

PLANNING BOARD

DATE: May 25, 2017
TIME: 7:00 P.M.
PLACE: Large Meeting Room
FOR: Regular Meeting
PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa
Chris Rembold, Town Planner

Ms. Nelson called the meeting to order at 7:00 P.M.

FORM A'S:

Jack Magnati from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Ernest and Jeri Drucker and Paul and Leslie Chesloff for a parcel of land located on the west side of Knob Lane. Parcel A contains 7,943 square feet and is not to be considered a separate building lot. The parcel is intended to be conveyed to the Chesloff's.

Mr. Hankin made a motion to endorse the plan, Mr. Fick seconded, all in favor.

MINUTES: MAY 11, 2017

Mr. Hankin made a motion to approve the minutes of May 11, 2017 as amended, Mr. Fick seconded, all in favor.

COMPLETE STREETS:

Mr. Rembold said Complete Streets is a way of incorporating a roadway for all users when designing streets. The Town will consider adopting a policy that would make the Town eligible for funding. It will be up to the Selectboard to adopt a Complete Streets policy. The Planning Board is not required to do anything. The policy will include standard language and will go to the Selectboard in June.

Mr. Rembold said the State can give a town money to develop a plan. Then, when adopted, grants could be available. The State's goal is to accommodate all users of all ages, pedestrians, bikers, motorists, etc. He said it is possible that money could be obtained to work on Lake Mansfield Road. Grant money could be obtained for any road that needs to be redesigned.

Mr. Rembold said the Master Plan addresses Complete Roads. He said he wanted to bring the Board up to date on where the process is.

Mr. Hankin had attended the meeting that addressed Complete Streets. He said he was not sure about how germane it would be for our small town with narrow roads.

Mr. Rembold said the State has made some changes including not requiring roads to be made wider. The goal is to try to implement as many features as possible. There is nothing mandatory in order to obtain funding.

Mr. Higa asked if the funding would be available for off road bike and walking paths.

Mr. Rembold said it could be. He said if only some standards can be met funding could be available.

Mr. Higa asked Mr. Rembold where the Town is able to restripe the Main Street, specifically he wondered if the bike lane could be modified or eliminated.

Mr. Rembold said no modifications of that nature can be made.

Mr. Higa said the bike lanes are a danger as they are too close to the parked cars.

TOWN PLANNER'S REPORT:

Mr. Rembold said CPA money will be used for the initial studies for Lake Mansfield Road. He said base line engineering will be done to identify the substructure and how to address the drainage and Knob Hill storm water improvements. The south end of Lake Mansfield near the boat launch is part of the 604B program of Clear Water Act.

Mr. Rembold said the concept plan addresses collecting and treating the water before it gets to the lake. Now we are going for funding to implement the plan that will cost \$350,000.

Ms. Nelson said there is a large treatment system in the road that takes out tons of sediment at the base of Knob Hill near the boat launch.

Mr. Rembold requested that the Board send a letter of support to the DEP.

Mr. Fick made a motion to endorse a letter of support, Mr. Higa seconded, all in favor.

HOUSING CONFERENCE RECAP:

Mr. Rembold said he hoped the Board members found the conference interesting. Ms. Nelson, Mr. Hankin and Mr. Higa attended the conference held in Lenox.

Ms. Nelson said she attended a discussion of procurement. She said it was very dense material that didn't apply to Planning Board work.

Mr. Rembold said there were many workshop discussions trying to solve the affordable housing issues in the area. He said if there were any useful sessions please let him know for future planning.

Ms. Nelson thanked Mr. Rembold for the time and energy he put into helping to plan the conference.

The Board agreed.

Mr. Hankin suggested a couple of people who might be good to talk to the Affordable Housing Trust would be Ed May our Building Inspector who could address triggers for sprinkler requirements for example and someone from the Berkshire Land Trust.

Mr. Rembold said that is a good suggestion. He said updating the housing study regarding incomes and ages is something to look into.

Mr. Higa said it would be interesting to know how many non-residents work in Town.

Mr. Rembold said fair housing requirements are a big topic.

OTHER BOARD & COMMITTEE UPDATES, ISSUES & CONCERNS:

There were no updates or concerns.

Ms. Nelson asked Mr. Rembold if he had any information on the status of the church project on Main Street.

Mr. Rembold said no.

Selectman Ed Abrahams said the builder's goal is to have the project completed in the fall of 2018. The project has begun to move forward.

Ms. Nelson asked Mr. Rembold if he had any information on the status of the Searles project.

Mr. Rembold said it is an active project.

Ms. Nelson asked if a building permit has been granted.

Mr. Rembold said no.

Ms. Nelson said it might be worth considering a feedback process, nothing onerous, for projects that have a lengthy building process.

Mr. Abrahams said maybe it could be part of the final approval.

Mr. Rembold said he could provide updates based on information on the permits.

Mr. Rembold said the Board can anticipate Site Plan Review for the airport at their next meeting scheduled for June 8.

Ms. Nelson said she has a work conflict and will not be able to attend. Mr. Fick will act as Chair.

Mr. Rembold said there will be discussion of the Site Plan Review as well as a special permit for the work in the Water Quality Protection District. He asked if the Board wanted to conduct a site visit.

The Board scheduled a site visit for June 8 at 6 P.M.

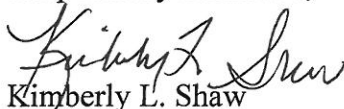
Mr. Rembold said McDonald's will also be on the agenda for Site Plan Review for alterations to an existing structure. They will also have a special permit application to revise a previous permit issued in 1998 for a fast food restaurant. They don't intend any changes to the site only to modify the aesthetic design of the exterior. The Board did not feel a site visit was necessary.

CITIZEN'S SPEAK TIME:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 7:50 P.M.

Respectfully submitted,



Kimberly L. Shaw
Planning Board Secretary