

DATE: September 8, 2011
TIME: 6:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle Schroeder; Jack Musgrove;
Richard Dohoney; Ethan Culleton
Brandee Nelson, Associate Member

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

FORM A'S:

No Form A's were presented.

MINUTES: AUGUST 25, 2011

Ms. Schroeder made a motion to approve the minutes of August 25, 2011 as amended, Mr. Culleton seconded, all in favor. Mr. Dohoney abstained.

COMMENTS & CONCERNS:

Mr. Hankin said it had come to his attention that contextual setbacks had been deleted during the recodification of the bylaws. He said this section should be put back into the bylaws in 4.2.4. All the Board members agreed that this needed to be put back in. It will be on the warrant for the annual town meeting in May.

SITE PLAN REVIEW: MONUMENT MOUNTAIN REALTY TRUST

The Board continued the discussion of the exterior alteration of the mill bridge at 174 Front Street. Attorney Gail Garrett was present with architect Stephan Green and Joe Wilkinson of Wilkinson Excavating.

Mr. Green began the discussion saying he had been hired by Nick Kelly owner of the mill bridge at 174 Front Street in Housatonic. He said the focus of the project is the bridge abutment and the deterioration of the east end of the bridge. At the previous meeting it was presented that several bays of the bridge would have to be removed. There has been further review and inspection that determined that the best course of action would be to stabilize the building without demolishing the bays. Mr. Green had slides of the structure showing the deterioration and specific areas of the structure that have shifted requiring stabilization and rebuilding.

Mr. Green said the ramp and stairs at the east end would be removed; the rest of the structure is in a relatively secure state. There is deterioration of the pier that resulted in a drop in the center girder. This area will require work to stabilize structure and prevent further deterioration.

Mr. Musgrove asked if there would be temporary exterior wall covering.

Mr. Green said yes. He said there are similar problems on the south side of the structure so there will be symmetrical repairs. The existing cross bracing will be replaced.

Mr. Hankin asked what the exterior wall covering would be.

Mr. Green said it would be weatherproof plywood, T-111, to get it water tight.

Ms. Schroeder asked about the drainage.

Shannon from White Engineering was present to address the drainage issues. She said the site would be accessed via a right of way from Grove Street. The plans have been approved by the Conservation Commission with an order of conditions. There is a wetland crossing that will require a road to be constructed. Trees will have to be removed but the goal will be to remove the least number of trees. The trees will be replaced 1 for 1.

Shannon explained that there would be drains to redirect the water so work can be done on the abutments. Sand bags will be used to create a dry work area. The water will be pumped into two areas. It will be filtered before going back into the river. Truck wash areas will be provided near the entrance of the right of way.

Mr. Hankin said he had concerns about the steepness of the slope.

Shannon said the slope would be stabilized with gravel and fabric. The fabric would be removed once the project is complete.

Mr. Hankin asked if the slope above the bridge would be clear cut.

Shannon said there are four trees that have to come out.

Ms. Schroeder asked if the area would be revegetated.

Shannon said the area would be revegetated with erosion control seed mix. She said it is difficult to replant trees on steep slope. Only what is required to be removed will be removed.

Mr. Musgrove asked why the work road would be removed.

Shannon said there are no future plans for the use of the building so the road would be removed for safety reasons.

Mr. Hankin asked what the grade of the slope is.

Mr. Wilkinson said it is a 2 to 1 slope.

Mr. Hankin said it seems steeper than that.

Mr. Musgrove asked if the Conservation Commission is asking for the road to be removed. He said there may need to be access at a future date.

Ms. Garrett said $\frac{3}{4}$ of the road will remain in place.

Ms. Schroeder asked about the Army Corp of Engineers.

Shannon said there is a timeline for the work in the river. We are having trouble meeting the time line for Natural Heritage so we are asking the Army Corp of Engineers to allow us to work past October 1.

Ms. Schroeder asked how the wetlands will be crossed.

Shannon said wood planks would be put in place to avoid disturbing the vegetated wetlands.

Mr. Hankin asked what the time frame would be from start to finish.

Shannon said as soon as all the approvals are in place the work will begin; hopefully within the next couple of months. We would like to secure the structure before winter but we may need to go into next year.

Ms. Nelson asked if there was a letter from Mass Historical.

Ms. Garret said they are still waiting for that letter. She said we may not need a letter from them if the plans are changed, specifically if the structure will not be demolished.

Mr. Musgrove said he understands that all the support systems will be replaced with concrete. He asked how deep the concrete would go into the river.

Mr. Wilkinson said 10 feet deep.

Ms. Schroeder said she has concerns about what will happen post construction. She said if the road remains there are erosion control issues if it is removed there are revegetation issues.

Mr. Wilkinson said when the project is done the slope will not be any steeper than what currently exists. Erosion controls will be put in place. There will be an improvement when the project is complete. The drainage will be improved from what it is now.

Mr. Green said there will be two drains installed that will relieve the drainage on the abutments.

Shannon said conditions on the site will be monitored by White Engineering and the Conservation Commission. The site will be completely stable when the project is finished.

Ms. Schroeder asked what the time frame would be.

Shannon said three years from now. A certificate of compliance will not be issued until the site has been determined to be stable.

Mr. Green said a lot of money is going into this project. We want it to be stable at the conclusion.

Ms. Garrett said there will be two new curtain drains, more than what is there now.

Ms. Schroeder asked Shannon if the Planning Board could be included on any e-mail correspondence with the Conservation Commission so we can know what is going on.

Shannon said there is constant communication with the Conservation Commission and the Planning Board can be included.

Mr. Musgrove made a motion to approve the Site Plan Review with the condition that an extra copy of all correspondence related to this project be copied to the Planning Board in a timely manner, Mr. Dohoney seconded, all in favor. Mr. Culleton abstained.

MALIK SUBDIVISION: KINO LANE

Michael Parsons and Tyler Malik were present to ask for a release of the Form E covenant. Mr. Parsons said the construction of the subdivision road had been completed. He presented a Form F certification of performance stating that the construction had been done in compliance with the approved subdivision plan with the exception of a culvert that had been eliminated and another culvert that had been resized. The trees have not been planted as they are unavailable at this time of year. Ms. Malik had a letter from Ward's Nursery stating that the trees are unavailable but they would be available in the spring. Ms. Malik said she set up a passbook account through a lawyer. The account has the cost of the trees deposited in it to show good faith that the trees will be purchased and planted as soon as they are available.

Mr. Parsons asked that the covenant be released so the building of the house can begin.

Mr. Hankin said Joe Sokul, Highway Superintendent for Great Barrington, had signed off on the road construction. Mr. Hankin said escrowing the money for the trees is a reasonable approach.

Mr. Musgrove made a motion to release the covenant by accepting the Form F submitted by Mr. Parsons and signing the Form E, Mr. Dohoney seconded, all in favor.

LD ASSOCIATES LLC: OPEN SPACE RESIDENTIAL DEVELOPMENT

Attorney Edward McCormick was present with Jim Scalise from SK Design Group and Dave and Matt Ward, applicants. Mr. McCormick presented the Board with a base plan and boundary survey for 22 acres of land located off of Lake Buel Road. The plan is for 18 single family residences in the R-2 zone.

Mr. Hankin asked Dave Ward if he owned the land shown on the plan.

Mr. Ward said no, this is a joint venture with Kepler Creek.

Mr. Musgrove asked Mr. Ward if he has control of the property.

Mr. Ward said yes.

Mr. Hankin asked if Mr. Ward had a letter or some documentation showing that he had control of the property.

Mr. Ward said he did not have anything with him.

Mr. Hankin said we need to see something. Mr. McCormick said documentation of site control would be provided. Mr. Hankin said this is the first OSRD plan presented to us. We spent a lot of time writing the bylaw and the submission before us feels like it has bypassed some of the criteria of the bylaw, such as the collaborative session.

Mr. Scalise said we have presented a land plan that has been well thought out. He said he disagrees that the applicant bypassed any of the process as this is an input session. He said there is a 30 day window during which time the plan can be edited. Mr. Scalise said the plan shows a road but there is no ability for a loop road as required by the bylaw.

Mr. Hankin said a road for 18 houses is a major road that is required to be a loop road.

Mr. Scalise said he feels there is a basis for a waiver of the loop road requirement. He said he feels there will be less trip ends generated than what is anticipated by the bylaw.

Ms. Nelson asked if this would be an age restricted community.

Mr. Scalise said no.

Mr. Scalise said no but it would not be a typical single family neighborhood.

Mr. Hankin said the assumed average daily trip ends are 10 per household. The OSRD contemplates benefits of open land and the minimizing of the effect of the development on the land.

Mr. Scalise said there is a large area of open space for recreation. There is a wetland resource on the land and a vegetated forest. Most of the open space would be between the development and the natural resource.

Mr. Hankin asked for a supplemental aerial photo at a smaller scale to show how the open area to be protected relates to the land around it. The picture submitted did not show all the land to be protected.

Mr. Musgrove asked about the lot sizes.

Mr. Scalise said the lots would be about a half acre each with septic and wells.

Mr. Hankin said he thought a communal septic system would be more cost effective than individual systems.

Mr. Scalise said a communal system would require a good deal of money up front.

Mr. Hankin said he is concerned about the 30 day window for comment. He asked if the Board could have an extension to the first meeting in October.

Mr. McCormick said no. The Board is just considering mathematical calculations that should not require more than the allotted time. He said the Boards should look at the plan to see if has been done properly.

Mr. Hankin said he does not feel there is adequate information to respond. He said the land survey is not adequate as it does not show metes and bounds for the easterly property boundaries separating the subject property from the Appalachian Trail.

Mr. Hankin said the Board must conclude the meeting as another meeting is about to begin. He said the Board wants to work with the applicants so the discussion will be continued until the next meeting on September 22.

Page 7

Mr. Dohoney made a motion to continue the discussion of the OSRD at the next meeting on September 22, Mr. Musgrove seconded, all in favor.

SITE VISIT:

The Board scheduled a site visit for White House Square on Stockbridge Road for 5:15 P.M. on September 22, 2011.

Mr. Musgrove made a motion to adjourn, Mr. Dohoney seconded, all in favor. The meeting was adjourned at 7:26 P.M.

Respectfully submitted,

Kimberly L. Shaw
Planning Board Secretary