

**TOWN OF GREAT BARRINGTON
PLANNING BOARD**

DATE: December 20, 2019
TIME: 2:00 PM
PLACE: Large Meeting Room
FOR: Special Meeting
PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa;
Pedro Pachano
Chris Rembold, Assistant Town Manager

Ms. Nelson called the meeting to order at 2:00 PM.

ZONING AMENDMENTS WORKSHOP

Ms. Nelson and Mr. Rembold reviewed the items the Board had already discussed, at its October 24 meeting. These include amendments to the DAC, accessory dwelling units and movable tiny houses, B-district uses, and adding a footnote for maximum lot coverage.

Rembold asked the Board to consider adding contractor's and landscaper's yards by special permit in larger residential districts. He said he suspects there are a number of these already existing, and it might be an opportunity both to allow and control potentially impactful uses. The Board asked Rembold to develop an amendment that considers impacts including visual, noise, truck traffic, and nuisances.

The Board discussed taking up a retail marijuana moratorium currently under discussion at the Selectboard and decided to take no action at this time.

The Board discussed the mixed-use amendment that was in article 21 but was not approved by the AG. There was consensus that of the two amendments proposed to section 8.4, the Board may only move the second one forward this year. That is the amendment dealing with the amount of nonresidential space included. The first amendment that dealt with lot area per dwelling unit, would not be taken up. Both Hankin and Pachano expressed concern that such a requirement would most likely increase the size of dwelling units as opposed to possibly providing more, smaller units that were more affordable.

Hankin noted that the entry in the Table of Use Regulations for swimming pools includes language about fencing which is more than required by the Building Code. He said there is no reason for zoning to have this language. The Board agreed this should be simplified so it does not conflict with Building Code.

The Board discussed adding language to the Water Quality Protection District to make it clear that Section 9.2.11 imposes more restrictive standards than 9.2.12.

The Board discussed the Table of Uses Regulations with regards to residential uses. Hankin sent an email today which the Board has not yet seen, so discussion on this topic will resume January 13.

The Board discussed Hankin's proposed amendments to the PURD bylaw. All agreed that it is in good form to proceed with a few minor edits:

Purpose 8.5.1.5 shall be struck.

Density 8.5.4.2, there shall be no arbitrary maximum number of dwelling units (60) as a PURD requires a special permit.

8.5.4.4 table of minimum land area per zoning district shall be amended to include all new zones where PURDs are now allowed.

8.5.5.1, parking requirements shall be 1 ½ space per dwelling unit subject to an allowed reduction by the SPGA.

8.5.5.5 Strike: "nearer than 20 feet to any roadway within the development or 10 feet to any parking area and shall not".

Property line setbacks for current zoning districts allowing PURDs shall be added.

At the last meeting, Pachano provided the Board with possible amendments including a Mixed Use Housing zone along Route 7 and Maple Avenue, and also a town-wide Housing incentive zone. The latter would provide allowances for taller buildings in certain areas, for example, if the buildings included affordable housing, child care, or other community benefits. The Board discussed both briefly and will take them up again January 13. Both amendments may take more than a year to think through.

The Board discussed uses on Maple Avenue, west of the railroad tracks and north of Newsboy to West Avenue. Fick said there are a few commercial uses in this area including the Shoppers Guide, dentist office, nursing home, and spa. Rembold said this area is currently zoned residential, R1A. The Board discussed possibly extending the MXD zone to this area. It will be discussed again on January 13.

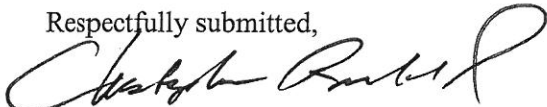
CITIZEN'S SPEAK:

Barbara Matz from Mahaiwe Street encouraged the Board to take up the mixed use amendment that was part of Article 21 and that Town Meeting approved last time.

ADJOURN:

Having concluded their business, Ms. Nelson adjourned the meeting at 3:45 PM.

Respectfully submitted,



Christopher Rembold