

PLANNING BOARD

DATE: Wednesday, February 19, 2014
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting (Rescheduled from February 13, 2014)
PRESENT: Jonathan Hankin, Chairman; Ethan Culleton
Malcolm Fick, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00. He elevated Mr. Fick to a voting member for a quorum.

FORM A'S:

There were no Form A's presented.

MINUTES: JANUARY 9, 2014

Mr. Culleton made a motion to approve the minutes of January 9, 2014 as amended, Mr. Fick seconded, all in favor.

SITE PLAN REVIEW: 11 Crissey Road

Mike Bissaillon, Owner of Cross Fit Great Barrington explained that he was seeking Site Plan approval for the change of use of 11 Crissey Road. He intends to construct a demising wall in order to separate out a portion of the former Verizon building and use the area for his fitness studio business.

Mr. Hankin said the concrete blocks Verizon used to stack poles on in the parking lot have been removed. Mr. Bissaillon said yes and the loading dock has also been removed. He said there are 50 or more parking spaces. In addition, there are parking spaces on the eastern side of the fence, owned by this property, that are shared with Berkshire South.

Mr. Hankin asked how big his classes were.

Mr. Bissaillon said 20 or 25.

Mr. Hankin asked if there were any outside changes like lights.

Mr. Bissaillon said no.

There was no further discussion.

Mr. Culleton made a motion to approve Site Plan Review, Mr. Fick seconded, all in favor.

SITE PLAN REVIEW: 325 STOCKBRIDGE ROAD

The applicant was not present. This item was not discussed.

SPECIAL PERMIT RECOMMENDATION TO ZBA: 14 LAKE AVENUE

Attorney Dennis Downing was present on behalf of applicants John and Sue Corcoran. The application is for a proposed addition that is within the front setback by about 2.9 feet, but is setback further than the existing building. It is designed that way in order to give more function to the first floor layout and access between rooms. The applicants seek to downsize and for health reasons need to be able to have first floor living arrangements.

Mr. Hankin noted the abutting properties are closer to the street than this proposal and there is a generous side yard, even with the addition. The proposed improvement does not seem to be detrimental to the neighborhood.

Mr. Culleton made a motion to send a positive recommendation to ZBA, Mr. Fick seconded, all in favor.

KALLISTE HILL ROAD PETITION:

Attorney Richard Dohoney was present on behalf of the Kalliste Hill Lot Owners Trust. Trustees Vijay Mahida and Alan Price were also present.

Mr. Dohoney noted the Trust wishes to have the Town accept the portion of Kalliste Hill Road and all of Omega Rd, which are now owned by the Trust, as public ways. For Town Meeting to vote to accept them as public ways, the Selectboard must vote to lay out the ways in order to set the metes and bounds. Before the Selectboard can do that, a Planning Board review and recommendation is required. He noted it is an approved subdivision and all covenants have been released.

Mr. Fick asked if there was any stipulation that these roads always be private roads.

Mr. Dohoney said no there is no such condition. Mr. Dohoney said Joe Sokul, DPW superintendent, had overseen core samples and has issued a memo requiring the Trust to pave the roads with a 1-inch asphalt overlay prior to the Town accepting the roads.

Mr. Fick made a motion to send a positive recommendation to the Board of Selectmen with conditions that the DPW specified improvements be accomplished prior to acceptance as a Town road, Mr. Culleton seconded, all in favor.

PLANNER'S REPORT:

Mr. Rembold said the Community Development Block Grant application was submitted last week requesting \$1 million for a Housing Rehabilitation Program for low and moderate income families in Great Barrington and Sheffield and also funds for engineering of storm water improvements in Housatonic on Front Street near the mills.

Mr. Rembold said the Town received a District Local Technical Assistance award from BRPC to conduct research and provide technical assistance for activities the Town can implement to support or provide affordable housing. This project will start in March. Mr. Rembold will keep the Board informed.

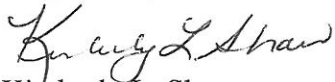
OTHER BUSINESS:

Mr. Hankin asked when the Board could begin review and discussion of potential zoning changes for Housatonic village.

Mr. Rembold suggested at the last meeting in March.

Without objection Mr. Hankin adjourned at 7:48 PM.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

Chris Rembold
Town Planner

MATERIALS PRESENTED OR DISTRIBUTED:

Town Planner's memo dated February 10, 2014

Site Plan application 11 Crissey Road

Site Plan application 325 & 389 Stockbridge Road

Special Permit application 14 Lake Avenue

Kalliste Hill Road petition for acceptance as a public way

BRPC grant of DLTA assistance for housing-related planning

