

PLANNING BOARD

DATE: July 23, 2020

TIME: 6:00 P.M.

PLACE: Zoom virtual Meeting

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 called the meeting to order at 6:00 P.M. She called for roll call of the members present.

Mr. Hankin, present; Mr. Fick, present; Mr. Pachano, present; Mr. Reed, present; Ms. Nelson, present. Mr. Higa had not yet joined the meeting.

Others present for meeting include: Michael Parsons from Kelly Granger, Parsons and Associates; Matthew Puntin from SK Design Group; Jim Scalise from SK Design Group; Tab Heuer; Dennis Eagan; Joe Solan; Philip Morrison; Mike Gestwick; Ed Abrahams; Marc Fasteau; Anne Federicks; Holly Hamer; Marcia Stamell; Claudia Shapiro; Larrisa Yaple; Eileen Mooney.

Mr. Rembold read the opening statement from the agenda. Mr. Rembold said the meeting is being recorded.

FORM A's: 453 MONTEREY ROAD

Michael Parsons was present with a Form A application on behalf of NBT Bank for two parcels of land located on the south side of Monterey Road. Parcel 1 B contains 1.577 acres of land and is to be conveyed to an abutter. Parcel 1 A contains .900 acres of land. Neither parcel is to be considered a separate building lot.

Mr. Fick asked if there would be parking available for the business use at that site.

Mr. Parsons said yes, there will be an easement for the parking.

Ms. Nelson said there is a note at the top of the plan.

Mr. Parsons said the conveyance would create document that would run with the property.

Mr. Higa joined the meeting during the discussion.

Mr. Hankin made a motion to endorse the plan, Mr. Fick seconded.

Ms. Nelson was disconnected at 6:09 P.M. She rejoined at 6:10 P.M. just as Mr. Fick called for a roll call vote.

Mr. Higa, aye; Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Ms. Nelson, aye

165 MONUMENT VALLEY ROAD:

Mr. Parsons presented a Form A for Berkshire Natural Resources Council, Inc. for a parcel of land located on the west side of 165 Monument Valley Road. Lot 1 contains 15.605 acres of land. Mr. Parsons said the preservation of the parcel protects the ridge line on Blue Hill Road. The existing house on the property will remain with 500 feet of road frontage.

Mr. Hankin made a motion to endorse the plan, Mr. Fick seconded.

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

MINUTES: JULY 9, 2020

Mr. Pachano made a motion to approve the minutes as amended, Mr. Fick seconded.

Mr. Hankin said there was a motion made by Mr. Reed and another seconded by Mr. Reed for the appointments during Reorganization. He said it doesn't seem like an issue because the votes were unanimous but he thought it should be noted.

Mr. Rembold said Mr. Reed had not been elevated but he didn't think it was an issue. He said a revote could be made if the Board felt it was an issue. The Board didn't feel that there was an issue.

Roll call vote on the motion to approve the minutes: Mr. Higa, aye; Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Ms. Nelson, aye

BARD COLLEGE SITE PLAN REVIEW EXTENSION:

Ms. Nelson said the request is for a one year extension of the Site Plan Review. Construction has not started.

Mike Geswick and Phil Morrison were present from Bard College.

Mr. Geswick said there are no changes to the plan. He said the work hasn't started but the project will be pursued as originally approved.

Mr. Hankin made a motion to grant the extension, Mr. Pachano seconded.

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

SPECIAL PERMIT RECOMMENDATION & SPR: 70 EGREMONT PLAIN ROAD

Ms. Nelson said the special permit application and the Site Plan Review is for Berkshire Aviation located at 70 Egremont Plain Road. The applicant requests an aviation field in the R-4 zone. The SPR is for the construction of new hangars.

Ms. Nelson said the Planning Board will be reviewing the special permit application to make a recommendation to the Selectboard. She said this is not a public hearing but she will take under consideration the request of the neighbor's attorney to read a statement.

Mr. Hankin recused himself from the discussion as he is an abutter. He muted himself and turned off his video.

Engineer, Jim Scalise from SK Design Group was present.

Mr. Scalise shared his screen going through the application presented for the special permit. He said the project encompasses 91 acres of land. There are 3,000+ feet that run along the Green River. He said there are 1,970 feet along Seekonk Cross road and 1140 feet along Egremont Plain Road. He said the aviation field has been at this location for over 100 years. The use pre-dates zoning so there is no special permit for the use. He said the goal is to get a special permit for the aviation field use. With a special permit changes to the existing buildings and site would only require site plan review.

Mr. Scalise said it might be better to get the special permit before discussing SPR.

Ms. Nelson agreed but she said she would like to hear the presentation.

Mr. Scalise said he doesn't feel a traffic study is warranted. He said it is up to the Board to interpret the bylaw.

Mr. Scalise said the runway length determines the size and use of the planes. He said there is no intent to increase the length of the runway. He said in 2019 there were 51 aircraft on site. Yesterday, (July 22, 2020), there were 48 planes on site. He said the number fluctuates slightly. On average there are 50 planes at the airport. He said the airport is not a growing industry; he said it is stable but not growing.

Ms. Nelson asked for clarification of the hangar space. She said there is a waiting list of 25 users for prospective hangar space. She asked if those interested currently keep their planes at the airport or would they be new customers.

Mr. Scalise said he didn't know those details. He said he would need to check and get back to the Board.

Mr. Scalise said the aquifer has been protected by new undergrounds tanks that have been brought up to the latest code standards. He said the new hangars would house the planes. He said there wouldn't be any maintenance in the hangars. There won't be any chemicals stored in the hangars. The hangars are just for storage of the planes. He said the hangars would increase the impervious surface by 12.4%.

Mr. Scalise said the septic is adequate. The soil is sandy and is ideal for underground recharge.

Mr. Scalise said the project is in complete compliance with Massachusetts DEP policy. There will be an improvement in the ground water recharge. He said the project meets the dimensional requirements of the bylaws for the R-4 zone.

Mr. Scalise said there is some non-conformity of the existing buildings. He said there are no changes proposed for the existing buildings. He said screening with evergreens would be added behind the existing hangar and the fuel tanks.

Mr. Scalise said the existing trees will be maintained around the area of the proposed building to minimize visual impact.

Mr. Scalise said the traffic generated from the use would be less than 100 new trips per day. There would be a minimal increase.

Ms. Nelson said it would be helpful to have a description of the traffic pattern and how it will change.

Mr. Scalise said the primary entrance will be on Egremont Plain Road. He said the new hangars would have the potential of storing 33 aircraft. Pedestrians can't safely cross the airfield to get to the hangars so a new access driveway from Seekonk Cross Road is proposed. He said that during the peak hours half of the trips would be on Egremont Plain Road and the other half would be on Seekonk Cross Road. He said the traffic volumes are not a lot. Mass DOT considers 2000 added trips to be significant. The increase of 100 vehicle trips is not intense. Mr. Scalise said the projection for 2030 is an additional 11 aircraft that would result in 10 additional

cars on each road. He asked the Board to determine if the numbers are significant or detrimental.

Mr. Scalise read through the SPR criteria. He said the site is flat and bordered by the river. There will be no tree removal. He said there would be limited work on the site. He said there would be limited grading as the site is flat. He said the water percolates on the site before it can go too far.

Mr. Scalise said the airport uses unleaded fuel and is a low traffic airport.

Mr. Scalise said he feels the ground water is adequately protected. There won't be any floor drains in the new hangars.

Mr. Scalise said to improve vehicle safety there is a proposed new driveway entering from Seekonk Cross Road. The new driveway is intended to avoid conflicts with air traffic. He said the existing tie down area provides for 29 parking spaces.

Mr. Scalise said the pictures showing a depiction of the proposed hangars shows that there won't be any obstruction of views. The hangars will be tucked back along the tree line. The hangars will have a height measuring 16' 6". There will be landscaping along the front of the hangars.

Mr. Scalise said the lighting plan has been provided. He said lights will be installed on the eave edge of the buildings. He said the hangar lights will be on a separate frequency from the runway lights. He said the fixtures will be down cast. He said taxi ways in front of the hangars aren't anywhere near the property lines.

Mr. Scalise said there won't be any sewer need in the new hangars. He said there is adequate parking for both the terminal building and the new hangars.

Mr. Scalise said the new hangars would convert the tie down parking to hangar parking. He said ultimately that creates a better revenue stream without necessarily increasing the number of planes. He said there aren't any restrictions on the tie down parking spaces. The hangars will not increase the intensity of use. He said Pittsfield airport had to increase the length of their runway to increase use. He concluded his presentation and thanked the Board for listening.

Mr. Reed left the meeting at 6:56 P.M.

Ms. Nelson asked if there were questions or comments from the Board.

Mr. Pachano asked about fluids leaking from the air planes.

Mr. Scalise said that there is a high level of maintenance for planes. He said after a certain number of hours the engines are rebuilt. He said ultimately it is better to have the planes under cover. He said there is more control when the planes are in hangars. He said it would be an improvement.

Mr. Pachano said the planes would be less likely to leak fluids if they are in hangars.

Mr. Scalise said yes. He said it is much better. The rain washes a small amount of residual debris off of the planes. It is better to not have the planes rained on.

Mr. Fick said he doesn't have any specific questions. He said he hopes that the Board will be discussing the issues related to the special permit and not dealing with the SPR.

Ms. Nelson said the Selectboard will hold their public hearing on August 10. Our next meeting is on August 13. We try not to get ahead of the Selectboard. She said the applicant can get our comments on SPR before they return to discuss that application.

Mr. Fick asked if a traffic study is warranted for an additional 10 cars an hour on Seekonk Cross Road.

Ms. Nelson said she didn't think that increase would warrant a full traffic study but it might be helpful to know what the existing traffic is.

Mr. Rembold said in 2014 there 300 average daily trips on Seekonk Cross Road and 2400 on Egremont Plain Road.

Ms. Nelson asked that the percentage of change be provided for the SPR discussion. She said she would like to understand the construction of the hangars. She said there are no elevations. Ms. Nelson asked if the buildings will be pre-engineered metal buildings.

Mr. Scalise said yes. He said he would bring the information to the SPR discussion.

Ms. Nelson said she would like to see elevations of the long side so get a sense of the visual impact from Seekonk Cross Road.

Mr. Scalise said he would provide the elevations.

Ms. Nelson said it would be great to know where the photo was taken from on the Seekonk Cross Road side.

Mr. Scalise said he would provide the photos and location where the photo was taken. He said that is a wise thing to do.

Ms. Nelson said the lighting plan shows adjustable flood lights. She said that type of lighting is exactly what we don't want to see. She said she is concerned about the glare that we don't want to see. She said she is also concerned about the pole light at the east end of the site.

Mr. Scalise said he is trying to have the pole light shine at the hangar door. He said he can do an alternative pole light a little higher but with a full cut off light.

Ms. Nelson said that would be better. She said this should be a low light area.

Mr. Scalise said he liked the low light pole because it would be motion sensitive or it could be turned on with a radio. The light would illuminate a small area at a time not the entire area.

Ms. Nelson said it needs to be on the plan with some text.

Mr. Scalise said he provided the most adjustable light. He said it can be changed.

Mr. Higa asked if turned on with a radio would the light turn off automatically.

Mr. Scalise said yes. The light would go off automatically after 15 minutes.

Ms. Nelson asked if the project will be phased.

Mr. Scalise said yes. There is a master plan for the project. There are not enough aircraft to fill the hangars right now. He said the hangars are being priced out. He said the storm water system would be built at one time.

