. Goranson noted that this seems to be a particularly bad location with limited sight distance to either side, so there should be more room for a car to wait at an angle of not less than 60 degrees.

Mr. Goranson noted that a culvert was proposed for the end of the driveway. The Board agreed that the proposed grade and drainage for the driveway seemed acceptable.

Mr. Dietemann volunteered to make his own site visit to see the driveway. The Board agreed this was a good idea. The Board tabled the application for further discussion at the next meeting.

ZONING RECODIFICATION DISCUSSION

Mr. Rembold presented the latest draft of the zoning bylaw, which incorporates all comments of the January 14 and January 28 meetings. He noted that the section on Signs, previously section 6.2, has been removed from this version and instead will be a separate warrant article for inclusion as Chapter 146 of the Town Code.

The Board considered changes to the Performance Standards section, and agreed to make them applicable to all districts.

The Board also considered minor edits to the Use Table based on previous meeting discussions.

Other minor edits to the document were discussed.

Mr. Rembold indicated that with these edits, the zoning bylaw and the sign ordinance would be sent to the Selectmen for consideration for the Town Meeting warrant. Mr. Bobrowski has drafted the two warrant articles.

Mr. Goranson asked the Board to consider outreach strategies. He asked the Board whether they wanted to meet with local attorneys and other practitioners who have familiarity with the bylaw. The Board decided that these folks should get a personal call or email from the Board inviting them to review the bylaw and submit comments or attend the public hearing.

TOWN PLANNER'S UPDATE:

Mr. Rembold provided several copies of sample Planning Board Policies and Procedures, including a two-page outline of the items he suggests the Board consider when writing their own rules. He will bring more copies to the next meeting and suggested that the Board begin thinking about their needs and current policies. He suggested that the Board try to concentrate on their own rules in the coming months, before Town Meeting.

Mr. Rembold reminded the Board that the Citizen Planner Training Collaborative conference is March 20 in Worcester. Mr. Rembold intends to attend. Sessions include a number of topics relevant to the work this Board is doing, including special permits vs. site plan review, updating a master plan, roles and responsibilities of Board members, etc. The registration deadline is March 12 and the fee is \$50 per person.

Mr. Rembold informed the Board that the Development Review Team (DRT) has reviewed expansion plans for Kimball Oil on Main Street. The application will be a Special Permit from the ZBA, since it is a nonconforming use in the Village Center District. The proposed expansion will include storage for fuel oil and for propane. The DRT and particularly the Fire Chief are reviewing the plan for propane storage very carefully. The ZBA has not yet set a hearing date.

Mr. Rembold noted that a landowner on Christian Hill Road is interested in pursuing an Open Space Residential Development plan (OSRD) and has met with the Town Planner to review her

options and run some preliminary calculations of development yield. A large portion of the site is wetlands, so it remains to be seen whether or not the plan will be financially viable. He'll keep the Board and Regional Planning updated.

OTHER BUSINESS:

Ms. Fowle-Schroeder provided a brief update on the activities of the Lake Mansfield Improvement Task Force.

She also updated the Board on the Project Housatonic zoning committee. The group has surveyed mill owners and plans to meet with the mill owners at a meeting on March 2, at the Housatonic Fire Station. They would like to present their findings to the Planning Board in late March.

ADJOURNMENT

At 8:50 P.M. Mr. Hankin made a motion to adjourn, Mr. Dietemann seconded, all in favor.

Respectfully submitted,
Christopher Rembold, AICP
Town Planner



