

## PLANNING BOARD

DATE: May 9, 2019

TIME: 7:00 P.M.

PLACE: Large Meeting Room

FOR: Regular Meeting

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

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

### **FORM A'S:**

There were no Form A's presented.

### **MINUTES: APRIL 25, 2019 & MAY 2, 2019**

Mr. Hankin made a motion to approve the minutes of April 25, 2019 as amended, Mr. Pachano seconded, all in favor.

Mr. Hankin made a motion to approve the minutes of May 2, 2019 as amended, Mr. Fick seconded, all in favor.

### **SITE PLAN REVIEW: 72 STOCKBRIDGE ROAD**

Architect Pamela Sandler was present with a Site Plan Review application for 72 Stockbridge Road. Applicant Genève Brossard was also present.

Ms. Sandler said the application is for a change of use for 72 Stockbridge Road. The use is going from business/mercantile to an exercise space. The occupancy will be limited to 20 people.

Mr. Pachano said he thinks the use fits in the Personal Service category.

Ms. Nelson asked if there will be changes to the exterior.

Ms. Sandler said there will be no changes to the exterior. She said there will be 14 parking spaces, one handicap space located in the southeast corner. She said people park in the right of way along Stockbridge road.

Ms. Sandler said there will be no changes to the interior space with the exception of blocking off the one door on the north side of the building.

Ms. Nelson asked how the parking was calculated.

Ms. Sandler said she used the bylaw.

Ms. Nelson asked what use was the parking based on.

Ms. Sandler said she calculated one parking space per 200 square feet.

Mr. Pachano read the SPR criteria.

Mr. Fick made a motion to approve SPR with no conditions, Mr. Pachano seconded, all in favor.

**21 KNOB HILL EXTENSION:**

Mr. Rembold said the application was withdrawn.

**TOWN PLANNER'S REPORT:**

Mr. Rembold said there will be a Community Outreach meeting on May 14 at 5:30 for a marijuana cultivator that proposes to operate a cultivation facility at 22 VanDuesenville Road.

Mr. Rembold said there will be a SPR & special permit for a proposed B&B at 98 Division Street. The proposal is for a five room B&B with innkeeper's quarters. There will be no significant exterior changes or site changes.

Mr. Rembold said the Board will also have a SPR and a sign permit application for the Wild Birds location at 783 South Main Street. He suggested that the meeting start at 6:00 P.M.

The Board set two site visits for Thursday May 23. The first site visit will be at 98 Division Street at 5:00 PM and the second at 783 South Main Street at 5:30 PM.

**BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:**

Mr. Hankin said Selectboard member Ed Abrahams asked the question about whether there should be two nights scheduled for the Annual Town Meeting.

Ms. Nelson said she spoke with Steve Bannon and it was agreed there needs to be a joint meeting between the Selectboard and Planning Board.

The Board discussed the ATM and the proposed bylaw that did not pass. Ms. Nelson said we knew we had a wide range of changes and tried to bundle it to make it easier. She said the language involving the Design Advisory Committee should have been pulled out. There was no reason for that not to have passed.

Mr. Pachano said if the Board had fought harder it would have passed.

Ms. Nelson said it is important to move more quickly through the amendments on the floor.

Mr. Fick said the language was confusing. He said we looked weak and confused.

Ms. Nelson said we need to be more organized going forward.

Mr. Rembold expects there to be a challenge to the Mixed Use language that passed.

Mr. Pachano said he feels the real lesson is that we need to communicate. When we got up and explained the proposal we were able to get the proposals passed.

Ms. Nelson said she thinks graphics would be helpful but she does not want it to turn into a zoning lesson.

Mr. Hankin said Mr. Rembold did a good job with the bullet points for the issues. He said we just need to make a better pitch to sell it.

Mr. Pachano agreed.

Ms. Nelson said she will try to set up a meeting with the Selectboard in a couple of weeks. She said she feels the structure should include the Master Plan, ATM and marijuana.

Ms. Nelson said the Lake Mansfield Improvement Task Force will meet with the Selectboard on May 13 to make a recommendation on Lake Mansfield Road.

**CITIZEN'S SPEAK TIME:**

No one spoke.

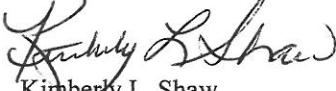
Mr. Rembold said the Town received a Housing Heroes award for the housing efforts including setting up the Housing Trust Fund and zoning that promotes housing.

He said there will be a two day housing conference in June.

Mr. Fick said he has been nominated to be the Treasurer for BRPC. He said the election will be in July.

Having concluded their business, Ms. Nelson adjourned without objection at 8:03 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Kimberly L. Shaw".

Kimberly L. Shaw  
Planning Board Secretary