

PLANNING BOARD

DATE: September 12, 2019

TIME: 7:00 P.M.

PLACE: Large Meeting Room

FOR: Regular Meeting

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

Ms. Nelson called the meeting to order at 7:00 P.M.

FORM A'S:

There were no Form A's presented.

MINUTES: AUGUST 22, 2019 & AUGUST 29, 2019

Mr. Hankin made a motion to approve the minutes of August 22, 2019 as amended, Mr. Fick seconded, all in favor.

Mr. Hankin made a motion to approve the joint meeting minutes of August 29, 2019 as amended, Mr. Fick seconded, all in favor.

SPECIAL PERMIT & SITE PLAN REVIEW: 79 BRIDGE STREET

Attorney Kate McCormick was present to discuss the modification of a special permit and site plan review issued for a hotel at 79 Bridge Street. Jim Scalise from SK Design was also present to discuss the application.

Mr. Scalise said the permit granted in March of 2016 was for an 88 room hotel with a restaurant and conference area. The revised plan has removed the restaurant and reduced the conference space to 1200 square feet. He said there will be no need for the annex portion of the building.

Mr. Scalise said the applicant is seeking to incorporate the modification for the new plans. He said the condition for the timing for the easement can be removed. Condition 11 for the restaurant parking can be removed. All parking can now be accommodated on site. The revised application will go before the Conservation Commission to modify the Order of Conditions.

Mr. Scalise reviewed the architectural plan. He said the goal of the plan has not changed. The majority of the building will be saved as well as the architectural character. The porch shown in the original plan will be reduced by one third at each end.

Mr. Scalise reviewed a plan showing the existing building outlined in red, the approved building outlined in blue and the plan that targets the changes. He said the scale of the building has been reduced by 11,000 square feet.

Mr. Scalise said there was a lot of work done by the architect to keep the building looking the same for historic significance.

Mr. Scalise said the annex will be removed. Six landscaping trees will be planted along with some ornamental grasses as well as expanded parking. He said the gym building will be in a similar location of the existing building. The new building will be 28 feet further back from the sidewalk than the previously approved footprint.

Mr. Scalise said the loading area has been eliminated. Having eliminated the restaurant there is no need for a loading area. A loading space has been provided that will be flush with the 5 foot concrete sidewalk on the east side of the building. There will be significant reduction in deliveries without the restaurant. The driveway has been widened by 2 feet. Removing the dedicated loading space, allows for additional green space between this project and the neighbor.

The dumpster has been relocated to where the loading space was previously on Church Street. The dumpster will be accessed closer to the road.

The handicap accessible parking spaces on the west parking lot will be moved to the south side, closer to the revised building entrance location.

Mr. Scalise said the original traffic study would still be adequate for site especially with the reduction of services. He said the study was 8% bigger than it had to be when it was done. The original study was based on 95 rooms and a restaurant. He said he is comfortable with the original.

Mr. Scalise said the storm water management plan will be adequate for the site. The plan was originally over designed. He said there is an increase in green space so the plan is adequate. Mr. Scalise said the plan had peer review so it is easier to leave the larger design in place. It meets all of the standards. He said he would go over the plan again with the Conservation Commission. He said there is a reduction of almost 7,000 square feet of impervious area on the site.

Mr. Scalise said the water and sewer will have less demand on the public services. He said there will be approximately 360 gallons a day reduction from the original plan.

Mr. Scalise said all landscaping and lighting specifications stay the same. He said there is plenty of open space. The project is required to have 20% open space, 32% has been provided.

Mr. Scalise said he is still comfortable with the flood plain calculations. The Water Quality Protection District requirements are still being met. The infiltration ratios are the same as designed for the original project.

Ms. Nelson asked about the vehicular circulation on the site. She asked if people will be self-parking or will there be a valet service. She pointed out that the conference area is on the west side of the building, there is an entrance in the front of the building and an entrance in back and the parking in the back.

Mr. Scalise said there will be one way circulation, counter clockwise, around the front of the building. There will be a green space between the building and the street. Parking will be in the back of the building where there will also be a drop off.

Mr. Reed asked about the location of the handicap parking.

Mr. Scalise said there are 2 van accessible spaces on the west side of the building and 3 handicap spaces on the north side of the building. He said the building is completely handicap accessible.

Mr. Hankin asked about the exit onto Bridge Street.

Mr. Scalise said the curb line of the driveway is under the canopy of the large tree on the east side of the east driveway from Bridge Street. He said the entrance had been adjusted to protect the tree.

Mr. Hankin asked about signs on the site.

Mr. Scalise said there will be signs to direct circulation.

Mr. Hankin asked how the dumpster will be emptied. He asked if there will be an impact on Church Street.

Mr. Scalise said there is enough room to empty the dumpster. The dumpster might be pulled onto the site more so the garbage truck can fit a little better. He said the area was made tight on purpose. He said the truck will be able to pull up to the dumpster with the back of the truck at the street line.

Ms. Nelson said the SPR will be modified. She said the changes to the plan include a reduction in the impervious surface, a reduction in the building footprint and an increase in the on-site parking spaces. She said we should go through SPR.

Mr. Fick read through SPR.

Mr. Higa asked about the height of the trees.

Mr. Scalise said he doesn't recall the height of the trees but they can get quite tall.

Mr. Higa said he has concerns about the garbage truck backing out.

Mr. Scalise said based on the amount of traffic on Church Street there are no concerns.

Mr. Fick said he has no problem with the garbage truck backing out into the street.

Ms. McCormick said we are working with Riverwalk to put protection in place for the tree on the east side of the east driveway.

There is a waiver for loading spaces that was approved for the original permit. Ms. Nelson said she feels there is accommodation for the loading space without the required loading space there is more green space provided. She said waiver of the loading space would be in compliance with zoning.

Mr. Higa asked if there is plenty of room for cars to drive around if there is a delivery.

Mr. Scalise said the driveway will be widened to 26 feet and there is a 5 foot sidewalk. He said there is plenty of room available for the short time the loading area would be needed.

Mr. Pachano asked if there were any modifications to the lighting plan.

Mr. Hankin said all of the lighting is under the canopy. He said he doesn't think there is an issue.

Mr. Hankin made a motion to approve SPR with a waiver for the requirement of the loading area, Mr. Higa seconded, all in favor.

Mr. Fick said this is a great project for the Town. He said he is sad to see the conference area reduced and the restaurant eliminated.

Ms. Nelson said the Board needs to make a recommendation to the Selectboard for the special permit modification.

Mr. Hankin made a motion to send a positive recommendation to the Selectboard on the modification to special permit #848-15, items A,B,C,D & E, Mr. Higa seconded, all in favor.

SITE PLAN REVIEW: 22 VANDEUSENVILLE ROAD

Mr. Reed recused himself from the discussion and sat in the audience.

Ms. McCormick and Mr. Scalise were present to continue discussion of the application for a marijuana establishment. Also present is Dr. Stephen Whitman of Resilience Planning & Design, LLC.

A planting list and other requested information was submitted prior to the meeting for the Board's review.

Mr. Scalise said the following information was provided:

- a letter from the Housatonic Water Company was provided
- Information about the location of the fire hydrant on Nolan Drive
- the septic system is shown on the plan

Mr. Scalise referred the Board to page 4 of the plan to show that immediately north of the proposed 5,000 square foot building is the location of the leach fields.

Mr. Scalise said;

- the light color temperature will be 3,000k
- the security lighting will be divided into two circuits, the building and fence perimeter

Mr. Scalise said the zoned security lighting would be set up in 8 rectangular zones. One section at a time would be activated as required. The site will remain a relatively dark site. The zoned lighting will only come on for security purposes.

Mr. Pachano asked if an animal could activate the security lighting.

Mr. Scalise said the lighting triggers are set at certain height. He said an animal could potentially activate one of zones. Mr. Scalise said the sides of the greenhouses will not be able to be rolled up; the sides will be sealed. He said written confirmation that the sides will be permanently closed will be submitted.

Mr. Fick asked about the ambient noise level as indicated on page 7 of the plan showing the level to be 33 decibels and the noise level will be less when the project is built. He said this is confusing.

Mr. Scalise said he understands. He said the noise would be measured at our property line. He said the level as shown on the plan will be addressed. Ms. Nelson said she appreciated Mr. Fick asking the question. She said the noise level will be reviewed by the Town's expert.

Mr. Scalise said there will also be a peer review of the Housatonic Water Company to ensure that the impact on the system will not be detrimental to the other users.

Ms. Nelson said it might be helpful to provide the average daily water use for the project including peak use and sanitary use.

Mr. Rembold said the project is proposed to use approximately 2 million gallons per year, that would divide out to 5,500 gallons per day which is the equivalent of 16 single family homes.

The discussion returned to noise. Mr. Higa asked if the estimated decibels took into account when the fans are running.

Ms. Nelson said if the Board has questions regarding noise the questions can be sent to the expert hired by the Town.

Mr. Fick said he went through the numbers and they didn't add up.

Ms. Nelson said we want to understand what the impact of sound is as it pertains to this application.

Mr. Rembold said the study and independent reviewer will look at all the fans running on a quiet summer night.

Mr. Hankin read the Town's bylaw regarding noise.

Mr. Scalise said the study submitted does conclude that the project will not exceed 20 decibels that would be in compliance.

Ms. Nelson said we don't know if the noise level measurement is at the source or at the property line or the receptor. She said it is unclear what part is in compliance.

Mr. Rembold said the expert needs to consider the bylaw during the review.

Ms. Nelson said we have commented to the Selectboard regarding the project complying with zoning. If we feel that we need to comment further we can.

Ms. Nelson asked if there is a plan to have the fan system and odor control system tied to a generator.

Mr. Scalise said he is not sure if that has been discussed.

Ms. Nelson said there might be a need to have back up power for the odor control.

Mr. Scalise discussed the pre-fabricated container that will be the lab. He said the structure will be pre-built so it will meet building requirements. There will be small quantities of chemicals that will be safe for the environment. He said there will be no plumbing in the lab. He said the lab will be a very controlled environment. There may be a propane tank similar to what would be installed at a residence.

Ms. McCormick said the list of chemicals that will be on site have been approved by the Fire Department.

Mr. Scalise said there is a letter from Mr. Nolan regarding the missing sign. He said the sign has been replaced. He said there was a question regarding the color of the overhead door in the 5,000 square foot building. He said there will not be an overhead door just a double passenger door.

Mr. Scalise said the building lights meet the building code.

Ms. Nelson commented that the building pack lighting must also be shielded.

Mr. Scalise said yes. He said all lighting will be Dark Sky compliant. He said the building colors will be earth tones, light beige or brown to blend in with the surroundings.

Dr. Whitman discussed the proposed landscaping. He said there will be evergreens added to soften the view from the abutters. He said one of the proposed trees in the northeast corner was removed from the plan as it impacted the solar array.

Dr. Whitman said a list of plants to be used has been provided. The list includes the height of the plant at installation and the height at maturity.

Dr. Whitman said the site would be observed during the establishment period for the plants. There will be seasonal pruning and invasive species control.

Mr. Higa asked if the requirement for screening to be able to be seen through is from the State or the Police Department.

Ms. McCormick said the Police Department would like to have the ability to have sight lines through the screening. She said when driving north there is an understory, when driving south there will be more clusters of trees. She said we are trying to soften the fence line not shield the greenhouses. She said the more areas that create obstruction the harder it is for security. She said this is so for all businesses.

Ms. Nelson asked for the height and positions of the greenhouses.

Mr. Scalise said the road is at 738 feet and the bottom of the greenhouses is at 730 feet. The greenhouses are 8 feet lower than the road.

Ms. Nelson said the greenhouses sit lower on the landscape. She said there are some big white pines along the road but they have no understory. She asked for the landscape to be discussed in comparison to the trees.

Dr. Whitman said the largest trees are along the western side of the property. The goal is to intermingle landscaping of clumps of cedar trees. The clumps can be moved. He said the plantings can be added to.

Mr. Rembold asked if the cedars will be in the understory of the pines.

Dr. Whitman said yes. The trees will be planted in between some of the larger trees.

Mr. Hankin asked if a hedge will be planted.

Dr. Whitman said no.

Mr. Hankin asked if there will be a view between the trees even when the cedars have matured.

Dr. Whitman said yes. He said we need to be aware of the need for sun for the solar use and the greenhouses. He said we are softening not blocking.

Ms. Nelson said to be clear the existing evergreen have an over story and the cedars will be planted in the under story of the evergreens. Then there will be plantings of other native plant species that will have a mature height of 10-12 feet.

Dr. Whitman said the lower mature height will be 5-6 feet and the upper mature height will be 10-12 feet.

Ms. Nelson asked how long it will take for the plants to reach maturity.

Dr. Whitman said the time will vary based on the species. It will take a series of years as it takes 1-2 years for the roots to establish then they will start to grow. He said the elderberry and witch hazel will fill in quickly.

Ms. Nelson made note of several people recording the meeting.

The conversation returned to noise. Ms. Nelson said vegetation is not effective for noise reduction.

Mr. Higa suggested that a little hill might block the noise.

Mr. Fick said Mr. Higa might have a point to try to mitigate the noise with a berm.

Ms. Nelson said she wants to wait for the expert analysis.

Ms. McCormick said she would prefer to stay away from creating a berm. She said more screening would be preferable.

Ms. Nelson asked to go through the profile section to determine where the fans are located in the greenhouses.

Mr. Scalise said he would need to go back to office to figure out the header height and if that height is at or below the road.

Ms. Nelson asked that Mr. Rembold have the noise expert give some feedback.

Ms. McCormick asked if the applicant is screening the greenhouses or softening the fence. She said the intent of the plan is to soften the fence and to provide screening for the abutters. If we need to go in a different direction we need to know. She asked if the screening is enough or will a berm be required.

Mr. Fick suggested more screening.

Ms. Nelson said we need to be clear about what our concerns are. She said she is more concerned about noise and odor. She said she would like to know what the distance is between the greenhouses and the residential uses. Maybe a natural buffer already exists. She said she would like the information from the noise expert.

Mr. Scalise said he would look into the distances.

Applicant John Heck said when the peer reports come back it will clearly outline the accuracy of the reports.

Mr. Rembold said plan shows that the greenhouses are 95 feet from the property line and 200 feet from applicant's buildings to the closest residential building. He said that can be verified. He said he didn't know if the building is a house or a garage.

Ms. Nelson asked about the rain gardens between the greenhouses. The reply was that the rain gardens decentralize the water management. The gardens will be three feet deep. The gardens will be filled with compost and relatively low plants and wildflowers. The run off from the greenhouses will go into the rain gardens.

Mr. Scalise said the run off will go through the swales and rain gardens. He said most of the run off is from the greenhouses.

Ms. Nelson asked what is in the chemical that will be used to control the odor.

Mr. Scalise said he has been told the chemical is organic. He said there are more bad things in the run off from cars. He said the applicant is putting in more than adequate treatment.

Ms. Nelson said the operation is for seasonal growth, May to October, is there any need to maintain the perimeter.

Mr. Hankin asked if the greenhouses could support a snow load.

Ms. Nelson said that her knowledge of greenhouses is that they shed the snow from the heat inside. She said it would be good to have the information. She asked if there would be any snow storage.

Mr. Scalise said there would not be plowing in the greenhouse area.

Ms. Nelson asked if there are any other questions from the Board. She said we will wait for the expert analysis regarding the odor and noise but we can address other concerns.

Mr. Pachano said there are other odor mechanisms. There are plenty of systems in place that will do the job without chemicals.

The reply was that there was a lot of research done. The applicants did their due diligence in choosing what is believed to be the best choice. The efficiency of the carbon filtration systems is not as high as what is proposed.

Mr. Pachano said there has been a lot of technology that ultimately does damage. The material that goes into the odor control has a chemical that is used for many different purposes. It can cause bad reactions in some people. He said he is concerned with having the chemical go into the air.

Ms. Nelson asked Mr. Rembold to have the odor consultant look into the proprietary material to determine if it is dangerous. There are ways for our peer review to respect the company's proprietary concerns. She said we want to get more conclusive information.

Mr. Higa asked if pets would be protected from the chemical.

Ms. Nelson said she didn't know. She said we want the Town's consultant to provide information.

Mr. Rembold said the peer reviewers work in and around the industry they will be familiar with the products and can speak to their safety particularly if the chemical has been reviewed by the EPA. He said he would check with the consultant.

Ms. Nelson asked if there were any other questions, if not she said she would like to table the discussion to the next meeting.

Mr. Rembold said the reports from the consultants are due to the Selectboard in advance of their meeting on September 23.

Mr. Fick suggested the applicant look at other odor control options. He said it is not for us to design.

Mr. Pachano said he wanted more information to get through the first part of SPR. He said he has legitimate questions. He is not asking for a redesign just enough information to know the product is good.

Ms. McCormick asked if there are any other items that we need to bring back.

Ms. Nelson said the height of the fans.

Mr. Scalise said the distance to other structures.

Ms. Nelson said yes, to the house not the garage. She said that would be great.

CITIZEN'S SPEAK TIME:

Michelle Loubert from 70 Division Street said she has concerns about the fans. Usually the neighborhood is quiet. She said it would be disturbing to have fans going off and on all night. She said this is a high concern.

Ms. Loubert said she read the toxicological information for the odor control. She said it is scary. The facility will be extremely close to homes with young families. Allowing the use of the chemical could be risking the health and welfare of children.

Susan Lord from Highland Street in Housatonic said the product has been around for 25 years but there are still proprietary concerns. She suggested the Board ask for sites where the product is working. She said she hasn't heard about a site where it has been successfully implemented.

Another citizen said that organic and natural does not mean safe. The chemical could be very toxic. The citizen questioned the amount of water that will be used on the site. She said she spoke with Mr. Mercer who indicated the usage would be approximately 165 gallons a year. Fulcrum is saying 5,500 per day, which is a huge difference.

Ms. Nelson said the application says 2 million gallons a year.

The citizen said the DEP has jurisdiction over Mr. Mercer. She said the police and security is a concern. It was pointed out at the last Selectboard meeting that the Town is down four officers. The citizen said the Town is so progressive. This is not what we want here. People who want to foster children will not be able to because of this business.

Sarah Young from VanDeusenville Road said she fosters high risk children who are hard to place. She said if DCF goes to her house and smells marijuana they could remove the children.

Ms. Nelson said if you have been advised of a specific set of requirements please provide that information to Mr. Rembold or the Selectboard or to me.

Ms. Young said there no specific requirements. She said determinations are done case by case.

Attorney Mitch Greenwald said he is representing several abutters—Michelle and Bruce Loubert and Denise and Trevor Forbes. He said the odor control needs a lot of attention. He said the goal is to eliminate some of the odor but not all. Who will determine how much odor will be allowed if not all of it can be eliminated. He said that should be known. If the goal is to eliminate all of the odor then that should be stated. He asked the Board to look carefully at the noise report when it is received. He said there are questions about how much water will be used. Will the DEP look at the amount of water that will be used. There have previously been low pressure issues with the water company, could this project exacerbate that issue?

A citizen from Deer Trail Road said there was one point she took away from the Selectboard meeting about the impact on the Town. Is this business going to be a gain for the Town? There will be a community impact fee but she said she is not sure that will be adequate when the decrease in property values is taken into consideration. Will what Fulcrum brings to the community off set the decrease in home values?

Bruce Loubert from 70 Division Street said there is a 5,000 square foot building that will run year round. Will they be processing products from other companies? It should be looked at.

Michael Kernan from 12 Mahaiwe Street thanked the Board for allowing the citizens to speak at this point of the meeting. He asked about the dump truck picking up the trash at the hotel. He had concerns about the back of the truck being at the street line.

Ms. Nelson said it would be a typical garbage pickup. The truck will pull in, empty the dumpster and leave.

Mr. Kernan suggested that the traffic study for the hotel be looked at again as a lot has happened since it was done in March of 2016. He said the noise ordinance for the Town refers to noise between 8AM and 8PM. He the evaluation for the noise from the Fulcrum project should be measured at the residences. He said the Fulcrum project has been referred to as small but it is considered a Tier 9 project.

Rachel Pelle from 213 Oak Street said she recently moved to Housatonic. She said she has children who are 7, 10 and 14 years old. She said she has been learning about these facilities. She said there are breathing problems where cannabis operations are next to the schools where

the odors are extensive. She asked why this has to be in our community. She asked Fulcrum to look elsewhere.

Ms. Nelson asked if there were any other citizens who wished to speak. There was none.

Ms. Nelson said sometimes there is confusion about the process. She said SPR is not a discretionary review. It can't be denied but it can be conditioned. The Selectboard is dealing with the special permit. She encouraged those with concerns to go to the Selectboard because we don't have discretion.

Mr. Reed returned to the table.

ZONING AMENDMENTS:

Ms. Nelson said Mr. Rembold sent an outline of the zoning items from the May Annual Town Meeting that were not brought before the ATM.

Mr. Rembold referred to the outline. He said he wanted the Board to consider what to move forward with. He said item 5A has the articles from the ATM that either didn't pass or were dropped.

Mr. Rembold said item 5D lists the topics of Net Buildable Area and reducing Rear Yard Setbacks.

Mr. Rembold said there is a summary provided. It will be easy to move forward with the discussion.

Mr. Rembold said that Article 21 is still being reviewed by the Attorney General. It has not been approved. He said he would let the Board know when there is a decision.

Mr. Rembold said the density for PURDs can be included with the zoning amendments. He said the zoning allows two family uses by right on a 10,000 square foot lot. The PURD bylaw has a higher density requirement. This will be a simple text change.

Mr. Rembold said affordable housing in general can be discussed. He said there are sections in the bylaw that cover a certain district. He suggested that changes could be made to allow affordable housing in all zones. This needs more discussion. The Housing Task Force, jointly appointed by the Selectboard and Planning Board, can provide information.

Ms. Nelson suggested tabling the affordable housing discussion because the Affordable Housing Committee may be pursuing a housing study.

Mr. Rembold said it can be left on the list.

Mr. Hankin said it is a huge issue. We need to keep discussing it.

Ms. Nelson said she agrees it is a huge issue. She said she is not sure language can be ready in time for the 2020 ATM.

Mr. Pachano said we may need to work on the language over a few years.

Mr. Fick said we can approach it this year then figure out a long term plan.

Mr. Hankin asked if there was a decision about if the ATM will be one or two nights.

Mr. Rembold said the meeting for that will be next week.

Mr. Hankin said it would be good to know if there will be an ATM to deal with zoning only.

TOWN PLANNER'S REPORT:

Mr. Rembold said the next meeting on September 26 will be busy. He said Fulcrum will return and there will be a special permit from Greenhouse Partners for an in ground pool. The Planning Board will make a recommendation. The Planning Board will hold a public hearing as the special permit granting authority for a rear lot application for 85 Castle Hill Avenue.

Mr. Rembold recommended a site visit at 85 Castle Hill Avenue at 5:30 and for the meeting to begin at 6:00.

Mr. Rembold said Joe Grochmal attended a meeting at BRPC to learn about 5G technology. He turned the discussion over to Mr. Grochmal.

Mr. Grochmal said 5G cellular is the 5th generation of cellular infrastructure. He said it should be in this part of the country in a year or so. This technology builds off of the 4G technology. 5G expands to allow more devices to be plugged into the network and increase speeds by 10 times.

Mr. Grochmal said there are some challenges. He said it is small cell technology. The towers are small but have higher frequencies. He said there can be some distortion or disruption from weather and buildings for example.

Mr. Grochmal said that Massachusetts lags behind in some ways such as where the transmitting stations can be set up. He said they can be installed along public space—wherever they want to put it. He said zoning standards could be adopted to make them more aesthetically pleasing. It could be aesthetically damaging for communities that don't pass some standards in time.

Mr. Hankin asked if 5G will supplement 4G or substitute it.

Mr. Grochmal said it will supplement it and ultimately phase it out and replace 4G.

Ms. Nelson asked about the size of the transformers.

Mr. Grochmal said they are 15 to 20 feet in height.

Mr. Hankin asked if any would be located on power poles.

Mr. Grochmal said they might be located on poles and on the ground. He said he could get information about locations and camouflaging.

Mr. Pachano said can the regulations say where they can be located.

Mr. Grochmal said the towns have no say on where they are located. Only aesthetics can be addressed. If they are going to be located on private land the Town might be able to have a say on where they are located.

Mr. Hankin asked if there would be any health implication.

Mr. Grochmal said there was nothing mentioned at the meeting.

Mr. Rembold said the presentation can be made available. He said other cities and towns have passed bylaws. Zoning does not apply to the right of ways only private land.

BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:

Mr. Pachano said he hopes he is not putting forth too many of his goals. He said there is a lot of work to be done to tackle affordable housing. He said he doesn't want to overstep by always pushing the issue.

Ms. Nelson said she appreciates Mr. Pachano's passion and energy. She said it is good that everyone brings something to the Board.

Mr. Pachano said he is not looking for compliments. His concern is that he doesn't get much feedback.

The Board was supportive of Mr. Pachano.

Ms. Nelson asked Mr. Reed if he had attended any of the meetings of the Transportation Committee.

Mr. Reed said he hasn't been able to attend but he is aware that they are moving along. They have extended some of the bus times.

Mr. Higa said the Economic Development Committee is working on a mission statement. He said EDC offered some ideas to the Selectboard for the Housatonic School reuse. He said he attended the meeting the Selectboard held in Housatonic.

Ms. Nelson asked if there was discussion regarding planning purposes or just the feeling of the community on what they would like to have at the former school.

Mr. Higa said it was mostly the feeling of the community.

Mr. Rembold asked what the next step would be.

Mr. Higa said a recommendation to the Selectboard on how to proceed.

Mr. Fick said that next week will be the annual meeting of BRPC. He said there will be a speaker from the State who will discuss housing and economic development issues in the western part of the State.

Mr. Hankin asked Mr. Fick to ask what funding mechanisms can be set for incremental housing. Currently the funding is for projects of 40 units or more.

Mr. Higa and Ms. Nelson may try to attend.

Mr. Pachano said the Ramsdell Designer Selection Committee has received applications to do the first phase of redesigning the building.

Mr. Hankin said the Affordable Housing Trust Committee is attempting to purchase a 7.25acre site in Housatonic. Funds will be needed from the CPC. He said several developers are being brought in, the Community Land Trust, Construct, CDC, Habitat for Humanity to name a few. The goal will be to do a mix of rental and ownership units, multi-family and single-family housing.

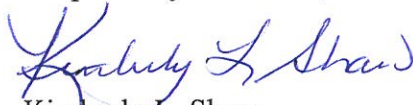
Mr. Higa asked if the Trust will go to the CPC with the other parties.

Mr. Hankin said he expected there would be letters of support.

Ms. Nelson said the Lake Mansfield Improvement Task Force will be making a recommendation to the Selectboard to close Lake Mansfield Road for 1,000 feet from Knob Hill to 30 Lake Mansfield Road. She said the road is so deteriorated that unless it is paved it would not be able to be plowed over the winter. She said the Task Force did not support paving the road and will support permanently closing the road.

Having concluded their business, Ms. Nelson adjourned without objection at 9:44 P.M.

Respectfully submitted,


Kimberly L. Shaw
Planning Board Secretary