

PLANNING BOARD

DATE: November 8, 2012

TIME: 7:00 P.M.

PLACE: Town Hall

FOR: Regular Meeting

PRESENT: Jonathan Hankin, Chairman; Jack Musgrove; 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.

FORM A'S:

There were no Form A's presented.

MINUTES: OCTOBER 25, 2012

Ms. Schroeder made a motion to approve the minutes as amended, Mr. Musgrove seconded, all in favor.

SITE PLAN REVIEW: 425 STOCKBRIDGE ROAD

Donald Torrico was present on behalf of the applicant to discuss site plan review for an accessory dwelling unit at 175 North Plain Road, which is in the R-2 zone, where ADU's are permitted by right.

Mr. Torrico said the single-family dwelling is occupied by the owner. The 646 square foot accessory dwelling unit would be constructed over the garage and breezeway connector to the house. The floor plan does not show the bathroom but the total 646 square feet includes the bathroom. There would be plenty of parking. There is a two car garage plus 900 square feet of parking outside the garage.

Mr. Hankin asked if the Board had an accurate set of plans.

Mr. Torrico said no.

Mr. Hankin asked if the well and septic had been approved.

Mr. Torrico said the review of the septic system has been approved for four bedrooms. Mark Pruhenski, the Board of Health agent, has a copy of the plans.

Mr. Rembold said the Board of Health will review the plans at their next meeting in early December. The plan has not yet been certified by the Board of Health.

Mr. Hankin asked what the scale of the addition would be to the existing house.

Mr. Torrico said the addition would not be higher than existing house.

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Mr. Musgrove made a motion to approve the site plan review with the condition the applicant get Board of Health approval before getting a building permit, Ms. Schroeder seconded, all in favor.

CELLULAR EQUIPMENT MODIFICATION: 425 STOCKBRIDGE ROAD

Mr. Rembold said a building permit application has been filed for new AT&T equipment at the existing cellular tower at 425 Stockbridge Road. The applicant is upgrading the technology. He said the Planning Board and Board of Selectmen have 30 days to review and/or make a recommendation.

Mr. Musgrove made a motion to send a letter to the Building Inspector that the Planning Board has no comment on the application, Mr. Dohoney seconded, all in favor.

SPECIAL PERMIT: 39 DRESSER AVENUE

The Planning Board had made a site visit earlier in the afternoon.

Attorney Dennis Downing was present with applicants Joel and Kathleen Millonzi to discuss modifying a previous special permit #679-04. The existing special permit allows for a trellis to connect two dwelling units to make one structure. The applicant wants to amend the permit to construct an addition to combine the buildings. Architect, Alan Clark, was present to discuss the plans.

Mr. Clark said an 862 foot addition is proposed to be added to the "Riverbarn". The Conservation Commission has reviewed the plans and issued an order of conditions.

Mr. Musgrove asked if there would be an increase in the footprint on the river side of the building.

Mr. Clark said there would be a deck and fireplace but neither would touch the ground.

Mr. Downing said what is proposed is more in keeping with what the bylaw intended.

Mr. Clark said there would be one foundation with one continuous roof.

Mr. Hankin said these buildings were condominiums at one point.

Mr. Downing replied, yes, Mr. and Mrs. Millonzi purchased both buildings.

Mr. Clark said a garage would be added as close to the front set back as possible. There would be 15 feet between the garage and the porch.

Mr. Rembold asked if they would be using the same curb cut.

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Mr. Clark said yes.

Mr. Rembold asked if the existing curb cut would be expanded.

Mr. Clark said maybe by one foot.

Mr. Hankin said the two car garage feel suburban in that neighborhood. Any other of the few garages in the neighborhood is located behind the principal structure. He suggested it is really out of character and wondered if it could be rethought. He also said it appears, on the drawings, that the existing curb cut would be expanded to accommodate the proposed garage. The new garage was indicated on the site plan, but no elevations were presented. Mr. Hankin asked what it would look like.

Mr. Clark said he had convinced his clients to keep the garage low so it wouldn't block light. He said it would be a conventional gable end garage twenty two feet wide.

Mr. Rembold asked Mr. Hankin if it is the door that bothers him.

Mr. Musgrove said look at the pitch of the roof. The garage doesn't fit the character of the neighborhood.

Mr. Millonzi asked if a salt box would be better.

Mr. Hankin said that would be going from a one story to a two story. He asked if they had considered a car port.

Mr. Dohoney said the garage is not part of the special permit. He said he didn't think the Selectmen would vote on it.

Mr. Hankin agreed but it is shown on the plans. He said there is no issue with the two-family expansion. Mr. Hankin said he does not like the proposed garage.

Mr. Millonzi said he would like to have shelter for two cars and he wants to contribute to the value of the neighborhood. He said he is really caught off guard by the comments.

Mr. Rembold suggested that perhaps the Board could provide some guidance.

Mr. Musgrove said perhaps a different pitch to the roof.

Mr. Hankin asked if it could be made to look more like a carriage barn.

Mr. Clark said there are some financial constraints.

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Ms. Nelson said some carriage barns have a roof that is practically flat.

Mr. Millonzi said he would like to have a minimal structure.

Mr. Hankin noted there would be two trees removed to make room for the garage.

Mrs. Millonzi said the gardens, behind the garage, will be beautiful in an effort to fulfill the Conservation Commission's requirements.

Mr. Millonzi remarked that we want to fit in. We would like to keep the garage structure similar to the building that is there.

Mr. Hankin said the addition on the house has virtually no impact on the street.

Ms. Schroeder said that a shed roof might be appropriate for the site. She suggested a slant down from left to right, at a pitch that matches the roof of the porch.

Mr. Clark said the garage roof is steeper than the porch roof.

Ms. Schroeder suggested that a green roof might be considered.

Mr. Rembold asked what the siding on the garage would be.

Mr. Clark said it would match the barn.

Mr. Culleton commented that the concerns of the Conservation Commission are pushing the garage out to the road. This was confirmed by the applicant.

Mr. Millonzi said we are willing to make as minimal a building as possible.

Mr. Rembold said absent any concrete recommendation of this Board a recommendation to the Selectmen that the garage be in character with the neighborhood could be considered.

Mrs. Millonzi said there are ways to make it charming.

Mr. Culleton said it would come down to the materials used.

Mr. Hankin felt the curb cut should not be increased. The proposed parking spaces can still be used without increasing the curb cut.

Mr. Downing said he thinks it is manageable.

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The design of the garage was left to the applicants and their architect to consider, having been made aware of the Planning Board's concerns.

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

TOWN PLANNER'S REPORT:

Mr. Rembold said he expects to have a special permit application for 410 Park Street Housatonic submitted soon. He asked if there were any chance of having a second meeting in December?

The Board consensus was not to hold a second meeting in December.

Mr. Rembold said anything that is submitted would be put on the agenda for January.

Mr. Rembold reported that the Board of Selectmen would be holding a public hearing on Tuesday to revise the sign bylaw.

Mr. Rembold said the BRPC 5th Thursday is on November 29. The topic is Open Space Residential Design. He passed out the information to the Board members.

Mr. Hankin said he had attended a class given by Don Dubendorf on subdivisions. He said it was very interesting. There was a lot of good information about what we do. He encouraged everyone to read the handouts he had brought back from the seminar.

Mr. Rembold reminded Mr. Hankin that the Planning Board budget for next year is due December 1, 2012.

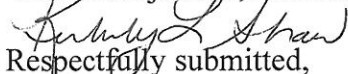
Mr. Rembold told the Board there would be a meeting on sustainable energy on December 19, 2012.

There was a brief discussion of zoning amendments for the Annual Town Meeting. Ms. Nelson said she would like to address commercial composting in the bylaw.

Mr. Dohoney said he is not compelled to have anything to present at the ATM.

Mr. Rembold said the Master Plan will be presented at the May Annual Town Meeting.

Without objection, Mr. Hankin adjourned the meeting at 8:30 P.M.


Respectfully submitted,
Kimberly L. Shaw
Planning Board Secretary