

PLANNING BOARD

DATE: May 13, 2021

TIME: 6:00 P.M.

PLACE: Zoom Virtual Meeting

FOR: Regular Meeting/Public Hearing

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

Chris Rembold, Assistant Town Manager/Director of Planning and Development

Ms. Nelson called the meeting to order at 6:00 P.M. She read the opening statement from the agenda. Ms. Nelson called for roll call attendance:

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

Mr. Pachano said he was not able to vote since he had not yet been sworn in .

REORGANIZATION:

Mr. Hankin made a motion for Ms. Nelson to remain Chair, Mr. Fick seconded.

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

Mr. Hankin made a motion for Mr. Fick to be the Vice Chair, Mr. Higa seconded.

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

Mr. Fick made a motion for Mr. Hankin to be the clerk, Mr. Higa seconded.

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

Mr. Fick made a motion for Mr. Higa to be the Board's representative to the Community Preservation Committee, Mr. Hankin seconded.

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

Mr. Fick made a motion for Mr. Pachano to be the Board's representative to BRPC, Mr. Hankin seconded.

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

Mr. Higa made a motion for Mr. Fick to be the Board's alternate representative to BRPC, Mr. Hankin seconded. The Board will make the Selectboard aware of this recommendation.

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

Mr. Fick made a motion for Mr. Hankin to be the Board's representative to the Design Advisory Committee, Mr. Higa seconded.

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

Mr. Hankin made a motion for Ms. Nelson to be the Board's representative to the Lake Mansfield Improvement Task Force, Mr. Fick seconded.

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

FORM A'S:

There were no Form A's presented.

MINUTES: APRIL 8, 2021

Mr. Hankin made a motion to approve the minutes of April 8 as amended, Mr. Fick seconded.

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

SITE PLAN REVIEW: 445 MONTEREY ROAD

Application from Sprout Brothers LLC for the change of use for agricultural production at 445 Monterey Road. Ari Meyerowitz and Noah Meyerowitz, applicants were present with Attorney Kate McCormick.

Ms. McCormick said the brothers are purchasing the entire property, 445, 449 and 450 Monterey Road, for their business. She said the zone is R-2. The use will take place in the former gym building.

Ms. McCormick said the business is the production of high-quality organic sprout kits. Currently the production is from out of State but the office is on Railroad Street in Great Barrington. She said this will be a USDA certified facility. The sprout production and office space will be on the property. The production will take place in the former gymnasium and the former classrooms will be used as accessory office space. She said the change of use is for the entire property. She said the use complies with the Master Plan. She said it is a perfect fit. She said there will be employment opportunities from the new business.

Mr. Hankin asked how the building will be lit.

Noah said there won't be any lighting modifications necessary.

Ari said the product is harvested before it leaves out. He said we want to get the business in and functional.

Noah said we will clean up the property.

Mr. Hankin asked if there could be housing in the former administration building.

Ari said there have been discussions with people from Construct.

Noah said bulk seed will be delivered then it will be packaged. He said deliveries will arrive by freight once a month.

Ms. Nelson said the seeds will be in a sprouting kit, they won't be germinated.

Ari said that is correct they won't be germinated. He said a small internal space will be certified. He said we want to bring the product to the farmer's markets.

Mr. Fick asked how many employees will be hired.

Ari said at this time there are only two employees.

Ms. Nelson read through SPR.

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

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

SITE PLAN REVIEW: 30 NORTH STREET

The application from Katherine Knapp is for the construction of a garage on a multi-family property at 30 North Street. Mike Magnatti was present along with applicant Kate Knapp to discuss the application.

Mr. Magnatti said the proposal is to build a garage in the back yard at 30 North Street to park vehicles and to work on vehicles.

Ms. Knapp said previously there was a hoop tent on the property. The garage will replace that to allow for the storage of lawn mowers, snow mobiles and vehicles and to allow for the vehicles to be worked on.

Mr. Rembold said the garage will be less than 15-feet tall with 10-foot setbacks. He said otherwise it is a by-right use.

Ms. Nelson asked if trees would be removed.

Ms. Knapp said no it is an open back yard.

Ms. Nelson asked if the property drains well.

Ms. Knapp said there is no problem with the drainage. She said the property is not right next to anyone's house.

Ms. Nelson read through SPR.

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

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

TOWN PLANNER'S REPORT:

Mr. Rembold updated the Board saying the Lake Mansfield Improvement Task Force is moving forward with implementing the discussion with the Town. Vehicle traffic will be eliminated from the boat launch to the beach. The road will be removed so a path can be put in. The road will remain two-way from the beach to Christian Hill Road.

Mr. Rembold said the beach area will be improved with an accessible area with playground equipment donated by private citizens.

Mr. Rembold said the parking area will have storm water controls put in as well as handicap parking spaces. The parking lot will accommodate a turn around. There will be significant improvements to the trails.

Mr. Rembold said in 2019 the road was made one way to the north from the boat launch to the beach.

Mr. Hankin asked how the homeowner and club will access their properties.

Mr. Rembold said the road south of the beach will be a recreational path that will be paved for the ease of maintenance. The path will be 16 feet wide from the beach to the driveways. After the driveways there will be bollards and the path will reduce to 12 feet wide.

Mr. Hankin asked about emergency access.

Mr. Rembold said the 12-foot path will allow for emergency access and utility vehicles. He said the task force has produced renderings and there will be outreach to the community. He said the website, LakemansfieldGB.org has the plans loaded for a better explanation of each section of road and why the changes are being proposed. He said there is also a survey. He asked everyone to take the survey. He said there are lawn signs along the way with key points of the

project such as the outlet, the parking lot, the beach the recreational path, edge of the lake, etc. He said it is a self-guided walking tour. He said the website is live and the signs will be installed soon.

Ms. Nelson said she would be willing to walk through with anyone who is interested.

Mr. Rembold said 25% of the design is done with details for the stabilization of the bank so permits can be obtained.

Ms. Nelson said there has been some engineered improvements. Near Whale Rock there is ponding of water. It is a problem area so engineering has been done to address the water issue.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Mr. Hankin asked how to revise two issues in the Town Code. He said there is a limit on common driveways of 3 units and there is a late 1980's amendment for a 500-foot setback from all streams upstream from the Green River gallery.

Mr. Rembold said the Board can discuss the common driveway question. The Conservation Commission is taking up the setback issue.

Mr. Hankin said the Con Comm has not taken it up and it is clearly a conflict. He said the Con Comm chair said he won't take it up because it is in the Town Code. Their regulations were modified but the Town Code was not.

Mr. Rembold said he will follow up with the Con Comm chair.

Ms. Nelson asked if Barrington Brook will be back before Town Meeting.

Mr. Rembold said yes. Building permits have been issued. He said they will be at the next meeting.

Ms. Nelson said we will discuss preparations for the Town Meeting at the next meeting. She said the Board will hold a special meeting on June 3 at 7:00 P.M.

CITIZEN'S SPEAK:

No one spoke.

Having concluded the business, Ms. Nelson adjourned without objection at 6:59 P.M.

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary