

Planning Board

DATE: October 25, 2012
TIME: 6:00 P.M.
PLACE: Fire Station
FOR: Regular Meeting/Public Hearing
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle Schroeder; Richard Dohoney
Brandee Nelson, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 6:00 P.M. Mr. Dohoney had not yet arrived. Mr. Hankin elevated Ms. Nelson to a voting member.

FORM A'S:

Mark Reynolds from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Paul and Maureen Hickey. The plan is a revision of a plan submitted in February. The applicant decided to add land to lot 1. The plan is for two parcels located on the east side of Hurlburt Road. Lot 1 contains 19.602. Lot 2 contains 6.408.

Ms. Schroeder made a motion to endorse the plan, Ms. Nelson seconded, all in favor.

Patrick McColgan was present with a Form A on behalf of Blackwater Realty Trust for two lots on Roger Road. Lot 2A contains 13,303 square feet of land. Lot B contains 507 square feet of land. Lot B is not to be considered a separate building lot.

Ms. Schroeder made a motion to endorse the plan, Ms. Nelson seconded, all in favor.

Mr. Dohoney arrived.

MINUTES: OCTOBER 2, 2012

Ms. Schroeder made a motion to approve the minutes of October 2, 2012 as amended, Mr. Dohoney seconded, all in favor.

PUBLIC HEARING: PROJECT NATIVE

Mr. Hankin read the public hearing notice into the record. The abutters were notified and the meeting notice was advertised in the Berkshire Record on October 5, 2012 and October 12, 2012.

A site visit was conducted prior to the meeting.

Ms. Schroeder made a motion to open the public hearing, Mr. Dohoney seconded, all in favor. The meeting was opened at 6:12 P.M.

The applicant, Project Native, has requested a freestanding sign in a residential district at 342 North Plain Road in Housatonic. The application was submitted under Section 146-20 of the zoning bylaw.

Executive Director, Billie Best, was present to discuss the application for a freestanding sign at 342 North Plain Road. She said Project Native has operated at the location for ten years. She said the property has been farm land for 200 years. She said it is a wildlife

Planning Board
October 25, 2012
Page 2

sanctuary and a nursery for native plants. Ms. Best said the sign currently on the property blocks the vehicular view when exiting. She said the proposal is to move the sign 35 feet to the south in order not to block the sight lines. She said the sign would not be more than 5 feet high.

There were no comments from the public, nor questions from the Board. Mr. Dohoney made a motion to close the public hearing, Ms. Schroeder seconded, all in favor.

Mr. Dohoney made a motion to approve the special permit for a freestanding sign at 342 North Plain Road in Housatonic, Ms. Schroeder seconded.

Roll call vote:
Ms. Nelson aye
Mr. Dohoney aye
Ms. Schroeder aye
Mr. Hankin aye

TOWN PLANNER'S REPORT:

Mr. Rembold reminded the Board members to file their Conflict of Interest receipts with the Town Clerk. Everyone was furnished the law.


Mr. Rembold said Mr. Hankin had attended a meeting at BRPC on zoning exemptions.

Mr. Hankin said there were only a few people present but it was a good meeting that addressed what could be regulated and what could not be regulated or unreasonably regulated. He recommended it if BRPC presents it again.

Mr. Rembold reminded the Board that there is a joint meeting with the Selectmen on Monday at 6:00 P.M. to discuss a single-family dwelling in the one of the mill buildings in Housatonic.

Having concluded their business, Mr. Hankin adjourned the meeting without objection at 7:10 P.M.

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary