

DESIGN ADVISORY COMMITTEE
TOWN OF GREAT BARRINGTON
TOWN HALL
334 MAIN STREET GREAT BARRINGTON

WEDNESDAY, JULY 11, 2018
5:00 P.M.

PRESENT: **PEDRO PACHANO CHAIR**
STEVE DIETEMANN
JONATHAN HANKIN
GAETAN LaCHANCE

ED MAY, STAFF LIASON

I. CALL TO ORDER

Mr. Pachano called the meeting to order at 5:02 P.M.

II. MINUTES: JUNE 14, 2018

MOTION: Mr. Hankin to approve the minutes of June 14, 2018

SECOND: Mr. LaChance

VOTE: All in favor

III. PERMIT FOR REVIEW: 47 RAILROAD STREET

Michael Valenti was present to discuss a roof fence to screen HVAC units. He said a steel platform will be put on the roof to support the units. A 5 foot fence would be built around the units to screen them from the street. He said the units would be placed from front to back on the roof.

Mr. LaChance said the fence would look better if it weren't so close to the front

Mr. Valenti said he could try to push it back from the front edge. He said the roof pitches to the back. He said he will have to keep the platform level and he will keep the smallest unit in the front to mitigate the view.

Mr. May said there needs to be a 3 foot clearance for the switches.

Mr. Valenti said yes he would maintain that clearance.

MOTION: Mr. Dietemann to approve the HVAC screening.
SECOND: Mr. Hankin
DISCUSSION: The Committee recommended that the units be pushed back as far as possible.
VOTE: All in favor

PERMIT FOR REVIEW: 198 MAIN STREET

At the request of the Town Manager, conveyed by Mr. May, the Committee discussed a redesign of the “Flying Church” at 198 Main Street.

Mr. May said there has been a change made to the north side of the front roof.

Selectboard member Ed Abrahams was present. He said the Selectboard would like to know the Committee’s opinion of the redesign. The developer may also be interested in the Committee’s opinion.

Mr. Pachano asked the Committee if there was any comment on the aesthetic change. He said the changes appear inconsequential to the overall design.

Mr. Hankin said, with the new roof configuration, there is a risk to pedestrians using the lower level door. The developer may want to install snow bars.

Mr. Dietemann said it is aesthetically complicated.

Mr. Pachano asked if the aesthetic change would require a revised special permit.

Mr. Hankin said that would be a decision for the Selectboard.

Mr. Pachano asked whether the project should be built the way it was presented during the special permit process.

Mr. Dietemann said a schematic design presented for a special permit may go through changes for the building permit and also during construction. The question would be whether the changes that have been made are substantially different from the special permit or building permit plans.

Mr. May said the walls of the building have not been changed. He does not feel the change is substantially different.

Mr. Dietemann said the cost of construction documents is too much money for an applicant to present for special permit review. When the permit is approved the building plans are prepared.

The Committee asked if the building meets the height regulations.

Mr. May said it does meet the height requirements.

The Committee agreed to send a comment to the Selectboard that the redesign is an overly complicated solution and to comment to the developer that there is the potential for significant danger to the public from snow over the new doorway therefore that should be addressed.

DISCUSSION OF RAILROAD STREET DESIGN:

Town Planner Chris Rembold was present for further discussion of the Railroad Street street light designs. The existing light poles will be replaced with black decorative lights. The Committee discussed the types of lights at the last meeting.

The Committee briefly discussed the options and agreed that the street lights should match what exists on Elm Street.

MOTION: Mr. LaChance that the Railroad Street street lights be consistent with the existing street lights on Elm Street and the alley way.

SECOND: Mr. Dietemann

VOTE: All in favor.

The Committee discussed the need to fill the two vacancies on the Committee created by the departure of members Stephan Green and Lisa Landry. The bylaw provides guidance as to the positions for the Committee which include an architect, a design professional, a member of the Planning Board, a member of the Historic District Committee and three citizens at large. The Committee is of the opinion that the makeup includes the professionals therefore it would be easier to fill the vacancies with citizens at large.

It was agreed that a letter would be sent to the Selectboard asking for them to agree to the relabeling of the Committee with Mr. Pachano as architect and Mr. Dietemann as the design professional. Mr. Hankin is the Planning Board representative, Mr. Mercer is the Historic District representative and Mr. LaChance is a citizen at large. The Committee will ask the Selectboard to advertise for two citizens at large.

IV. CITIZEN'S SPEAK TIME:

No one spoke

V. ADJOURN:

Mr. Pachano adjourned without objection at 6:04 P.M.

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Secretary

