

PLANNING BOARD

DATE: July 25, 2019

TIME: 6:00 P.M.

PLACE: Large Meeting Room

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin

Garfield Reed, Associate Member

Chris Rembold, Town Planner

TOWN CLERK
GREAT BARRINGTON

AUG 9 2019 AM 8:5

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

FORM A'S:

Mark Reynolds, from Kelly, Granger, Parsons and Associates, was present with a Form A application on behalf of NBT Bank for two lots on the east side of Monterey Road. Lot 1 contains 2.477 acres of land. Lot 2 contains 5.736 acres of land. Mr. Reynolds said the plan had been previously endorsed but it was not filed with the Registry of Deeds.

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

Mr. Reed arrived at 6:02 P.M.

MINUTES: JULY 11, 2019

Mr. Hankin made a motion to approve the minutes of July 11, 2019 as amended, Mr. Fick seconded, all in favor.

SITE PLAN REVIEW: 84 ALFORD ROAD

The Board conducted a site visit prior to the meeting.

Steve Mack from Foresight Land Services was present with Philip Morrison the Director of Finance and Administration of Simon's Rock of Bard College.

The application is for the construction of a 117 bed dormitory located at 84 Alford Road. Mr. Rembold said he didn't think the Board had ever seen any of the college buildings—only the solar installation.

Mr. Mack said the project complies with the zoning bylaws. The building will be constructed on an existing parking lot. It will have a footprint of 8,100 square feet and 3 stories. There will be entrances on both sides of the building as well as a loading area for moving day.

Mr. Mack said he met with the Highway Superintendent regarding the sewer flow. It was agreed that the increase on the Town's system is acceptable.

Mr. Mack said the Fire Chief requested that access for fire apparatus be provided on the northwest side of the building. A 14- foot wide surface that can be driven on has been provided.

Ms. Nelson asked if there would be grass over the fire access.

Mr. Mack said that has not yet been decided.

Ms. Nelson asked about the sewer flows.

Mr. Mack said the dorm will generate 7,600 gallons of flow daily. The existing campus generates 100,000 gallons per day.

Ms. Nelson asked if the DPW has any issues with the increase.

Mr. Mack said no.

Mr. Morrison said there is a grinder for the sewer on site then the sewage is sent into the Town's system.

Mr. Mack said there is very little traffic expected from the site. Very few students have cars and the students in this building are not expected to have cars. The only traffic expected would be on moving day.

Mr. Hankin asked what students will be in the dorm.

Mr. Morrison said sophomores will be in this dorm.

Mr. Hankin asked if the dorm will be co-ed.

Mr. Morrison said yes. He said there will be individual bathrooms that lock.

Mr. Mack said the existing parking on the north side of the road is all head in parking. There will be 19-20 parking spaces for the building. The spaces will be striped.

Mr. Mack briefly went over the storm water drainage.

Ms. Nelson asked if the plan had been to the Conservation Commission.

Mr. Mack said yes, the meeting was last night. He said there were no issues with the proposed project however, there are some old orders of condition that have to be cleared up.

Ms. Nelson asked about the area to be cleared.

Mr. Mack said the area is 50 feet by 110 feet. He said there will be a few white pines removed.

Ms. Nelson asked about cut and fill.

Mr. Mack said there will be some material taken out.

Ms. Nelson asked if it would be removed from the site.

Mr. Mack said he thought it would be taken off the site but that had not yet been discussed. He said what is being cut is only for the water quality swale.

Ms. Nelson asked about lighting.

Mr. Mack said there is some existing lighting on the site for the parking lot. He said any proposed lighting would be downward directed. He said there is no way light would spill on abutting property.

Mr. Hankin asked if there would be lighting on the building.

Mr. Mack said there would be lighting in the stairwell that would be visible as it will be a glassed in stairway. He said any lighting on the building will be downward directed.

Ms. Nelson asked if there would be any lighting for the walkways.

Mr. Mack said there is some existing lighting. There are 12-foot lamp posts. The light is downward directed.

Mr. Rembold said the application states that all lighting will be downward directed with cutoffs.

Mr. Fick read through Site Plan Review.

Mr. Hankin made a motion to approve SPR stating that the approval is consistent with the plan presented at this meeting showing the 14-foot wide fire safety access on the northwest side of the building, Mr. Fick seconded, all in favor.

PERMIT FOR REVIEW: WIRELESS TELECOMMUNICATIONS FACILITY

No one was present to discuss the application.

Mr. Rembold said everything that was required by the bylaw to be submitted had been submitted. The site is an existing location on the roof of Fairview Hospital on Lewis Avenue. He explained to the Board that they are not able to deny the application they can provide comments to the Building Inspector. The Board can review the plans, ask questions or just let the Building Inspector know that all of the required information has been submitted.

Mr. Fick said the bylaw is very confusing.

Ms. Nelson asked if existing facility is a co-location for the installation of the proposed antennae.

Mr. Hankin said he would like the applicant to be present to answer questions. He said there is no north arrow on the plan to show the orientation of the building and the proposed antennae. He said it looks like they are replacing AT&T antennae.

Mr. Rembold said he thinks they are replacing some of the antennae.

Ms. Nelson said it is not clear what they are proposing. The plans are hard to follow.

Mr. Rembold said he can ask the applicant to attend the next meeting to explain the plan.

Ms. Nelson asked the Board to discuss what questions they would like addressed so that Mr. Rembold can convey that information to the applicant.

Ms. Nelson said she would like to know if they are swapping out old equipment for new equipment.

Mr. Hankin said he would like to know what direction the antennae will be pointing. He said if we are familiar with the building it could be figured out but it shouldn't need to be figured out.

Peter Taylor, an abutter to the site, said he has no axe to grind, but he would like to know if the tower is 500 feet from his home as required by the bylaw. He said there are 2 groups of 3 currently on the tower. He asked if a third group will be added. He asked what the multiple effect of the tower would be on his home with nothing to block it. He said he would appreciate some of this information. He said he would not be available to attend the next meeting.

Ms. Nelson asked Mr. Taylor to send his questions to Mr. Rembold who will forward them to Mr. Fick who will be chairing the next meeting.

Mr. Rembold said the applicant is not required to provide additional information as the application is complete. He said the facility exists within 500 feet of a home. The Town originally denied the application but was ultimately ordered to have the Building Inspector issue the permit. The permit was not approved according to the Town's wireless bylaw.

Mr. Rembold said he would ask for the information and see what response he gets.

Mr. Rembold said that Federal law states that even if new antennae going on an existing facility without expanding the footprint it must be approved.

Ms. Nelson asked Mr. Rembold to ask the applicant if there will be an expansion or if there will be replacement in kind.

The discussion was continued to the next meeting on August 8, 2019.

REVIEW OF PLANNING BOARD RULES & REGULATIONS;

Mr. Hankin said he thought the revisions looked good.

Mr. Rembold said the major changes have to do with when you receive applications and having applicants talk to their neighbors before SPR discussion.

Mr. Fick pointed out that on page 8 there is mention of site visits being scheduled during an open meeting. He suggested deleting that line. Sometimes meetings are scheduled outside of a meeting but they are shown on the agenda.

Ms. Nelson and Mr. Hankin agreed with the change and all agreed to keep the sentence stating the site visit will be posted on the meeting agenda.

Mr. Hankin made a motion to accept the new Rules and Regulations as revised, Mr. Fick seconded, all in favor.

TOWN PLANNER'S REPORT:

Mr. Rembold said the Selectboard had a meeting on Monday night and agreed that there will be a new RFP on September 10th for the Housatonic School. The Selectboard felt that Grayhouse Partners, who has the current RFP, does not have a feasible or realistic plan for the reuse of the school.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Mr. Hankin had questions about the Fairgrounds getting horse racing back.

Mr. Rembold said he has no information about the Fairgrounds.

Mr. Hankin said the use was discontinued 20 years ago.

Mr. Rembold said he has no information. When something is presented to the Town it can be discussed.

CITIZEN'S SPEAK TIME:

There were no citizens present.

Having concluded their business, Ms. Nelson adjourned without objection at 7:03 P.M.

Respectfully submitted,



Kimberly L. Shaw

Planning Board Secretary

