

DATE: May 26, 2011
TIME: 6:00 P.M.
PLACE: Fire Station
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle Schroeder; Jack Musgrove;
Ethan Culleton
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 6:02 P.M.

FORM A'S:

There were no Form A's presented.

MINUTES: MAY 12, 2011

The Board tabled approval of the minutes to the next meeting.

SITE PLAN REVIEW: BERKSHIRE MOUNTAIN BAKERY

Mark Levasseur from Foresight Land Services presented the site plan review application for Berkshire Mountain Bakery located on Route 183 a.k.a Park Street, in Housatonic. The plan is for the addition of a sunroom, an enclosed freezer and a covered carport. There are some wetlands that required review by the Conservation Commission who approved the proposed work.

Mr. Levasseur said there would be additional impervious roof area with a stone drip edge. Roof leaders will direct the water into a dry well. The sunroom will be added to move the retail area out of the bakery space and provide a dedicated retail space. There are 18 parking spaces currently on site that are more than required. There would be no additional traffic generated. There are currently lights on the building that would be moved to the sunroom addition.

Mr. Hankin asked how many employees there are at the bakery.

Mr. Levasseur said he wasn't sure.

Mr. Rembold said he thought the use was a mixed whole sale/retail use.

Mr. Hankin said it seems as if there is more parking than should be required and it is a shame to lose the outdoor seating area that currently exists.

Mr. Levasseur said the outdoor seating will not be lost it will be located near the sunroom.

Mr. Musgrove said the lights need to be downward directed.

Mr. Hankin asked how the carport blends with the loading area.

Mr. Levasseur said the loading area would be located under the proposed carport. The carport is intended to park the delivery vehicles under especially in the winter so time can be saved by not having to shovel snow off of them. There would not be interference with the loading area.

Mr. Hankin said he would be curious to know how much of the parking is used.

Mr. Levasseur said he expected that most of it is used during the summer.

Mr. Hankin asked if the sunroom will hold the retail area for the bakery.

Mr. Levasseur said yes, it will free up space in the work area of the bakery.

Mr. Rembold said the freezer will be moved outside to also free up work space.

Mr. Levasseur said that is correct.

Mr. Musgrove asked what zone this business is located in.

Mr. Hankin said it is in the I zone. There doesn't appear to be any zoning issue.

Mr. Musgrove and Mr. Hankin thought there were too many parking spaces. A retail use would require 1 parking space for every 200 square feet, but the industrial use would require 1 parking space for every 2 employees. There is more than enough.

Mr. Rembold said there is an existing storm drain on Park Street that runs under the corner of the sunroom that goes into the Housatonic River. The plan was reviewed by the highway department who recommends that a test pit be dug before the holes for the piers are dug. They think the drain and pier would be approximately one foot apart and that should be adequate for the 12 inch pipe.

Mr. Levasseur said the drain may be lower than the piers.

Mr. Rembold said this is not an issue but wanted to make the Board aware.

Mr. Hankin asked if the drain ever needed to be repaired maybe it should be moved during this project.

Mr. Rembold said the DPW is not going to move the drain they just want to know where it is and they have no issue with the carport construction.

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Mr. Hankin said it might be best for future Site Plan Review applications to have a site visit.

Mr. Rembold said the Board has until July to act if it is determined that a site visit is necessary.

Mr. Hankin said he felt this project did not require a site visit. The Board agreed.

Mr. Musgrove made a motion to approve the site plan review with one condition, that the lighting when reused will be situated so no light exceeds the property boundary, Ms. Schroeder seconded.

Ms. Schroeder said she wanted to be sure that the carport does not extend into the river access as it is the only access in Housatonic.

Mr. Levasseur said the carport is parallel to the existing building there would be no impact on the river access.

Mr. Hankin said this business is a great resource for the community and we like to encourage it.

Mr. Hankin called for a vote on the motion to approve with a condition, all in favor.

TOWN PLANNER'S REPORT:

Mr. Rembold discussed the State Zoning Reform Legislation. He said BRPC went through the 80 page bill and they have sent an 11 page letter with comments. He went through parts of the bill and said there is still an attempt to reform 40A.

Ms. Schroeder said she has concerns over adding alternative energy production to the definition of agriculture for agricultural exemptions. She said communities could end up with something really bad if that is adopted.

Mr. Hankin asked if the reform would require revisions to our newly recodified zoning bylaws.

Mr. Rembold said no but it does require an open space residential district.

Mr. Hankin asked what if this doesn't pass at the annual town meeting.

Mr. Rembold said if it doesn't pass then that town is not able to become a partner. BRPC has concerns that many communities in this part of the state don't have the infrastructure

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to support OSRD. Mr. Rembold said the good part of the proposal would be the elimination of ANR, Form A's. as they go against good planning practices.

Mr. Hankin said he had not considered that OSRD would be dependent on Town water and Town sewer.

Mr. Musgrove said OSRD according to the proposal would require a developer with enough money and foresight to build the entire project and include Town water and sewer.

Mr. Rembold said he would keep the Board informed as the proposal moves forward.

ISSUES AND CONCERNS:

Mr. Hankin said he would like to see the applications for the associate member position.

Mr. Rembold said he would take care of getting them.

Mr. Rembold said the Master Plan Committee meeting of July 14 will be in the main bay of the fire station at 7:00 P.M. He asked the Board if they wanted to consider canceling the regular meeting for that night or making it short.

The Board felt they could hold a short meeting that evening and suggested keeping the agenda light. It would be scheduled for 6:00 PM.

Mr. Musgrove made a motion to adjourn, Ms. Schroeder seconded, all in favor. There being no further business, the meeting was adjourned at 7:15 P.M.

Respectfully submitted,

Kimberly L. Shaw
Planning Board Secretary