

DATE: July 28, 2011
TIME: 6:00 P.M.
PLACE: Fire Station
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Jack Musgrove; Richard Dohoney
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 6:00 P.M.

FORM A'S:

There were no Form A's presented.

MINUTES: July 14, 2011

Mr. Musgrove made a motion to approve the minutes of July 14, 2011 as amended, Mr. Dohoney seconded, all in favor.

SITE PLAN REVIEW/SPECIAL PERMIT: Ramandani

Attorney Edward McCormick was present with the applicant Fanol Ramandani to discuss his application to operate a restaurant at 325 Stockbridge Road at White House Square. Mr. McCormick said the restaurant would be located within the shopping area with adequate parking available. There are no changes to the exterior of the building. Mr. McCormick asked for site plan review to be waived.

Mr. Hankin asked to proceed with the discussion of the special permit application and both applications would be considered at the conclusion of the discussion.

Mr. McCormick said the application is for a take out restaurant to be located in the former Verizon building at the south end of White House Square. The zone is industrial with no overlay district. The plans are in compliance with the zoning bylaws. There is plenty of parking and there is a traffic light to exit the site. Mr. McCormick requested a favorable recommendation to the Board of Selectmen.

Mr. Musgrove said the Board had conducted a site visit earlier in the day. He agreed there is plenty of parking especially as the proposal is for a restaurant without a table. He said 3 parking spaces would be required.

Mr. Musgrove made a motion to waive the requirements of Site Plan Review and to approve the Site Plan Review, Mr. Dohoney seconded, all in favor.

Mr. Musgrove made a motion to send a favorable recommendation to the Board of Selectmen, Mr. Dohoney seconded, all in favor.

VERIZON WIRELESS: 425 STOCKBRIDGE ROAD

Verizon Wireless filed a building permit application to replace 12 panel antennas with 12 new panel antennas.

Mr. Musgrove said he would like to know if the new antenna array will come close to exceeding the federal standard for radio waves. He said there should be a report with the cumulative output from all antennas on the site. He said the average person would not know if the limits are being exceeded.

Mr. Hankin said in the comments to the Building Inspector we can say that this information is required and ask him to receive the information before issuing the permit.

Mr. Dohoney said he could deny the application until the information has been provided.

Mr. Dohoney made a motion to send the comments to the Building Inspector that the application fails to comply with 939.22. Information providing the total output from all antennas on the site needs to be requested. Mr. Musgrove seconded, all in favor.

STONE PATH LLC:

Mr. McCormick was present with Joe Wilkinson to discuss the Burning Tree subdivision. Mr. McCormick said there is a \$400,000.00 bridge over nothing, utilities have been installed and part of the road has been completed. The plan was approved in 2002 and as it stands the lots cannot be sold. He said he is present to discuss amending the subdivision. Currently the lots are large 3+ acres or more. There are 15 approved lots and three of them have sold.

Mr. McCormick said he proposes to further divide some of the lots. He would like to make some of the lots available for two-family homes such as duplex/condominiums. Berkshire Health Systems, the group that runs Fairview Commons Nursing Home, has expressed interest in providing assisted living facilities. There may be interest in the land abutting the nursing home.

Mr. McCormick said that in the short term he would like to divide some of the lots and have the ability to have two-family homes on one or more of the lots.

Mr. Musgrove said there have been substantial changes in the subdivision control bylaw since the approval of this plan. He suggested that there may be an opportunity to create an OSRD that would allow for more houses to be built than a subdivision plan.

Mr. Hankin asked what the status of the road is.

Mr. Wilkinson said the road has been constructed but not all of it has black top.

Mr. Hankin asked if there is a condition limiting development to single family homes.

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Mr. McCormick said yes but the Planning Board has the ability to amend the subdivision and the conditions.

Mr. Hankin said there are three owners that might have opinions about changing the conditions.

Mr. Wilkinson said the owners are putting pressure on us to sell more lots. We would discuss with them our proposal.

Mr. Hankin said this would be a new subdivision process. He asked Mr. McCormick and Mr. Wilkinson if they intended to build homes in the subdivision.

Both responded no.

Mr. Hankin said an OSRD would create footprints, but the houses need to be built by a developer. The footprints would not be marketable without a house.

Mr. Dohoney said it sounds like they are asking to amend the plan so they can explore what can be done.

Mr. Wilkinson said we could consider other development options but right now we need to divide some of the lots so the price can be reduced from \$300,000 to \$200,000. The bank is putting pressure on us to move the property.

Mr. Hankin asked how many additional lots would be proposed.

Mr. Wilkinson said 5 lots. We would increase the approved 15 lots to 20 lots.

Mr. Hankin said originally there were many more lots proposed. The residents on Christian Hill Road had many concerns about the increase in traffic.

Mr. McCormick said he liked the idea of creating a cluster with a developer.

Mr. Dohoney said the traffic concerns would have to be addressed.

Mr. Hankin said in an OSRD amenities might also need to be considered such as a pool or playground. He asked if the sewer and water capacity would be adequate for more lots and homes.

Mr. Wilkinson said they are plenty adequate.

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Mr. Hankin said there are only three members of the Board present but we are willing to work with you on this amendment. He said he did not know how the other Board members would feel.

Mr. Rembold said he could go through the original submission to pull out the traffic report to see what it addressed for numbers.

Mr. McCormick and Mr. Wilkinson thanked the Board for their time and said they would prepare a plan for submission.

TOWN PLANNER'S REPORT:

Mr. Rembold suggested there be some revisions to the Telecommunications bylaw. He suggested that the 15 day comment period from Town boards was not sufficient. The Board agreed that the comment period should be increased to 30 days.

The Board signed the mylars for the Malik subdivision. The appeal period passed. The Board requested that Mr. Rembold hold the mylars until the amended covenant has been received from Town Counsel.

Mr. Musgrove made a motion to adjourn, Mr. Dohoney seconded, all in favor. The meeting adjourned at 7:30 P.M.

Respectfully submitted,

Kimberly L. Shaw
Planning Board Secretary