

PLANNING BOARD

DATE: June 27, 2019

TIME: 7:00 P.M.

PLACE: Large Meeting Room

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Pedro Pachano
Chris Rembold, Town Planner

GREAT BARRINGTON

JUL 12 2019 AM 10:3

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

FORM A'S:

Michael Parsons was present from Kelly, Granger, Parsons and Associates on behalf of the Community Development Corporation with a Form A plan for 100 Bridge Street. The plan creates 4 parcels. Lot 1 contains 0.752 acres of land. Lot 2 contains 2.212 acres of land. Lot 3 contains 2.114 acres of land. Lot 4 contains 2.957 acres of land. Mr. Parsons said the lots meet zoning minimums.

Mr. Hankin made a motion to approve the plan as submitted, Mr. Fick seconded, all in favor.

MINUTES: JUNE 13, 2019

Mr. Hankin made a motion to approve the minutes of June 13, 2019 as amended, Mr. Fick seconded, all in favor.

SPECIAL PERMIT: 57 VANDEUSENVILLE ROAD

Attorney Lori Robbins was present with applicant Richard Atwood owner of A&A Memorials to discuss a change of use at 57 VanDeusenville Road.

Ms. Robbins said the property is in the R-2 zone and was previously operated as a quarry. There is a welding operation on the property. Mr. Atwood purchased the property to operate his business that includes taking pieces of granite and converting it into something else. Mr. Atwood will operate his business out of the existing buildings. There will be no expansion or additional construction.

Mr. Hankin asked if it is a land locked parcel.

Ms. Robbins said yes.

Mr. Pachano asked if the welding business will remain.

Ms. Robbins said yes.

Mr. Pachano asked how the materials will be delivered to the site.

Mr. Atwood said very little work is done at the shop. He said most of the work is done at the cemetery. Currently deliveries are made to Finnerty Funeral home on South Street. He said that is an arrangement that has been in place. He said there is a little bit of sandblasting/engraving that would be done at the shop.

Mr. Hankin asked if the sandblasting will be noisy.

Mr. Atwood said it won't be any louder than the welding.

Mr. Pachano asked if stone will be stored at the site.

Mr. Atwood said there will be some, not a lot.

Ms. Nelson asked if there is no Site Plan Review because there are no changes to the site.

Mr. Rembold said there is no change to the site and no real change in use.

Ms. Nelson said there is just a change in material.

Mr. Rembold said the ZBA will look to see if there is a substantial change.

Ms. Nelson asked Mr. Atwood how many employees he has.

Mr. Atwood said he has two employees and himself.

Mr. Pachano said there are 20 parking spaces.

Mr. Atwood said there are more than enough parking spaces.

Ms. Nelson asked if people will be going to the site to view products.

Mr. Atwood said 99% of the work is done at the cemetery.

Mr. Fick said the current use has more impacts. This use clearly is not more detrimental than the welding operation.

Mr. Hankin said or the quarry.

Mr. Fick made a motion to send a positive recommendation to the ZBA, Mr. Hankin seconded, all in favor.

SPECIAL PERMIT: 100 BRIDGE STREET

Engineer, Bryan Balicki, from Sage Engineering & Contracting Inc. was present on behalf of Tim Geller and the Community Development Corporation.

Mr. Balicki said Phase 1 of the project is the remediation of the contaminated soil. The Form A plan approved earlier this evening is a part of the Phase 1 plan. Berms will be created on two of the lots. The berms will contain the contaminated soil.

Mr. Balicki said Phase 2 will be the construction of the Bentley apartments. He said Phase 3 may be the construction of the age restricted housing. To date there has been no permitting for this Phase.

Mr. Balicki said the overall plan has been revised and approved with comments by the DEP and the Conservation Commission. He said there will be a raised berm along Bentley Avenue and along the property line with the Waste Water Treatment Plant. He said there will be compensatory storage along the west side of the property as well as a detention basin at the south west end of the property. There will be a walkway along the river with a raised bridge to get to the development across the compensatory storage area.

Mr. Hankin said that the CDC received a significant amount of money for the waterfront.

Mr. Balicki said the riverbank will receive extensive planting.

Mr. Hankin asked if there will be rip rap on the bank.

Mr. Balicki said no, the area is flat so it is mowable and sustainable. The berms (3 to 1 slopes) will be planted with wild flowers and mowed 1-2 times a year as will the compensatory storage area. The bank along the river will be given back to grow naturally.

Mr. Hankin commented that he would prefer to have the parking within the site and the building defining the street wall along Bridge Street.

Ms. Nelson said this is a challenging site. She said right now we have to deal with what is before us.

Mr. Pachano asked about the flood plain special permit.

Mr. Rembold said a special permit is required for towns that participate in flood plain insurance programs. There has to be some regulation. He said there can be no additional fill in the flood plain and the oversight seeks to keep obstacles out of the out of the river channel or flood way.

Mr. Balicki said we are not allowed to build more degraded areas within the 200 foot setback from the river. He said we have significantly reduced the compensatory storage. We have to have balance for every cubic yard everywhere that soil is removed. He said the flood plain has been pushed closer to the river.

Mr. Rembold said the Conservation Commission has seen the plan for their jurisdiction of the flood plan.

Mr. Hankin asked if the current flood plain area can be shown.

Mr. Rembold said most of the property is in the flood plain.

Mr. Balicki said he has held the flood plain to what was shown on the originally created flood plain maps. He said the compensatory storage has been put back near the river. The impervious surface has been reduced over the previous existing condition.

Mr. Hankin asked about the berms.

Mr. Balicki the berms will have a geo fabric in them that will not be impervious. He said the berms are part of the fill in certain areas of the site.

Ms. Nelson asked the Board is making recommendations for both items.

Mr. Rembold said yes. He said the recommendation for the Water Quality Protection District has to take into consideration if the amount of water reaching the aquifer will remain the same.

Mr. Balicki went through the drainage on the site which includes gutters on the roofs of the buildings that will drain into infiltration chambers discharging into the compensatory storage then into the detention basin. The plan exceeds the standard for water recharge and meets the DEP standards for solids removal.

Mr. Balicki said all buildings and infrastructure near the river will be removed and the river bank will be returned to green space.

Mr. Hankin asked if there are any assurances that there will be no infiltration into the aquifer.

Mr. Balicki said there are a lot of assurances. The CDC has financial assurance to maintain the plan for life. The capped berms will be a permanent solution. The soil will remain on site as there is no place to take it off site therefore it will be permanently capped.

Mr. Hankin asked if there will be a lot of dust created during the remediation.

Mr. Balicki said there will be dust monitors on the perimeters of the project. Water will be used as well as a chemical in the water to keep the dust under control.

Mr. Hankin said the contaminates went into the ground 18-20 inches.

Mr. Balicki said the top two feet of soil will be removed creating the berms which will be capped. Clean top soil will then be brought in. Not as much clean fill has to be brought in.

Mr. Hankin said the area will be lower than what exists.

Mr. Balicki said this project is a balancing act throughout the property. The land will go up and down in different areas of the site.

Ms. Nelson said this is a process. She said she doesn't have a problem making a positive recommendation. She said this is a tough site.

Mr. Pachano said he would support a motion for a positive recommendation is Ms. Nelson is making one.

Ms. Nelson made a motion to send a positive recommendation to the Selectboard for both special permits, WQPOD and the work in the flood plain, Mr. Pachano seconded.

Mr. Hankin said he has concerns about the plan as presented. He said the recommendation should be based on the understanding that the north area footprint and the impervious area shown is a conceptual design not an actual design.

The Board agreed to make Mr. Hankin's comment into a condition as part of the positive recommendation.

All in favor.

TOWN PLANNER'S REPORT:

Mr. Rembold said at the next meeting the Board will make a recommendation to the ZBA on a special permit for an addition to a pre-existing non-conforming structure.

Mr. Rembold suggested the Board look at their Rules and Regulations to review how the Board operates. Site Plan Review is not part of State law but the process is outlined in the Rules and Regulations. There was discussion at the Annual Town Meeting regarding abutter notices for SPR applications. He suggested considering that question.

Ms. Nelson said she would like a policy regarding when and how submissions are submitted.

Mr. Rembold said the discussion can begin at an upcoming meeting, possibly the next meeting.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Mr. Hankin said he would like a continuous agenda item to deal with zoning amendments.

Mr. Rembold said he would work with the Chair on every agenda.

Ms. Nelson said she is not inclined to include that on every agenda.

Mr. Hankin said he would like the ability to discuss.

Ms. Nelson said she would prefer to think about it on a case by case basis.

Mr. Pachano said he sent out two bylaws from Nantucket and Mill Valley, CA via e-mail that attempt to deal with producing more housing.

Mr. Pachano said solar was discussed on the last addition of "It's Not That Simple". He said a study was received from UMass students with a model bylaw. He said he would like the Board to read through it. He said he didn't think all of the suggestions apply but there are items that are worth considering for updating our bylaw.

CITIZEN'S SPEAK TIME:

Michelle Loubert commented on the special permit recommendation for 57 VanDeusenville Road. She said because she was not allowed to comment during the discussion she would make her comment now. She said Roger Trucking operates out of that site. She said there is a lot of truck traffic in and out during the week.

Ms. Loubert said during the joint meeting with the Selectboard there were comments about getting more citizen involvement. She said the citizens need to know they will be allowed to make comments.

Ms. Loubert was advised to attend the public hearing to make her comments on the special permit.

Ms. Loubert said she liked the discussion with the Selectboard.

Having concluded their business, Ms. Nelson adjourned without objection at 8:09 PM.

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary

TOWN CLERK

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