

PLANNING BOARD

DATE: February 25, 2016
TIME: 7:00 P.M.
FOR: Regular Meeting
PLACE: Large Meeting Room
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Brandee Nelson;
Malcolm Fick
Jeremy Higa, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 7:00 P.M.

FORM A'S

Michael Parsons from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Philip and Janice Timpane for two lots located on the east side of North Plain Road. Lot 1 contains 0.466 acres of land, Lot 2 contains 0.286 acres of land.

Mr. Musgrove made a motion to approve the plan, Ms. Nelson seconded, all in favor.

MINUTES: FEBRUARY 11, 2016

Ms. Nelson made a motion to approve the minutes of February 11, 2016 as amended, Mr. Musgrove seconded, all in favor.

SPECIAL PERMIT & SITE PLAN REVIEW: 117 STATE ROAD

Engineer Matthew Puntin, from SK Design Group, was present with applicant Luke Germain to discuss the special permit before the Selectboard for a mixed use development at 117 State Road, a special permit before the Zoning Board of Appeals for a change of use to a pre-existing non-conforming structure at 117 State Road and a Site Plan Review application before the Planning Board.

Mr. Puntin said the project proposes 16 parking spaces. The bylaw requires that 14 spaces be provided. Mr. Puntin said there will be 4 parking spaces dedicated to the residential use with the remaining 12 spaces for the commercial use.

Mr. Puntin said there will be office space and storage in the barn no retail space. He said the barn will have at total of 2800 square feet of useable floor space. It is expected that there will be 10 employees. The business owns 4 vans that will parked at the site each night.

Mr. Puntin went over the layout of the parking. He said there will be 8 new spaces created on the west side of the house.

Ms. Nelson asked about the coming and going of vehicles on the site.

Mr. Germain said the 4 vans will be parked on site overnight leaving in the morning at approximately the same time that 3 or more employees will arrive for work. He said he does not

know what the residential schedule would be. Mr. Germain said he wants as much parking on the site as possible.

Ms. Nelson said we encourage a minimal amount of parking.

Mr. Puntin said Mr. Germain would like more parking but because the property abuts the Housatonic River there are constraints on where the parking can be located. He said the Conservation Commission has reviewed the application and signed off on it.

Mr. Puntin said one change from the original submission is we will be using pervious pavement or pervious pavers in the parking lot to mitigate the runoff. Water will percolate through the pervious surface.

Ms. Nelson said that is a great option but it does require maintenance.

Mr. Hankin asked why parallel parking along the east side of the property was not proposed.

Mr. Puntin said it is too tight on that side of the building to have parking. It would interfere with the residential parking.

Mr. Hankin said he would prefer if the proposed new diagonal parking on the west side of the property were oriented the other way.

Ms. Fowle asked if clockwise circulation had been proposed rather than counter clockwise entering from the east driveway.

Mr. Puntin said the proposed circulation works best.

Ms. Fowle said she would like the parking to be reconsidered. There is a "hook" piece of land on the northwest corner. Maybe that could be taken out to reduce some of the parking and minimize the impervious surface.

Mr. Puntin said there is very little room to shift spaces around. He said there was a lot of time spent on parking.

Mr. Musgrove said he thought spaces could be added on the east side in order to reduce spaces on the west side.

Discussion shifted from parking to landscaping. Mr. Puntin said there are currently trees and bushes on the property. The landscaping would be added to with a fence and low shrubs on the south side of the west driveway. This will help to shield the view of the parking. He said there will be a free standing sign in front of the building

Ms. Nelson made a motion to send a positive recommendation to the ZBA for the change of use to a pre-existing non-conforming structure, Mr. Musgrove seconded, all in favor.

There was further discussion of the parking. Mr. Rembold said the Board can encourage another parking configuration but he recommended allowing the applicant to figure it out.

Mr. Nelson said the property has restrictions with the river zone on the north side of the property. She said pervious surface is proposed they can stripe the parking differently to get the maximum amount for their parking. It seems silly to make them come back with a reconfigured parking plan.

Mr. Germain said he would like to get in before summer. He said he would appreciate being allowed to figure the parking as it best suits the property.

Mr. Musgrove said he agrees with Ms. Nelson.

There was discussion of pavers for the parking.

Mr. Germain said he likes the idea of grass pavers with a wheel stop.

Mr. Hankin asked if there would be additional run off from the pavers.

Mr. Puntin said not when they are installed properly.

Ms. Nelson agreed with Mr. Puntin.

Mr. Hankin said that he agreed the east driveway, because of its width and the visibility it provides for the commercial structure, should be the principal entrance.

Mr. Musgrove read through Site Plan Review.

Mr. Puntin said there will be a low level landscaped bed on the south corner with a picket fence with shrubs around it. He said there will be freestanding sign in front of the house and a wall mounted sign on the house.

Mr. Musgrove said any lighting on the signs and property must be downward directed and shielded.

Mr. Puntin said there will be no lighting on the wall mounted sign.

Mr. Germain said he would want gooseneck lighting on the free standing sign.

Ms. Fowle expressed concerns about the handicap parking space interfering with the loading space.

Mr. Puntin said the location of the handicap space would not interfere with the loading space.

Mr. Musgrove made a motion to approve Site Plan Review with the conditions that the landscape screening of the new parking area would be no less than that shown on the application.

The lighting of the signs would be down lighting. There will be no light spillage onto adjacent property. It would be desirable to have the lights turn off during the night. All lighting will comply with the dark sky ordinance.

The handicap parking space will not interfere with the loading area.

Ms. Fowle seconded, all in favor.

Mr. Musgrove made a motion to send a favorable recommendation to the Selectboard for a mixed use development, Ms. Fowle seconded, all in favor.

TOWN PLANNER'S REPORT:

There was no report.

BOARD & COMMITTEE UPDATES:

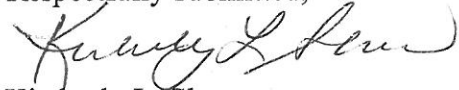
There were no updates.

CITIZEN'S SPEAK TIME:

No one spoke.

Having concluded their business, Mr. Hankin adjourned the meeting without objection at 8:24 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary

Materials for the meeting:

--Memo from the Town Planner dated February 22, 2016. Memo included the Special Permit application and Site Plan Review application for 117 State Road