Ms. Nelson asked about cut and fill on the site.

Mr. Scalise said he hadn't provided any information for the cut and fill but he said he would. He said there would be limited cut and fill. There is a contour slope to the east.

Mr. Scalise said 85% of the aviation use is local.

Ms. Nelson asked if there are any other SPR questions. There were none. She asked Mr. Scalise to have the list put together when he comes back.

Ms. Nelson began discussion of the special permit criteria. She asked if the Board had any comments.

Mr. Fick said usually we go item by item. He said the existing airport is a benefit to the Town. He said he doesn't think anything impacts negatively any of the criteria for the special permit. He said he only sees a positive impact. He said in general he is in favor of a positive recommendation.

Mr. Pachano said he is satisfied with what has been proposed in the application.

Mr. Higa said the revenue will increase. He said the use is pre-existing non-conforming but the use will remain as it is. He said he thinks the biggest impact will be the additional traffic on Seekonk Cross Road. He said he is concerned about the lighting.

Ms. Nelson said she agrees with what has been stated. She said the SPR discussion will be under the Planning Board's purview. She said she would encourage the Selectboard to look at the issue of the neighborhood's character. She said the project is laid out well and it makes sense to put planes under cover.

Mr. Higa said if they get their special permit and return for SPR it would be good to make sure that gas is not thrown on the ground when pilots check the gas line for water.

Mr. Scalise said that is the way it was done 25 years ago. He said there could be a five gallon pail with speedy dry in the hangar.

Mr. Higa asked if the airport has a policy about the practice. He suggested policy and education should be encouraged. He said he would like to see something to address it at the SPR discussion.

Ms. Nelson asked about the floor in the hangars.

Mr. Scalise said the floors will be concrete with no floor drains.

Ms. Nelson asked if there would be curbing.

Mr. Scalise said he doesn't remember.

Ms. Nelson gave Mr. Heuer, attorney for the neighbors, the opportunity to make a statement.

Mr. Heuer requested that the Board recommend that the Selectboard's public hearing be continued until the application is fully compliant. He said the application lacks a lighting plan, elevations, waiver request of the traffic impact, all items that should have been part of the special permit application. Mr. Heuer said it is a disservice to the public that there are missing elements. Mr. Heuer said if the Board moves forward with the recommendation there are six elements that are of serious concern. The airport is privately owned and does not serve the community's needs. He said 85% of the use is local. He asked how local?

Mr. Heuer said there is a traffic flow issue with the hangar access. He said the character of the neighborhood is relevant. He referred to section 7.2 that specifically deals with air fields. He said the use is objectionable. If the Board makes a recommendation he asked that conditions be suggested. He asked to recommend denial of the special permit.

Ms. Nelson said the Board appreciates the comments from Mr. Heuer. She said she would rather see a fully functional airport than a non-functional airport. She said it is a long standing use.

Mr. Fick said the special permit would authorize the use of an existing use. He said he thinks a positive recommendation should be sent to the Selectboard with appropriate comments and conditions.

Mr. Pachano said the airport was in that location before the R-4 district was created. It could be argued that the homes could be objectionable to the airport.

Mr. Higa said the expansion is what seems objectionable not the existing use.

Ms. Nelson said the proposal is for development within the property and not one tree will be removed, when does that happen?

Mr. Pachano added that one derelict building will be removed.

Ms. Nelson said the applicant has taken steps to address impacts on the character of the neighborhood. She said the impacts are minimal given the long standing use.

Mr. Higa asked where planes are rebuilt. He said the Selectboard might consider that information.

Mr. Scalise said oil changes are done in the existing garage/hangar. The work is done in a concrete block room. There are no drains in the maintenance room floor. This is a very clean on going activity. He said there are 3 airports in Berkshire County. Each airport does a certain level of work.

Mr. Higa asked if there is enough room in the new hangars to do work.

Mr. Scalise said there won't be any maintenance in the hangars per Berkshire Aviation.

Mr. Pachano said a condition could be recommended to the Selectboard to require a procedural document for how to deal with hazardous materials.

Mr. Fick said there could also be a condition that the length of the runway can't be increased or anything else that would increase the types of planes without returning to the Selectboard.

Mr. Pachano said a policy statement for the special permit makes sense.

Ms. Nelson said we can ask for additional information on the capacity of growth of the operation and type of use.

Mr. Fick said the airport has provided information on how operations are conducted.

Ms. Nelson said at the public hearing someone from the airport should address the operations and hazardous uses on the site.

Mr. Scalise said we have operation requirements on the website.

Ms. Nelson said typical patterns of use such as the number of planes that land on week days vs. weekends.

Mr. Scalise said the level of use is based on the number of aircraft at the airport. He said the anticipated growth is 1% per year. We are currently below that percentage but it is a reasonable expectation.

Mr. Fick said the operational info should be a condition of the special permit. If there is a change to the runway the applicant would be required to return.

Mr. Higa said he doesn't want an increase in volume.

Mr. Pachano said he doesn't want the numbers on anything.

Mr. Fick made a motion to make a positive recommendation to the Selectboard. We recommend the Selectboard require documentation about the Airport's use and handling of hazardous materials, and in granting a special permit, consider limitations on the overall air traffic volume,

and limitations on the types of aircraft, so that expansion of operations and/or aircraft volume would require a review of the special permit. Mr. Pachano seconded.

Roll call vote: Mr. Higa, aye; Mr. Fick, aye; Mr. Pachano, aye; Ms. Nelson, aye

Mr. Scalise said he will do more work.

Mr. Rembold said the SPR discussion will be continued until at least the meeting of August 13 or perhaps the second meeting in August if that is ok with the applicant.

Mr. Scalise said yes.

SPECIAL PERMIT RECOMMENDATION & SPR: 760 & 770 MAIN STREET

Mr. Hankin rejoined the meeting. Mr. Higa recused himself from the discussion. He muted and turned off his video.

Matthew Puntin, engineer from SK Design Group, began the presentation. He said he represented Guido's Fresh Marketplace for the construction of a large scale commercial development in the B2. The project will expand the existing building doubling the building from 17,000 square feet to 35,000 square feet. He said the loading dock will be modified in the rear of the building and there will be a reconfiguration of the parking in the front. There will be islands added to the parking lot. He said there are 118 parking spaces required. The plan proposes 125 parking spaces.

Mr. Puntin said house at 770 Main Street will become office space for the business. He said there won't be any big changes to that building.

Mr. Puntin said there is an extensive storm water management system including 6 or 7 underground infiltration systems. He said there is an overgrown detention basin that will be brought back to life. A new water service will be added. He said he has discussed the new services that include the sewer system, with Sean VanDeusen, the Highway Superintendent. He said the discussions are ongoing.

Mr. Puntin said a Notice of Intent was filed with the Conservation Commission. He said there will probably be changes made.

Mr. Puntin said landscaping will be basic. He said there is no plan to change anything in the front island.

Mr. Puntin said the front elevation shows the expansion in the front. The footprint will expand in all directions.

Mr. Puntin discussed the lighting plan. He said there will be 22 foot pole lights. There will be wall packs on the rear of the building. He said lighting at 770 Main Street will be low artistic style lighting.

Mr. Puntin said the interior floor plan diagram is very busy. There are other members of the design team that can answer questions.

Ms. Nelson asked about the intended circulation for delivery vehicles, customer vehicles and pedestrian traffic.

Mr. Puntin said there is no change to the north entrance. There is a 24-25 drive aisle. Employee parking will be in the rear of the building. There will be at least 2 passage doors in the rear of the building.

Mr. Puntin said tractor trailer units will come in the main entrance travel around the building. The units will pull forward then back into one of either loading docks then exit to the left out of the south driveway.

Mr. Hankin said there is 14 feet of width at the north east corner. He said it is very narrow. He commented that a customer parking in the back would have to walk to the front of the building to enter.

Mr. Puntin said people park where they want to. He said there is adequate parking in the front so there is no reason for a customer to park in the back.

Ms. Nelson said some people park in the Big Y parking lot then walk over.

Mr. Puntin said that may be eliminated.

Matthew Massiero, co-owner of Guido's, said they haven't had any customers park in the back. The parking is handled in the front. He said the walkway between the Big Y parking lot and Guido's parking lot will remain. The patio area will be removed.

Mr. Fick asked if there is propane in the back.

Mr. Massiero said yes.

Mr. Hankin asked Mr. Massiero to compare this location to the Pittsfield location.

Mr. Massiero said the Pittsfield store is bigger by 5,000-6,000 square feet. He said this location is not as busy as the Pittsfield location.

Mr. Hankin asked about expanding the driveway on the north side of the building.

Mr. Puntin said there are some utilities on that side of the building. He said the 14 foot width is more than adequate. He added that it is extremely unlikely that customers will park in the back.

Mr. Massiero said there is a pole at the north east corner of the building that has to be taken down to move the service underground to the road. There is a 20 foot wide easement along the north side of the property. The easement is National Grid's and there are restrictions in that easement.

Mr. Hankin said he doesn't have any other concerns.

Mr. Pachano said the application shows 35,000 square feet of floor space with 3 loading spaces. He said the bylaw requires 2 loading spaces up to 20,000 square feet and another loading space for each additional 20,000 square feet. He questioned if the third loading space was required.

Mr. Fick said if the interpretation is right it should say 2 loading spaces would be required for 39,999 square feet.

Consultant for the project, Chuck Bomley, said we have 3 loading spaces.

Mr. Fick said we are suggesting you might not need the third space.

Mr. Rembold said he agreed with Mr. Pachano's interpretation but the Building Inspector is the only one with legal standing to interpret.

Mr. Pachano asked if the applicant wanted 3 loading spaces.

Mr. Massiero said we don't need 3 loading spaces. There is a smaller loading space for smaller vehicles. He said he likes what is proposed.

Mr. Fick said he doesn't have any other comments. He said he is interested in the traffic flow. He said he is happy to see the pathway remain to the Big Y parking lot.

Mr. Puntin said he will make sure it shows on the plan.

Mr. Hankin asked if there is still a requirement for a tent and lines when the project is finished, how will you deal with it.

Mr. Puntin said the construction process will be interesting and difficult. He said the plan is to stay open during construction. Shutting down is not an option.

Mr. Bomley said there will be a patio area and a weather protected walkway. He said queuing in the weather protected walkway would be the option for a line instead of the tent.

Mr. Puntin said hopefully when we are done in about a year it won't be a concern,

Ms. Nelson asked if there will be designated queuing for grocery pick up.

Mr. Massiero said a decision about that has not been made.

Ms. Nelson said there will be ADA parking and striping of 6 head in spaces.

Mr. Puntin said yes.

Ms. Nelson asked if there would be bollard lighting on the west side of the ADA parking.

Mr. Puntin said no. He said Mass AAB guidelines will be used instead of ADA guidelines. He said the intent is to get as close as possible for access. He said he hesitates to put in bollards.

Ms. Nelson said she is curious about how you will keep people from parking on the walkway.

Mr. Puntin said there might be changes as needed. We may put in raised bumps.

Mr. Hankin asked Mr. Massiero about increasing the parking in the back from 18 to 45.

Mr. Massiero said there will be new hires. He said he expects to hire at least 20 more people. A deli and bakery is being added. He said the expansion is quite substantial.

Mr. Hankin asked about staging.

Mr. Bomley said everything will be scheduled.

Ms. Nelson asked the Board what their thoughts were for a recommendation to the Selectboard. She said there are some issues pertaining to the layout. She said the Conservation Commission may change the circulation. She asked if the Board members thought the Selectboard should

look at a traffic study given the circulation of traffic in that area. She said the traffic can be complicated so it may warrant being looked at.

Mr. Puntin said the traffic study was prepared by Fuss & O'Neil. The study addresses more customers thus more traffic. The study concluded there wouldn't be any adverse impact.

Mr. Pachano had no additional comments.

Mr. Hankin said it is a fabulous project. The owners are expanding and investing in our community. New jobs will be created and more people will be drawn to the store. He said it is wonderful for our community.

Mr. Fick said he agrees with the Mr. Hankin. He said he is not sure a recommendation can be made without a traffic review and findings from the Conservation Commission.

Ms. Nelson said the Selectboard can deal with the other reviews.

Mr. Fick said he agreed with Mr. Hankin and wishes them well.

Ms. Nelson said it is wonderful. The Conservation Commission will work through the WQPD/

Mr. Rembold said the Planning Board can have peer review under SPR if the Selectboard doesn't require it. He said the applicant has requested a waiver from the location of the parking, 7.9.4 #5. He said the Board could make a finding to the Selectboard on this waiver.

Mr. Rembold said the other waiver is from the Route 7 landscaping requirement. He said this wasn't included but can be asked for. He asked if the Board wants more landscaping information or wait until SPR.

Ms. Nelson said she would like to wait until SPR.

Mr. Puntin said the parking currently exists between the building and the road. He said we request parking in the front but not in the front setback.

Ms. Nelson suggested to send a positive recommendation to the Selectboard with the recommendation for consideration of waiving 7.9.4 #5, waiver request from parking between the building and the road. Mr. Hankin seconded.

The Board agreed with Ms. Nelson

Mr. Puntin asked how the Board would like to handle the tree requirement for 770 Main Street. He said there are trees there now. He said we don't intend to remove trees but would prefer not to plant more.

Mr. Rembold recommended that they request to deviate from the Route 7 landscaping requirement but at this time there is no request.

Mr. Massiero said there is a beautiful stone wall in front of the store by the road. He said he would prefer to not have it covered up.

Ms. Nelson said the challenge the Board has are the mature trees. We have that overhang that provides shading. Request the waiver with information in writing.

Mr. Puntin said there are wires on our side of the road. He said he would bring back additional information.

Mr. Pachano made a motion to send a positive recommendation to the Selectboard with the recommendation for consideration of waiving 7.9.4 #5, waiver request from parking between the building and the road and to hire a traffic consultant to review the traffic study. Mr. Hankin seconded.

Roll call vote: Mr. Fick, aye; Mr. Pachano, aye; Mr. Hankin, aye; Ms. Nelson, aye

Ms. Nelson said the SPR discussion will be continued until more information is provided.

Mr. Puntin agreed. He said we want to move forward as quickly as possible.

Ms. Nelson said we will discuss SPR on August 13.

TOWN PLANNER'S REPORT:

Mr. Higa rejoined the meeting.

Mr. Rembold said a special Town Meeting has been scheduled for September 15 at 6:00 P.M. He said most zoning items were continued and will be on the warrant. He said the Board can decide who will present which articles.

Mr. Rembold said there is a new special permit filed for a group residence at 6 Ramsdell Road off of Old Stockbridge Road. He said the property abuts Hillcrest Healthcare an existing facility.

The Board members will make individual site visits.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Mr. Pachano suggested the Board may want to clean up the language in 7.4.5 dealing with parking between the street and building.

Mr. Hankin said he would like the Planning Board to invite the Great Barrington Affordable Trust Committee to a meeting to advise them on the RFP for the affordable housing on North Plain Road.

Mr. Higa said the CPC will be reviewing its goals. He said they will be meeting on Tuesday September 8. He said they will be taking public comments. He said the CPC would like the Planning Board to weigh in.

Ms. Nelson suggested that could be an agenda item for the second meeting in August.

CITIZEN'S SPEAK:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 9:05 P.M.

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary