

PLANNING BOARD

DATE: February 27, 2020

TIME: 6:00 P.M.

PLACE: Large Meeting Room

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jeremy Higa; Pedro Pachano

Jonathan Hankin via phone

Garfield Reed, Associate Member

Chris Rembold, Assistant Town Manager/Director of Planning & Community Development

Ms. Nelson read the MGL 7c sec. 20(f) regarding the notification to the Chair by anyone recording the meeting. Ms. Loubert indicated she would be recording.

Ms. Nelson called the meeting to order at 6:00 P.M. Mr. Higa had not yet arrived.

FORM A's:

There were no Form A's presented.

MINUTES: FEBRUARY 13, 2020

Mr. Fick made a motion to approve the minutes as amended, Mr. Pachano seconded. Roll call vote: Mr. Pachano, aye; Mr. Fick, aye; Mr. Hankin, aye; Ms. Nelson aye. Approved 4-0

SITE PLAN REVIEW: 700 MAIN STREET

Trevor Smith, Market Leader for Tesla, was present to discuss the SPR application for the installation of 8 level 3 electronic charging stations in the Big Y parking lot at 700 Main Street. Mr. Smith said Tesla likes to position charging stations along major corridors. He said it takes 20-25 minutes for a charge that will provide about a 200 mile range..

Mr. Smith said we like to have the charging stations in a host shopping center so people have a place to shop or grab food while the vehicle is charging. The cars have a touch screen that people are able to see where the charging stations along their route.

Ms. Nelson asked if the posts are a single charge point.

Mr. Smith said yes each post charges one car. He said there are two electric cabinets. There is one cabinet for every 4 posts. He explained that the electricity is metered to Tesla. The transformers are mounted on a concrete pad. He said this charging station will be similar to the

set up in Lee but it is more state of the art so it will be a faster charge. The Great Barrington location will be version 3.

Mr. Fick asked if there will be screening.

Mr. Smith said there will be landscaping in the plan. He said landscaping is done site by site to make sure the vegetation works for the property owner.

Mr. Hankin asked if the charging stations are only for Tesla.

Mr. Smith the charging stations are proprietary to Tesla. He said they are expensive to install and operate. He said the stations are 100% funded by Tesla. He said we are looking in this area to provide more options.

Mr. Hankin asked how long it takes to fully charge a vehicle.

Mr. Smith said it takes 20-25 minutes for a half charge and 40-60 minutes for a full charge. He said temperature can slow down the charging time.

Mr. Reed asked how many electric cars are in Great Barrington. He asked if there is a study to show the number.

Mr. Smith said there are no specific numbers. He said the charging stations facilitate travel. He said there are over 1,000 cars that travel through Great Barrington.

Mr. Reed asked what will happen if people park in the spots but don't charge.

Mr. Smith said we have worked with Big Y to have the spaces dedicated for vehicles that are charging. He said it is our risk.

Ms. Nelson asked Mr. Reed if he was concerned about parking being taken out of use at Big Y.

Mr. Reed said yes but what will happen when people park there and not use the charging station. He asked if anyone will manage the spots.

Ms. Nelson said she just wanted clarification of Mr. Reed's concerns.

Mr. Smith said there haven't been issues with other locations. He said there is usually flexibility. He said the site host will monitor the spaces as well. He said there will be customer

education when necessary. Mr. Smith said if the spaces are all being used and people have to wait that supports the reason we are adding another location. He said there has been a lot of congestion in Lee.

Ms. Nelson asked what the relationship is with the site host for management and observation.

Mr. Smith said people can't be excluded from using the spaces. He said it is possible we could go to the Town to request that the spaces be dedicated for the specific use.

Mr. Fick asked how other places enforce the Tesla parking.

Mr. Smith said the parking is enforced through education and signage. He said there haven't been any issues at other locations in a couple of years. He said public awareness has increased. The installation of additional signs has taken care of any issues that may have existed.

Mr. Nelson asked if the parking spaces would be painted differently or have extra lighting.

Mr. Smith said we have some spaces that are cross hatched but the paint fades after a while. He said signs work the best.

Mr. Fick asked if signs are proposed.

Mr. Smith said they are in the plan but we would prefer to not post. He said sometimes people will park in a posted area out of spite.

Ms. Nelson asked about lighting.

Mr. Smith said pole lights are proposed. They would be the same height as what currently exists.

Ms. Nelson said the pole lights will be 20 feet in height.

Mr. Smith said that sounds right.

Ms. Nelson asked if the stations are illuminated.

Mr. Smith said the top of the sign shows that it is live. If the light is out the post might be down. He said just the top is lit.

Ms. Nelson asked about the equipment that is proposed to be added.

Mr. Smith said the cabinets will be added in front of the curb.

Mr. Hankin asked about snow removal.

Mr. Smith said the snow removal would be part of Big Y's maintenance.

Ms. Nelson asked if it part of the lease agreement.

Mr. Smith said yes.

Mr. Pachano asked about screening the cabinets and replanting what is removed for their installation.

Mr. Smith said we are willing to add additional landscaping.

Mr. Rembold said he thought the landscaping was part of the plan.

Ms. Nelson said she didn't see it.

Mr. Pachano asked for a list of plants that will be used.

Mr. Smith said ok.

Ms. Nelson asked if the plant list use for Big Y's special permit had been provided with this application.

Mr. Rembold said not it wasn't provided or compared.

Ms. Nelson we don't want invasive species used. She said it would be best to maintain consistency.

Mr. Smith said he would happy to ensure that the plans align.

Mr. Rembold said there is a Town wide list of plantings. The list might have different plants from what was used at the time of Big Y's process.

Ms. Nelson asked that SPR criteria be run through to make sure we have everything.

Mr. Fick read the SPR criteria.

Mr. Pachano said one tree will be removed. He asked if it will be replaced.

Ms. Nelson asked that it be made clear what will be removed and replaced.

Ms. Nelson asked if it is necessary to revisit the special permit for Big Y.

Mr. Rembold said when the proposal came in the special permit was reviewed. He said as long as remaining spaces remain parking spaces there isn't an issue.

The Board requested that there not be any landscaping that would block the site lines. Mr. Smith said he will be cognizant of that.

Ms. Nelson asked that the landscape plan be submitted along with a view of the area from the street. She said a street photo would be helpful.

Mr. Pachano asked about light glare from the light posts.

Mr. Smith said the attempt was to be consistent with what exists. He said the light poles could be lower.

Mr. Hankin suggested having a photo metric plan submitted to see how much light would be at the property line.

Ms. Nelson asked that the color temperature of the lights be in the 3,000k range. She said 5,000k is too bright. She said she does not see a cut sheet for the lights.

Mr. Higa asked if it would be possible to request having the lights dim after hours.

Mr. Rembold said it has been done on other projects.

Mr. Higa said the lights in that parking lot are very bright.

Mr. Rembold said the lights at the charging station may need to be lit until at least midnight.

Mr. Hankin said the lights at the charging station could be motion activated or dimmed.

Mr. Higa asked about snow removal around the units.

Mr. Smith said there won't be any hand shoveling or digging. The spaces will be plowed.

Mr. Higa asked if the SPR triggers tree planting.

Mr. Rembold said trees were already planted as part of the special permit process. He said that zoning is the control,

Ms. Nelson asked if a tree is removed should it be replaces with the additional plantings.

Mr. Pachano said only a portion of the landscaping will be disturbed. He asked if there should be a decommissioning agreement.

Mr. Smith said that agreement has been made with the property owner

Mr. Fick asked if that could be shared with us.

Mr. Smith said there isn't a specific clause it is part of the overall agreement. The agreement is confidential. He said he would look into it. He said it is a sensitive document that we would prefer to not have out in public.

Mr. Higa asked if there could be a statement.

Mr. Fick said we would like some assurance for the Town that the units would be removed if they become obsolete.

Mr. Smith said ok.

Mr. Hankin said it sounds as if the Planning Board is be difficult. He said he would like to commend Tesla for bringing \$500,000 of equipment into Town. He thanked Mr. Smith as said the process can be completed at the next meeting.

Mr. Smith said he will make sure he has everything. He thanked the Board for their thoroughness.

SITE PLAN REVIEW: 11 SCHOOL STREET

Mr. Rembold said the applicant has request continuance of the SPR to the March 26 meeting.

TOWN PLANNER'S REPORT:

Mr. Rembold said the next meeting on March 12th will have the public hearing for the zoning proposals for the Annual Town Meeting. He said it will be a very long night. He suggested setting a third meeting for March. There were too many scheduling conflicts so a third meeting was not scheduled.

Mr. Rembold said the Board could start their meeting on March 26 earlier.

Ms. Nelson asked if someone will propose the citizen petitions at the public hearing.

Mr. Rembold said he would get ahold of one of the petitioners to present.

Mr. Hankin suggested limiting comments to 3 minutes.

Ms. Nelson said she will try to keep everything moving along.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Mr. Higa said he is the alternate for the Economic Development Committee. He said he is having trouble attending the meetings when required.

Mr. Rembold said they don't have a regular meeting schedule.

Mr. Fick said he is the member representative. He said it is difficult to attend the meetings.

Mr. Reed said there is a meeting coming up for the Great Barrington Affordable Housing Trust. He said the last meeting went well. The next meeting will be with residents of Housatonic regarding the development of the Alden property.

Ms. Nelson asked if the GBAHT is spearheading outreach to the community. She said she would look into it.

Mr. Pachano said BRPC is wants to have a housing discussion. They would like a "think tank" meeting to discuss housing.

Mr. Rembold said a lot of communities are dealing with the demands for affordable housing.

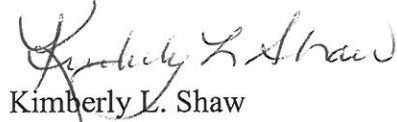
Mr. Pachano said BRPC would like to have a fund for rehab grants specific to Berkshire County. The goal is to cut through all of the paperwork it takes to get grants from the State.

CITIZEN'S SPEAK:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 7:04 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kimberly L. Shaw".

Kimberly L. Shaw

Planning Board Secretary