

DATE: March 25, 2010
TIME: 7:00 P.M.
PLACE: Housatonic Community Center
FOR: Regular Meeting
PRESENT: Donald Goranson, Chairman; Jonathan Hankin; Jack Musgrove;
Stephen Dietemann; Suzanne Fowle Schroeder
Associate Member: Richard Dohoney
Town Planner: Chris Rembold

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

FORM A'S:

There were no Form A's presented.

SPECIAL PERMIT: Kimada Realty LLC & BKL Realty LLC

Attorney David Hellman was present with applicant Kim Kimball and engineer Robert Ceppi to answer questions asked by the Planning Board at the last meeting. Mr. Hellman went through the questions one by one. (A copy of the questions and answers as prepared by Mr. Hellman is attached to these minutes).

The Planning Board asked additional questions to clarify issues such as traffic patterns and safety on the site, and drainage on the site. Satisfied with the information presented, Mr. Hankin made a motion to send a favorable recommendation to the ZBA with the condition that all light sources will be shielded with horizontal cut offs, Mr. Musgrove seconded, all in favor.

Mr. Hankin made a motion to waive site plan review criteria, Mr. Musgrove seconded, all in favor.

PROJECT HOUSATONIC:

Eileen Mooney was present with members of the Project Housatonic Committee to bring the Planning Board up to date on what they have been working on. There was a presentation of the history and overview of the mill buildings in Housatonic. A survey was circulated among owners of the mill buildings to find out what was happening with the buildings, what owners might like to have happen with the buildings and whether current zoning impedes development or sale of the buildings. The survey of 9 owners showed that there was some concern over the zoning bylaws not being flexible enough to redevelop the mills. Mrs. Mooney said additional meetings would be necessary to determine what uses the owners see for the buildings. The committee supported the PB's current proposal (in the recodified zoning bylaw) to allow live/work units in Industrial Zones, and they plan on looking into state programs that might encourage revitalization of Housatonic's mill buildings, including Economic Opportunity Area and Brownfields designations.

The Board complimented the committee on the hard work put into gathering the information presented.

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Mrs. Mooney asked if it would be possible for Mr. Rembold to help gather additional information.

Mr. Rembold said he would be willing to assist and said he wanted to discuss what was presented with the Town Manager and Board of Selectmen.

TOWN PLANNER'S REPORT:

Mr. Rembold reminded the Board that the Main Street Redesign meeting would be held on March 30 from 4-6 at Chrissey Farms.

Mr. Rembold said BRPC had started their meetings regarding green communities. He said the next meeting would be held on the second Thursday in April that is a Planning Board night. The final meeting is also scheduled for a Planning Board night but the time is going to be changed to accommodate the Planning Board. That meeting will be held on May 13 and it will begin at 5:30 P.M. The meetings are held at the Great Barrington Fire Station.

Mr. Rembold reminded the Board that the Board of Selectmen would be setting the Town Meeting warrant at their meeting of April 12. He suggested as many Board members as possible attend the meeting.

ZONING RECODIFICATION: FINAL DRAFT

The Board went through the changes generated from the public hearing page by page to make sure all the changes were made and that they reflected the intent of the Board.

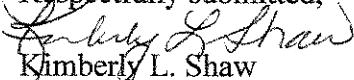
Mr. Musgrove made a motion to delete the 33% requirement in section 8.4.2, Ms. Schroeder seconded, all in favor.

Mr. Musgrove made a motion to leave the rest of the section alone, Mr. Dietemann seconded, all in favor, Mr. Hankin no.

Mr. Goranson said he would get together with Mr. Rembold to discuss the report to town meeting.

Mr. Musgrove made a motion to send a positive recommendation to the Annual Town Meeting to enact this recodified bylaw, Ms. Schroeder seconded, all in favor. Having concluded their business, Mr. Hankin made a motion to adjourn, Mr. Musgrove seconded, all in favor. The meeting was adjourned at 10:00 P.M.

