

DATE: March 8, 2012
TIME: 7:00 P.M.
PLACE: Selectmen's Meeting Room
FOR: Regular Meeting/Public Hearings
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle Schroeder; Ethan Culleton;
Richard Dohoney
Brandee Nelson, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M. Ms. Schroeder and Mr. Dohoney had not yet arrived. Mr. Hankin elevated Ms. Nelson to a voting member.

FORM A'S:

There were no Form A's presented.

Ms. Schroeder arrived.

MINUTES: FEBRUARY 9, 2012

Ms. Schroeder made a motion to approve the minutes of February 9, 2012 as amended, Mr. Culleton seconded, all in favor.

SITE PLAN REVIEW:

Mr. Rembold advised the Board that a site plan review application for Ena Café at 389 Stockbridge Road could potentially be filed prior to the next meeting. He suggested the Board set a site visit for prior to the next meeting. A site visit was scheduled for Thursday March 22, 2012 at 5:30 P.M. Mr. Rembold said he would let the Board members know when the application has been filed.

TOWN PLANNER'S REPORT:

Mr. Rembold said the 25% plans for the Main Street Reconstruction project had been filed. The Town had requested a change in the plan to allow for less of a change to the existing grade of Main Street. D.O.T. did not accept the request so there will be considerable cut and fill to crown the road at an even grade. A public hearing will be held some time in April.

Mr. Dohoney arrived.

PUBLIC HEARINGS:

Mr. Hankin said the public hearings would be recorded. He said anyone wishing to speak should ask to be recognized by the Chairman. Mr. Hankin read the public hearing notice into the record. The public hearing notice was published in the Berkshire Record on February 17, 2012 and February 24, 2012. The public hearing noticed was posted in the Town Hall. Notices were mailed to the nine towns abutting Great Barrington and BRPC.

Mr. Dohoney made a motion to open the public hearing, Ms. Schroeder seconded, all in favor.

The public hearing was opened at 7:12 P.M.

Mr. Rembold said the first matter is to amend 4.2.4 of the Zoning Bylaws to reinsert the language for contextual setbacks. This would allow a structure to be built closer to the front lot line in neighborhoods where there are existing buildings closer to the front lot line than allowed. This language was inadvertently removed during the recodification.

Mr. Hankin asked if anyone wished to speak for or against this amendment. There were no comments.

Mr. Rembold said the next matter would be to amend 9.3.11 to extend the period for review for Wireless Communication applications.

Mr. Hankin asked if anyone wished to speak for or against this amendment. There were no comments.

Mr. Rembold said there is a land owners petition to amend the zoning map for parcels located on Nolan Drive. The property owners Kathleen and James Kotleski, Taj Monjiardo on behalf of Nicholas Monjiardo, and William Nolan were present to discuss the proposed amendment. David Lanoue signed the petition but was not present.

The proposal would rezone several parcels currently zoned R-2 to Industrial. Mr. Monjiardo said the land had been zoned Industrial when the business buildings were built then the zoning reverted to R-2. It is difficult to get a sign for the buildings in the R-2 zone and if the businesses were to be sold they would have to remain the same type of business.

Mrs. Kotleski said the site is surrounded by Industrial zones with Formel's across the street and Hazen Paper on the back side.

Mr. Nolan said he would like to develop a residential neighborhood abutting this industrial area. He said he would return to the Board to get the proper permission to build residential homes.

Mr. Dohoney asked Mr. Nolan if he supported the proposed rezoning.

Mr. Nolan said yes.

Mr. Hankin asked if anyone wished to speak for or against the proposal. There were no comments.

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Mr. Dohoney made a motion to close the public hearings, Ms. Nelson seconded, all in favor. The public hearings were closed at 7:25 P.M.

Discussion of the zoning proposals.

Mr. Dohoney made a motion to send a favorable recommendation to the Annual Town Meeting to reinsert language into 4.2.4 to allow for contextual setbacks, Ms. Schroeder seconded, all in favor.

Mr. Dohoney made a motion to send a favorable recommendation to the Annual Town Meeting to amend 9.3.11 to increase the review period for Wireless Communication applications, Ms. Schroeder seconded, all in favor.

Mr. Dohoney made a motion to send a favorable recommendation to the Annual Town Meeting to change the zoning from R-2 to Industrial for the property recommended by the landowner's petition, Ms. Schroeder seconded, all in favor.

Mr. Rembold said he would prepare the reports.

At 8:21 P.M. Mr. Hankin said without objection we stand adjourned.

Respectfully submitted,



Kimberly L. Shaw

Planning Board Secretary

