

GREAT BARRINGTON PLANNING BOARD

DATE: May 2, 2019
TIME: 5:00 P.M.
PLACE: Large Meeting Room
FOR: Special Meeting
PRESENT: Brandee Nelson (via phone), Jonathan Hankin, Jeremy Higa, Pedro Pachano, Garfield Reed
(Associate Member), and Chris Rembold, Town Planner
ABSENT: Malcolm Fick

The Board first voted that Mr. Hankin would act as Chair for this meeting since usual Chair, Ms. Nelson, was participating by phone and the Vice Chair was not present

Hankin said that Nelson was participating by phone so all votes would be roll call. A quorum was present in the room and all could hear her.

ZONING PRESENTATIONS AT THE ANNUAL TOWN MEETING

The Board discussed the upcoming Town Meeting zoning amendments, Articles 21, 22, and 23.

Article 21:

There was discussion about item #6 of Article 21, which deals with revisions to Section 8.4, Mixed Use. Rembold explained that the advertisement for the public hearing did not mention changes to Section 8.4, which was his fault. He said that he spoke on the phone with Town Counsel, as requested by the Board during the public hearing. Counsel told him that since Section 8.4 changes were contained within the published draft amendments, the Board could consider them. Also, he said the proposed density amendment in 8.4 was similar and in keeping with the density amendments proposed in the 8.3 multifamily and 9.3 downtown mixed-use sections of the bylaw.

Rembold said despite this, there may be questions that the amendment procedures were not properly followed, and perhaps the Board would want to pass over this item this year.

After discussion the Board voted to split out item #6 so that it could have its own vote at Town Meeting, and, if it passed, the Attorney General can give it a separate and distinct review.

Pachano moved to split out item #6 of Article 21 so that it could have its own vote, Higa seconded. On roll call vote, Pachano, Higa, Hankin and Nelson were all in favor. None opposed. Passed 4-0.

The Board also discussed item #4 of Article 21 and debated its intent and meaning. Given the confusion and debate amongst the Board, the members decided to not introduce it for a vote at Town Meeting.

Hankin said this could be a motion to "pass over" it. Rembold said he would work with Town Counsel and the meeting Moderator on the motion.

Higa moved to pass over item #4 of Article 21, Nelson seconded. On roll call vote, Higa, Hankin and Nelson were all in favor. Pachano opposed. Passed 3-1.

Article 22:

The Board also discussed item #4 of Article 22 and debated its intent and meaning. Given the confusion and debate amongst the Board, the members decided to "pass over" it at Town Meeting.

Rembold said he would work with Town Counsel and the meeting Moderator on the motion.

Nelson moved to pass over item #4 of Article 21, Higa seconded. On roll call vote, Pachano, Higa, and Nelson were all in favor. Hankin opposed. Passed 3-1.

Article 23:

All agreed the article was ok as written and it would be presented with no changes.

It was further agreed that Nelson would present Article 21, Fick would present Article 22, and Higa would present Article 23.

PLANNING BOARD REPORT:

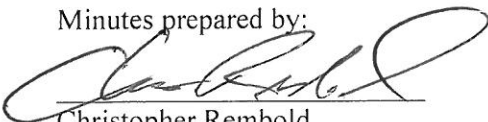
The report was finalized and distributed to Board members.

CITIZEN'S SPEAK TIME:

Mr. Kernan and Ms. Matz, both of Mahaiwe Street, asked questions about item 6 of Article 21, including whether, if voted, it would affect the TOPA project at 546 Main Street.

ADJOURN Mr. Hankin adjourned 6:08 PM

Minutes prepared by:


Christopher Rembold