

PLANNING BOARD MINUTES

DATE: April 25, 2013
TIME: 6:00 P.M.
FOR: Regular Meeting
PLACE: Fire Station
PRESENT: Jonathan Hankin, Chairman; Suzanne Fowle; Jack Musgrove; Ethan Culleton
Brandee Nelson, Associate Member
Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 6:04 P.M. Ms. Nelson had not yet arrived.

FORM A'S:

There were no Form A's presented.

MINUTES: APRIL 11, 2013

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

PLANNER'S REPORT:

Mr. Rembold said he and Mr. Hankin had attended a BRPC meeting where locations for passenger rail stations were discussed. He said they have an 18 month scope in which to locate potential parcels for recommendation. There are environmental issues and location issues such as the need for at least 400 feet of straight track and ideally there would be no less than 10 miles between stations. They will have another meeting when they have gathered information.

OPEN SPACE AND RECREATION PLAN:

Mr. Rembold said the Town is required to have an Open Space and Recreation Plan to qualify for state funding. The existing plan has been rewritten and updated to meet state requirements. A draft of the plan was circulated to the Board. He asked that the Board make a formal comment by May 20th.

TOWN MEETING ITEMS:

Mr. Rembold said there are 33 articles on the Town Meeting warrant. He said #16 deals with establishing a committee for the Community Preservation Act that was accepted by the Town. Article 25 was submitted by the Selectmen requesting an RFP for a potential wireless tower at the transfer station. Article 26 deals with the less restrictive language for the Design Advisory Committee membership and Article 27 has to do with the adoption of the Mullen Rule.

OTHER ISSUES AND CONCERNS:

The Board briefly discussed the zoning cap for hotel rooms. Currently there is a 45 room cap in the B-2 zone and a 35 room cap in the B-2-A zone. There is a trend toward hospitality and tourist hotels and it may be an area of consideration for specific areas such as the Housatonic Mills, Searles Castle, Searles School, or Butternut Basin for example.

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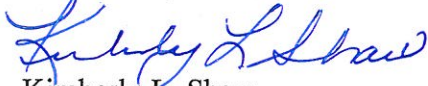
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Mr. Hankin said the Planning Board needs latitude to waive requirements. The bylaw could be amended to allow for more latitude and flexibility.

Mr. Hankin said this will be an on going agenda item with focus on smaller sites and more infill.

Without objection Mr. Hankin adjourned the meeting at 7:08 P.M.

Respectfully submitted,



Kimberly-L. Shaw

Planning Board Secretary