

PLANNING BOARD

DATE: September 27, 2012

TIME: 6:00 P.M.

PLACE: Housatonic Community Center

FOR: Regular Meeting

PRESENT: Jonathan Hankin, Chairman; Jack Musgrove; Ethan Culleton;
Richard Dohoney

ALSO PRESENT: Chris Rembold, Town Planner

Mr. Hankin called the meeting to order at 6:00 P.M. Mr. Dohoney had not yet arrived.

FORM A'S:

There were no Form A's presented.

MINUTES: SEPTEMBER 12, 2012

Mr. Musgrove made a motion to approve the minutes of September 12, 2012 as amended, Mr. Culleton seconded, all in favor.

REVISED SITE PLAN REVIEW: CUMBERLAND FARMS

Attorney Susan Smith was present with plans revised according to the vote taken by the Selectmen. Mr. Hankin stated the Planning Board already approved the site plan review.

Ms. Smith said this was a procedural question at the Selectmen's meeting. She said the Selectmen wanted the Planning Board to look at the revised plans as they are not what you signed off on for the site plan review.

Ms. Smith said the revisions include a six foot stockade fence on the boundary at the south end of the parking lot and a 3 foot sidewalk along the south end of the parking lot that would wrap around the front. Ms. Smith showed where the previously approved street tree would be located and said it would be a Tulip Tree.

Mr. Hankin said there are no wheel stops in the parking lot so the bumpers of the cars would go over the sidewalk.

Ms. Smith said wheel stops could go in.

Mr. Hankin said another option might be to make the sidewalk wider or move it back a couple of feet.

Mr. Musgrove made a motion based on the revised plans dated September 13, 2012 and stamped September 27, 2012, that the Site Plan review of the revised plans has been considered and the applicant has the option of putting in wheel stops, pushing the sidewalk back two feet or making the sidewalk wider by two feet, Mr. Culleton seconded, all in favor.

Mr. Dohoney arrived.

HOUSATONIC VILLAGE ZONING PRESENTATION BY BRPC:

Mackenzie Greer was present for continued discussion of the Housatonic Village Study. Ms. Greer did a power point of the residential analysis and the recommendation for modifying the B-2 zone. The power point information dated September 27, 2012 is on file.

Mr. Hankin asked who owned the old railroad tracks in Housatonic.

Mr. Rembold said Massachusetts Electric.

Mr. Musgrove asked why some of the parcels were not colored in.

Ms. Greer said those lots are exempt from the study for some reason such as they are tax exempt land such as the church land or it is commercial land.

Ms. Greer suggested there be less regulation on two-family homes. It would be beneficial to permit them or allow in an easier manner than special permit. She said multi-family dwellings such as a three-family house are another way to diversify housing opportunities. She suggested that three-family houses should be treated more leniently than houses with 4-8 units.

Mr. Hankin said there are building code issues that come into play with any multi-family house. He asked if Housatonic should have its own zones.

Ms. Greer said she would defer to the Board. She said she would recommend keeping the traditional zoning. If the zoning were changed she suggested a two-step process with a modification to the zone then an overlay district.

Mr. Hankin asked Ms. Greer if she had looked at the B-3 zone.

Ms. Greer said just a little. She advised the Board that any zoning implications should be looked at in relation to the school.

Mr. Musgrove said it might be helpful to know the size of a typical lot in the B-2 zone. He asked if the B-2 zone would be a good zone to work with.

Ms. Greer said it might be a little restrictive, especially if you want to encourage mixed use.

Mr. Musgrove asked if it would be possible to have one zone for the entire village with an overlay district about the size of the B-2 zone.

Ms. Greer said there are significant differences in development of the village. She said she would have concerns about grouping everything together.

Mr. Hankin said the character changes radically as soon as you go up the hill where it becomes residential. He said he is not sure why several lots on Hart street are included in the B-2 zone.

Ms. Greer said there are a number of approaches. The Board needs to take the time to think about how to approach any changes that might be considered.

Mr. Hankin said it would be helpful to have either model bylaws or adopted bylaws to work with for areas similar to Housatonic. They must be out there he said.

Ms. Greer said she would look into it.

Ms. Greer said there are models available they would have to be tailored to fit Housatonic.

Ms. Greer asked Mr. Rembold for his sense of the B-2 boundary.

Mr. Rembold said it captures most of what could go on in the village. It probably shouldn't go all the way west up Hart Street. He said it could extend further up Depot Street toward Main.

Ms. Greer asked how much discussion will there be specific to Housatonic during the Master Plan meeting.

Mr. Rembold said there will be discussion of the Village and possible changes but ultimately it will be pushed back to the Planning Board.

Ms. Greer said she would start looking at funding opportunities that might fit Housatonic and the implementation of recommendations that come from this study.

The Board thanked Ms. Greer for her hard work, it has been very helpful.

PLANNER'S REPORT:

Mr. Rembold said BRPC will hold their annual meeting on October 18. He said anyone who plans to attend needs to decide so the payment can be submitted tomorrow.


Mr. Rembold said BRPC will hold two training sessions one on October 4 and another on November 1. Mr. Rembold asked the Board to let him know if anyone will be attending.

Mr. Rembold said there will be a meeting on October 17 at the Mason Library regarding New England Log Homes.

Mr. Rembold said the Board has a special permit for a sign that requires a public hearing. The applicant is not available for the first and only meeting in November. The Board decided to hold the public hearing at their second meeting in October, the 25th.

Without objection, Mr. Hankin adjourned the meeting at 7:30 P.M.

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary

Reference Material:

Power Point: Housatonic Village Study September 27, 2012

Village of Housatonic Town of Great Barrington Modifications to the B-2 District
September 27, 2012

Village of Housatonic Town of Great Barrington Detailed Residential Analysis
September 27, 2012

Received: