

PLANNING BOARD

DATE: June 24, 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, revised by Governor Baker on June 16, 2021, from the agenda. She called for roll call attendance:

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

FORM A'S: 21 KALLISTE HILL ROAD

Michael Parsons from Kelly, Granger, Parsons and Associates was present on behalf of Wellenkamp Family Nominee Trust. Mr. Parsons said all lots meet the frontage requirements and because the lots are served by Town sewer the frontage could have been reduced by 25%. He said the plan is straight forward.

Lot 1 contains 1.538 acres of land. Lot 2 contains 1.551 acres of land. Lot 3 contains 1.246 acres of land. The remaining lot contains 7.1 acres of land and meets frontage requirements.

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

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

Al Thorp from Accord Engineering and Surveying LLC, was present on behalf of Scott and Rebecca McFarland and Donald and Clair Gulick for parcels of land at 156 Christian Hill Road.

Mr. Thorp said the plan creates Parcels A & B. Parcel A contains 2.460 acres of land with 120 feet of frontage. He said the property is in the R-2 zone. He said the remaining land of McFarland is 1.493 acres of land.

Mr. Hankin said Parcel B is needed for the frontage for Parcel A.

Mr. Thorp said that is correct. Parcel B contains 0.062 acres. He said he thinks it is clear in the notes that Parcel B is part of Parcel A. The total acreage for A & B combined is 2.522 acres.

Mr. Hankin said it is confusing and should be combined on the map.

Mr. Thorp said he did it that way on purpose. If the middle lot is conveyed reference to Parcel B will need to be made so the lots need to be separate.

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

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

Mr. Rembold will endorse the plan on behalf of the Board.

Mr. Rembold introduced Madison Biasin who is the new intern in Mr. Rembold's office. The Board welcomed Ms. Biasin.

MINUTES: JUNE 3 & JUNE 9, 2021

Mr. Hankin made a motion to approve the minutes of June 9, 2021 as amended, Mr. Fick seconded.

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

Mr. Hankin made a motion to approve the minutes of June 3, 2021 as amended, Mr. Fick seconded.

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

84 ALFORD ROAD:

Mike Gestwick from the Pike Company and Philip Morrison from Bard College were present to request a second one-year extension of the site plan approval granted by the Planning Board on July 25, 2019 for the construction of a new dormitory building on campus.

Mr. Morrison said COVID put the project behind a year. He said students are expected to return in the fall.

Mr. Hankin made a motion to extend SPR approval for a year, Mr. Fick seconded.

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

227 EAST STREET:

Ms. Nelson said she, Mr. Pachano and Mr. Higa conducted a site visit at 5:30 PM.

Paul Greene was present on behalf of Zoe Greene to construct an accessory dwelling unit at 227 East Street.

Mr. Greene said the existing conforming garage will be removed to build a new garage with an ADU with a mud room and a deck. There will be a one car garage below; the other bay will be used for utilities.

Ms. Nelson said there is an irregular rear lot line but the building will be 30 feet from the rear lot line.

Mr. Greene said the building will be moved forward four feet to maintain the 30 feet setback. He said he is sure the setback will be met but we want to make sure.

Ms. Nelson said the ADU can't exceed 900 square feet.

Mr. Greene said the ADU is 824 square feet. It was planned to be less than 900 square feet.

Mr. Greene said the driveway will be extended to the side of the garage. He said he hopes to have parking for two and possibly three cars. The main house has parking for four to five cars.

Ms. Nelson asked how the loft works in the square footage calculation.

Mr. Hankin said the roof line will reduce the square footage.

Mr. Greene it can be as small as it has to be. The loft is intended for plants.

Mr. Hankin asked what determines occupiable space.

Mr. Rembold said anything less than 5 feet in height is not included.

Ms. Nelson went through SPR.

#1 Mr. Greene said a juniper will be removed and most likely a silver maple

#2 There is a shared right of way that is maintained by us. The Town fixed a shallow drain then blacktopped the bottom of the right of way. We blacktopped the top

#3 N/A

#4 There is a shared dumpster at the top. The dumpster is shared with 225 East Street

#5 Mr. Greene said there will be a wall light at each egress as required by code.

Ms. Nelson said any exterior lighting has to be downward directed and shielded.

Mr. Greene said that is not an issue. He said there won't be any spot lights.

#6 N/A

#7 The property is connected to the Town sewer

#8 1 parking space is required, there will be either one or two parking spaces on the north side

Mr. Hankin thanked Mr. Greene for coming forward with the ADU. We need more ADUs. He said the common driveway bylaw allows for service to three dwelling units. There will be four dwelling units on this common driveway. He asked how we handle this situation.

Ms. Nelson said there is incomplete information about who plows the driveway.

Mr. Greene said either we plow or 225 plows.

Mr. Rembold asked when building will start.

Mr. Greene said he didn't know.

Mr. Rembold said we need to work on the common driveway bylaw. He said we will work on it this summer.

Mr. Hankin said he doesn't have an issue with Mr. Greene or the project. He said his issue is with the regulations.

Mr. Fick asked what the height of the building will be.

Mr. Greene said 22 feet under the maximum allowed of 35 feet.

Ms. Nelson asked for any conditions for the approval.

Mr. Hankin said the certificate of occupancy can't be issued until the common driveway issue is fixed. He said the common driveway is part of Town Code not part of the Zoning Bylaws.

Mr. Rembold said we will work on the common driveway bylaw. He said Mr. Greene needs to provide a formal agreement for the owners of 225 East Street and 227 East Street for the common driveway. He said you need to do a little legal work on your end.

Mr. Hankin said the Town might need to be part of the legal agreement too because it is their easement.

Mr. Rembold said he is not sure about that.

Mr. Hankin made a motion to approve SPR with the conditions that no certificate of occupancy will be issued until the common driveway is approved and any lighting will be fully shielded and downward directed. Fixtures should comply with the international dark skies, Mr. Higa seconded.

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

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

The Board agreed that issues for next year's Annual Town Meeting will include:

- Common driveway
- Affordable housing zoning
- Stockbridge Road Overlay District
- Required updates to the floodplain overlay district

Ms. Nelson added home occupations.

Mr. Hankin said he doesn't think there is anything wrong with the language for the Home Occupation bylaw. He said the issue is the way it was interpreted by this board. Declaring residency needs to be required.

Ms. Nelson asked if there are any other items.

Mr. Hankin said residual 500' setback from the Green River and tributaries upstream of the gallery..

Mr. Rembold said Green River is not a Planning Board issue. It is a Conservation Commission issue. There is no regulation for this Board to rewrite. He said he is working with the Conservation agent on the issue.

Mr. Rembold said BRPC will provide technical assistance with the Stockbridge Road Overlay discussion.

Mr. Rembold said the floodplain update is mandated. There will be a model code to work from.

Mr. Pachano said the electric vehicle charging spots at the Co-Op Market are in the best parking spots. He said the charging spots are taking away from the handicap parking spots. He suggested we might provide direction in locating the charging stations.

Mr. Hankin said it could be included in SPR.

Ms. Nelson said there is precedent for providing handicap accessible charging stations. She said there must be equal opportunity to access all services. There must be at least one ADA accessible charging space. She said she provided information to Mr. Rembold about EV stations in municipal areas. She said we can think about with SPR. She said it is pretty straight forward.

TOWN PLANNER'S REPORT:

Mr. Rembold said the Selectboard will have a goal setting meeting on Monday. There might be some items of interest for the Planning Board. He said it would give this Board an opportunity to review the status of the Selectboard's to-do-list.

CITIZEN'S SPEAK:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 6:55 PM/

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary