

PLANNING BOARD

DATE: June 11, 2020

TIME: 6:00 P.M.

PLACE: Zoom Remote/Phone

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa;
Pedro Pachano
Garfield Reed, Associate Member
Chris Rembold, Assistant Town Manager/Director of Planning & Development

Ms. Nelson read the agenda about the meeting being held via Zoom and by phone. She said the meeting is being recorded.

Ms. Nelson called the meeting to order. She called for a roll call of those present:
Mr. Hankin, Mr. Fick, Mr. Higa, Mr. Pachano, Mr. Reed, Ms. Nelson all present.

FORM A's:

Mr. Pachano recused himself from the Form A discussion.

Michael Parsons from Kelly, Granger, Parsons and Associates, was not present to discuss Form A application for Bradley and Lisa Danyluk for two parcels of land at 24 Lake Avenue. Lot 1 contains 0.230 acres of land. Lot 2 contains 0.231 acres of land.

Ms. Nelson said one parcel has a house on it with a shed. The lots meet the zoning minimums for the R-1-A zone.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Higa, aye; Ms. Nelson aye; all in favor.

Mr. Hankin asked if there is a second Form A.

Mr. Rembold said it wasn't ready so it will be passed over.

MINUTES: MAY 28, 2020

Mr. Hankin made a motion to approve the minutes of May 28, 2020 as amended, Mr. Fick seconded.

Roll call vote: Mr. Pachano, aye; Mr. Hankin, aye; Mr. Fick, aye; Mr. Higa, aye; Ms. Nelson aye; all in favor.

SITE PLAN REVIEW: 438-446 MONTEREY ROAD:

Attorney Nick Arienti, engineer Matthew Puntin, applicants Jeffrey Dufour and Tim Besch were present to continue discussion of the SPR for a medically supervised substance abuse detoxification facility at 438-446 Monterey Road.

Mr. Rembold said a letter addressing all of the questions from the previous meeting was sent out to the Board members for their review.

Mr. Rembold said the applicant is seeking deviation from the parking requirements. He said the Planning Board will need to make a finding on the request.

Ms. Nelson said the letter addresses the outstanding items. She asked if there were additional questions from the Board.

Mr. Hankin said the plan does not specify the type of shrubs that will be used to screen the parking lot.

Mr. Puntin said he did not work on the landscaping but he would expect that a type of arborvitae will be used.

Mr. Arienti said a specific species was not provided but whatever is used will be in compliance with the requirements. He said whatever is dense enough and high enough to meet the requirements will be used.

Mr. Pachano said to make sure the plant list is used to make sure the plant is a native species. He suggested selecting an American arborvitae.

Mr. Arienti said we will comply.

Ms. Nelson suggested a condition for an evergreen hedge a minimum of 8 feet in height at the time of planting consistent with the guidelines.

Ms. Nelson asked about the dumpster. She said she doesn't see an enclosure.

Mr. Arienti said the applicant will do whatever is required. He said the intent is to be as sensitive as possible to the existing area to lessen the impacts from all sides. He said the preference is to screen the dumpster but if the Board wants a type of structure we will build it.

Ms. Nelson said a stockade fence is an option.

Mr. Arienti said the septic system is on the east side of the dumpster area. He said we would prefer to plant in that area.

Mr. Puntin said there are two sides that are pavement and two sides that are lawn. He said the pavement would have to be dug up to plant. The stockade fence might be easier.

Ms. Nelson said the fence seems fine. The intent is to screen from Monterey Road.

Mr. Pachano said he doesn't want to put a condition on to plant.

Mr. Hankin said it appears that there is an 8 foot drop in that area.

Mr. Puntin said the dumpster would be on pavement in a flat area. He said the grade is in the parking lot area.

Ms. Nelson said the stockade fence is fine.

Ms. Nelson said she doesn't see anything about the site lighting. She said lighting needs to be full cut off and downward facing. She said the existing lighting doesn't seem to meet that requirement. She said we would want that lighting modified to meet the requirements.

Mr. Fick read the SPR requirements.

Mr. Hankin asked if there will be lighting in the parking area.

Mr. Arienti said there is no additional lighting proposed. He said the lights on the building will be adequate. He said lighting can be put in if required.

Mr. Hankin said the lighting would be for safety purposes. He said the parking should not be lit from the building.

Ms. Nelson agreed. She said the lighting on the building needs to be downward directed. She said it is up to the applicant to decide if the parking should be lit. She suggested low path lighting.

Mr. Arienti said pathway lighting would be a solution.

Mr. Hankin said bollard lighting would work.

Mr. Arienti the low lighting could be a good transition to the walkway from the parking lot. He said it wouldn't be a problem to put it in..

Mr. Hankin said there will be shift changes that will occur after dark. It is just a suggestion.

The discussion shifted to the septic system. Mr. Puntin said the septic system is on site. He said there is an underground water tank for the sprinkler system. He said the propane tanks are underground.

Ms. Nelson said the conditions that have been discussed include screening with evergreens for the parking lot in the front, screening of the dumpster, replace the existing building mounted lights with full cut off downward facing lights and bollard lights for the pathway.

Mr. Hankin added that if it is determined that additional lighting is necessary for the parking lot the applicant will come back.

Mr. Hankin made a motion to approve SPR with conditions, Mr. Fick seconded.

Roll call vote: Mr. Pachano, aye; Mr. Hankin, aye; Mr. Fick, aye; Mr. Higa, aye; Ms. Nelson aye; all in favor.

Mr. Rembold suggested a motion that with respect to the applicant's request to deviate from the parking requirements prohibiting parking in the front yard setback and within 10 feet of any sideline, the Planning Board finds this to be appropriate since both the building and parking are existing and there will be appropriate screening and low level illumination of the parking areas.

Mr. Hankin made a motion to accept the applicant's request as stated by Mr. Rembold, Mr. Pachano seconded.

Roll call vote: Mr. Pachano, aye; Mr. Hankin, aye; Mr. Fick, aye; Mr. Higa, aye; Ms. Nelson aye; all in favor.

SITE PLAN REVIEW: 141 WEST AVENUE

Domenick Villano and Sandi Watters were present to discuss their voluntary SPR for 141 West Avenue.

Mr. Villano said there is a grant from the Department of Children and Families to operate a family resource center. He said the intent is to purchase the former Shopper's Guide building at 141 West Avenue. There would be no exterior changes to the building with the exception of a

ramp on the rear of the building and a new rear entrance. He said the goal is to keep as much of the site conditions as they currently exist. He said the building will get a new roof and siding.

Ms. Watters said the Family Resource Center is a State wide resource center. This location would have 7 staff working 9:00-5:00 Monday thru Friday. Once a month, the center will be open on Saturday from 10:00 to 12:00 to work with families who need support and connections to family and parent support programs and groups.

Mr. Hankin asked if the center will work with Macony Pediatrics located across the street.

Ms. Watters said it is a coincidence that Macony is across the street. She said the center will connect with them. The center is oriented to work with families and children who are between the ages of 0-18 years. She said it is a very positive environment. She said there has been a lot of positive feedback from the new center in Amherst.

Mr. Pachano asked how long the grant is for.

Ms. Watters said the grant is for 5 years with a 5 year extension. She said we feel good about the funding continuing after the first 5 years.

Ms. Watters said there is also a center in North Adams and Pittsfield.

Ms. Nelson said the train track is very close to the property. She asked if there will be an outdoor play area.

Mr. Villano said this center is being based off of the one in Amherst so everything will be inside for now. He said we could come back if that changes in the future.

Mr. Reed asked if the center will deal with troubled kids. He asked if the center will be associated with the Brien Center.

Ms. Watters said the center will have trained support staff who deal with families with troubled kids. She said the center does have a connection with the Brien Center. We are familiar with working with kids and de-escalating situations.

Mr. Reed agreed with Ms. Nelson that the site is very close to the railroad tracks.

Ms. Watters said it rare for us to see people in a crisis situation referred to the center.

Mr. Reed asked if the center is equipped to handle and restrain someone in a crisis situation.

Ms. Watters said we have clinicians who are trained to deal with a crisis. She said we do not restrain anyone.

Mr. Reed asked if the police are aware of the center going into this location.

Ms. Watters said no but that is a good idea to make that connection.

There were no additional questions from the Board. Ms. Nelson said the Board would run through SPR criteria.

Mr. Rembold agreed. He said waivers should be granted for strict requirements such as traffic evaluations.

Ms. Nelson said there are no site changes to the existing building.

Mr. Fick asked if there would be any exterior lighting.

Mr. Villano said there are no changes to the exterior lighting.

Ms. Nelson said she thinks any lighting is low key and there is street lighting.

Mr. Pachano asked if there will be a dumpster on site.

Mr. Villano said there is a shed to keep the garbage in.

Mr. Hankin asked if the parking lot is paved.

Mr. Villano said yes.

Mr. Hankin suggested striping it.

Mr. Villano said it will be striped.

Mr. Reed said it doesn't look like there can be 13 parking spaces.

Mr. Villano said there are 13 spaces.

The Board concluded their review.

Mr. Hankin made a motion to approve SPR, Mr. Fick seconded.

Roll call vote: Mr. Pachano, aye; Mr. Hankin, aye; Mr. Fick, aye; Mr. Higa, aye; Ms. Nelson aye; all in favor.

Mr. Rembold thanked Mr. Villano for a very complete application.

Mr. Villano thanked Mr. Rembold for his responsiveness. He said it is very refreshing.

TOWN PLANNER'S REPORT:

Mr. Rembold said the Annual Town Meeting will be held on Monday June 22. He said the final warrant will include the Citizen's petitions on the advice of Town Counsel. The Selectboard will take action on those articles. He said the Selectboard will refer the petitions back to the Planning Board. He said if they pass over it could be construed that no action is being taken.

Mr. Rembold said the Planning Board won't have to have another public hearing. He said it is a simple procedure that he wanted the Board aware of the procedure. The Board is not required to make any motions.

Ms. Nelson asked who refer it back to us.

Mr. Rembold said probably a member of the Selectboard.

Mr. Rembold said the Citizen petitions and the Planning Board's zoning articles will be taken up at a special town meeting on a date to be determined.

Mr. Rembold said he hoped everyone has completed the census. Everyone said they had.

Mr. Rembold said only 50% of the people have completed their census. He said he sent out an e-mail and asked the Board members to forward the information to encourage people to take it. He said it is very important for the Town's long term planning.

Mr. Reed suggested that Mr. Rembold might put a public service announcement on WSBS radio.

Mr. Rembold said that is a good idea.

Mr. Rembold said the Economic Development Committee has a member of the Planning Board. He said Mr. Fick is the current member and Mr. Higa is the alternate. He said there have been

conflicts so they have not been able to attend as frequently. He said it is important that the Planning Board have a regular member attending as often as possible. He asked that the Board vote in a new member and alternate.

Mr. Higa said he is not able to commit to the Committee.

Mr. Fick said he has conflicts but he would be willing to be the alternate.

Mr. Rembold said the meetings are on the second Tuesday of each month at 6:00 P.M.

Ms. Nelson asked if anyone else could make the commitment.

Mr. Pachano said he is stretched thin with his commitments.

Mr. Hankin said no.

Ms. Nelson said she is feeling stretched too. She said Tim Newman is the Chair of the Committee. She said many people want to move here. She said it is important for someone to be on the Committee.

Mr. Reed said the Newsletter said the Committee would like someone who is non-white faced.

Mr. Newman was present on Zoom. He said there is one open position. He said we need Planning Board representation. He said we would like to have an African American or Latino on the Committee.

Mr. Rembold said he is not able to be a member. He said the Planning Board is a specific seat that he hopes someone can represent the Board. He said he would try to carry the Board and report back.

Ms. Nelson said she would try to work it in.

Mr. Fick suggested he and Ms. Nelson talk and revisit it at the next meeting.

Mr. Newman said the next meeting will be held on July 14.

Mr. Rembold said there will be a special permit at the next meeting for a new sign. The Planning Board is the granting authority and said there should be 5 members present.

Ms. Nelson asked if a site visit and SPR will be necessary.

Mr. Rembold said yes. He said the location is on the corner of North Plain Road and VanDeusenville Road. He said there are no other applications at this time.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Michael Parsons was present on Zoom. He asked what happened with the Form A.

Ms. Nelson said it was approved.

Mr. Parsons thanked the Board and apologized for missing the start of the meeting.

Mr. Pachano said there hasn't been any conversation about parking in Town for a few weeks. He said he talked to Selectboard member Leigh Davis to work with him on a parking strategy plan.

Mr. Pachano asked Chair to start a committee of two to work on a parking plan.

Ms. Nelson said it is preliminary.

Mr. Hankin said committees are ponderous.

Mr. Rembold suggested that people can volunteer to work on a subject without having a committee.

Ms. Nelson asked if the Selectboard would be working on a plan for short term relief for restaurants in Town to be able to have outdoor dining.

Mr. Rembold said it is being discussed.

Ms. Nelson said she is advocating for a Town of GB app.

Mr. Newman said he had appeared before a committee suggesting an app for the Town. He said he was advocating for a designer to design a town wide identification scheme that would signal visitor about attractions.

Ms. Nelson said that is beyond the Planning Board's purview. She said she supported Mr. Pachano's parking idea.

Mr. Fick said he is interested in Mr. Pachano's idea and suggested they talk.

Ms. Nelson said she would like the Town to have a lighting regulation. Currently there is no enforcement mechanism for the lighting conditions we put on approvals. She said she would like to have further discussions about this topic.

CITIZEN'S SPEAK:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 7:26 P.M.

Respectfully submitted,

Kimberly L. Shaw
Planning Board Secretary