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary

ANSWERS TO PLANNING BOARD QUESTIONS FROM MEETING
MARCH 11, 2010

1. The elevation of the propane tank has been provided on an additional drawing submitted herewith.
2. The distance from the lot line to the loading dock and from the lot line to the containment dike are shown on the attached plan.
 3. The set backs for the propane tank are: 52 feet from the railroad tracks; 50 feet from the garage, 28 feet from the southerly lot line.
 4. Set backs for the proposed oil tanks are shown on the additional plans submitted herewith.
5. Containment capacity of the dike is 51,282 gal.
6. Drainage to separator and contours and a drainage plan is shown on the additional plans submitted herewith. All storm drains and garage drains are tied to a 10ppm oil water separator. This unit also has an oil alarm monitor in the tank. The new dike for the storage tanks will have a valved drain also going to the separator. Under the loading dock are drains to contain any accidental spills going to an 8000 gallon tank. This tank is not intended to capture rain water, just emergency spills.
See plan of MPE
See plan of White Engineering for storm water capture into catchment basins.
7. State has mandated removal of all single walled under ground tanks by 2017. The 127,000 gallon tank is proposed to be replaced by five (5) 20,000 gallon tanks because of economies, and the flexibility to store different products in smaller quantities. Also volatility of markets which can swing \$.15 - \$.20 cents up or down a day can cost a lot of money. There are no different regulations for the larger and smaller tanks.
8. The picture shows a tanker leaving after unloading. The tanker could also could back up to leave as they do now. Unloading will be on the outside bay while loading trucks can be both bays.
9. Distances from railroad tracks: 60' to fuel tanks, 52' to propane
10. Upon approval of the special permit including the propane tank aspect a water cannon with a 6"- 8" line to hydrant with a deluge gun approved by the Fire Marshall will be installed in a location acceptable to the Fire Marshall.
11. There will be no parking at any time permitted in the easement area where the delivery trucks have to pass over property of Kimada Realty LLC to access the BKL Realty LLC site for deliveries and egress therefrom.
12. Lighting is shown on the plans submitted herewith. Presently there are four lights on the new

garage illuminating the oil storage areas, driveways and parking areas. Also there is a light on the loading dock illuminating the unloading area. These are light activated. There will be future lighting on the new loading dock. These lights will be explosion proof.

13. The additional plans submitted shows a new fence and two new locking gates on south side of property.

14. Police surveillance - will remain the same as it was in the past.

15. Propane deliveries per Fire Chief will be limited to 9pm - 5am, Oil deliveries normally 6am - 9pm

16. Current Permit is for the keeping, storage, manufacture or sales of flammables or explosives. We don't believe there is a need to alter the permit but this shall be verified with Mass Oil Heat Council.

17. Propane trucks will be parked at night in a locked area outside which is lit and under surveillance. Presently the company has chain link fence around the entire area. There are three gates which are locked when the business is closed. Any deliveries by common carriers after hours, unlock the gate to gain entry for the delivery, and re-lock upon completion. Also the premises has 24 hour taped surveillance cameras operating. A third camera will be added to view the new oil bulk plant. Also all buildings have fire alarm systems tied directly to the fire department by AAA security. When the new work is finished a separate fence will be installed running east to west on the southern property line with two sliding gates that can be locked

18. Trucks will enter and exit from Main Street only. This is the sole access for the oil (and potentially propane) trucks for both ingress and egress. This has been the sole ingress and egress for the fuel business for more than 100 years. There has never been access for the delivery trucks through Rosseter Street. There is ample room for the delivery trucks to access the loading dock and the propane storage tank. See site plan with trucks path. Only the outside dock shall be used for the large tanker deliveries. Oil delivery trucks that bring fuel to the plant come in from Main Street between Country Dining and the Methodist Church on a driveway owned by the principal. This would be the only way fuel deliveries would be made in the future also.

19. Crash Barriers around the propane tank are shown on the plans provided herewith.

20. Drawings have been signed on the large plan submitted (smaller plans will have signature and seal added before submission to the ZBA if not sooner.

March 23, 2010

Planning Board
Town of Great Barrington
Town Hall
Great Barrington, MA 01230

BY HAND

RE: Special Permit Application for: BKL Realty LLC and Kimada Realty LLC, Great Barrington, MA

Dear Planning Board:

Pursuant to your requests at the public hearing held on March 11, 2010:

Enclosed please find 2 sets of plans as follows:

A single sheet plan from White Engineering indicating the drainage on the site; and

A 2' by 3' set of signed and stamped plans from MCE, Inc. showing the setbacks, distances, lighting and cameras, profile of the propane tank, etc, per the requests generated at the hearing of March 11th. I have previously forwarded to Kim Shaw by email a narrative providing the other information you requested and which narrative references the plans submitted herewith. I trust the narrative has been circulated to the members of the Board.

Please note that I have provided you with my only set of revised, stamped, signed plans, large or small, from MPE, Inc. I expect to have additional copies for the hearing this Thursday March 25, 2010 in Housatonic.

Very truly yours,

HELLMAN & SHEARN

David N. Hellman

