

PLANNING BOARD

DATE: May 23, 2019

TIME: 6:00 P.M.

FOR: Regular Meeting/Public Hearing

PLACE: Large Meeting Room

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

Ms. Nelson called the meeting to order at 6:01 P.M.

REORGANIZATION:

Mr. Hankin made a motion for Ms. Nelson to be Chair, Mr. Higa seconded, all in favor.

Ms. Nelson made a motion for Mr. Fick to be Vice Chair, Mr. Higa seconded, all in favor.

Mr. Fick made a motion for Mr. Hankin to be Clerk, Mr. Higa seconded, all in favor.

Mr. Fick made a motion for Mr. Pachano to be the Board's representative to Berkshire Regional Planning Commission, amended to include Mr. Fick to be the alternate, Mr. Higa seconded, all in favor.

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

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

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

FORM A'S:

There were no Form A's presented.

MINUTES: MAY 9, 2019

Mr. Hankin made a motion to approve the minutes of May 9, 2019, Mr. Pachano seconded, all in favor.

SITE PLAN REVIEW & SPECIAL PERMIT RECOMMENDATION: 98 DIVISION STREET

The Board conducted a site visit prior to the meeting.

Attorney Catherine Chester was present with architect Pam Sandler on behalf of Terrance and Terri Coughlin to discuss the renovation of a single family home into a five bedroom Bed & Breakfast with owner's quarters.

Ms. Chester said the residence had previously been a B & B in 2005. The applicants plan to be full time residents and to operate the B & B.

Ms. Chester said the interior renovations will be the addition of two bathrooms so that each room will have its own bathroom. There will be no exterior changes. A request to waive drainage calculations has been submitted.

Ms. Sandler said the property consists of the main house and a four bay garage. There is room to park five additional cars in the parking area. There are no exterior changes proposed.

Ms. Sandler said the interior is in good condition. There will be no changes to the first floor. Two bathrooms will be added to the second floor. The owner's apartment is located in the rear of the building.

Ms. Nelson asked if there will be a fire escape.

Ms. Sandler said no. A fire escape is not required for 5 rooms or less.

Mr. Hankin asked if there will be public events held at the site.

Ms. Chester said there are no intentions for public events at this time.

Mr. Hankin asked where a handicap ramp would be located.

Ms. Sandler said a ramp would be located on the south side of the building. She said it would be an earth ramp with a 1/20 grade so no handrail will be required. She said the first floor will be handicap accessible but all of the rooms will be located on the second floor. She said with five rooms or less, handicap accessible rooms are not required. She added that there is no sprinkler system required for five rooms or less.

Mr. Hankin asked if a handicap parking space will be provided.

Ms. Sandler said there is room for a handicap parking space on the north east side near the door.

Ms. Nelson asked that a plan be provided to show the handicap space and the ramp because that is an exterior change. She said we need a plan that represents what you are doing.

Mr. Fick asked if there would be any signage.

Ms. Chester said that has not been discussed.

Ms. Sandler said if there is going to be a sign it will comply with all regulations.

Mr. Rembold said a special permit might be required because this is a commercial use in a residential zone.

Mr. Hankin made a positive recommendation to the Selectboard on the special permit, Mr. Pachano seconded, all in favor.

Ms. Nelson said she has no problem with the waiver. She said she does not want to hold up the application but the record needs to be complete. She said the plan needs to show one handicap space, the handicap ramp and the five designated parking spaces, inclusive of the handicap space. She asked if the parking would be on gravel.

Ms. Sandler said the parking would be on gravel and there are four parking spaces in the garage.

Ms. Nelson asked if the ramp would also be on the gravel.

Ms. Sandler said yes.

Ms. Nelson asked Mr. Fick to read Site Plan Review.

Mr. Fick read through SPR. He said he is satisfied with requiring a drawing be submitted to show the handicap access.

Mr. Hankin made a motion to approve SPR with the condition that a drawing be submitted showing the parking, including the handicap space and the handicap ramp, Mr. Fick seconded, all in favor.

SITE PLAN REVIEW: 783 MAIN STREET

The Board conducted a site visit prior to the meeting.

Ms. Nelson recused herself and moved into the audience.

Peter Puciloski was present with the applicant Charlotte Hanna, of Community Growth Partners and Matt Skelly, Traffic Engineer from Fuss & O'Neil.

Mr. Skelly went through the application that was submitted. He said the first floor of the building will be used for retail. The second floor will be used for office space. There is approximately 2500 square feet of space.

Mr. Skelly it is expected that there will be 24 vehicle trips in the peak morning AM and 50 vehicle trips in the peak PM hours. He said he expects the trip generations to be lower during the day.

Mr. Skelly said there is one driveway off of Reed Street that will continue to access the site.

Mr. Skelly said there is some crash history for the Reed Street/Main Street area. There have been 5 accidents between 2014 and 2016, which averages 2 accidents per year. Mr. Skelly said based on the data the access is safe.

Mr. Skelly said 13 parking spaces are required for 2500 square feet of retail space. The plan shows 17 parking spaces on site. There are 7 parking spaces along the eastern portion of the property. There are 5 parking spaces on the north side of the parking lot and 5 spaces against the building. In addition to the 17 parking spaces on site additional parking will be available at 1 Reed Street, 11 spaces and overflow parking at the fairgrounds that would be utilized via valet.

Ms. Hanna said there will be a valet on weekends. A security guard will be posted at the entrance to the parking lot to direct people to other parking sites or provide valet parking. People will be redirected to parking so that there is no parking in the residential neighborhood.

Ms. Hanna said there will be a security guard outside the store to check IDs.

Ms. Hanna said there is an existing handicap ramp that will be rebuilt.

Rebecca Turner from Clark and Greene said there will be work done to the interior space. The first floor will be opened up by removing walls. There will be no public access to the second floor. She said there will be a vault and storage in the basement. Access to the basement will be through a stairway on the first floor and the bulk head on the outside.

Ms. Hanna said the stairway from the first floor will be behind the counter. There will be limited access to the stairway.

Ms. Turner said the deck and handicap ramp will be rebuilt. The existing decks and handicap ramp will be removed.

Mr. Reed said he would expect there to be a lot of traffic at the site. He said there is also a bus stop at Reed Street as well as a lot of elderly pedestrian traffic. He said it is a dangerous area to introduce more traffic into.

Mr. Skelly said he didn't mean to make it sound like all of the trips to the site would be pass by traffic. He said the traffic stopping at the site would likely not be new to town. We do not expect to draw a new crowd but some of the existing crowd that passes through already.

Ms. Hanna said there will be a redistribution of traffic.

Mr. Puciloski said there are several places opening that will intercept the traffic. He said it is expected that the business will be busy in the beginning but as time goes on there will be less traffic.

Mr. Reed said he thinks it is a dangerous area.

Ms. Hanna said she met with a member of the Police Department. She said Sgt. Storti said the crosswalk could be stenciled to remind people to watch for the traffic. She said the valet service will be available because we don't want people walking to the site.

Mr. Reed asked if a police officer would be hired to work at the site.

Ms. Hanna said it would not be a problem to have a police officer on site.

Mr. Puciloski said the problem in that area tends to be pedestrian vs. car.

Ms. Hanna suggested that a speed trailer might be set up before the crosswalk to alert people to their speed and to get them to slow down.

Mr. Puciloski said the speed trailer would not be on our property.

Mr. Hankin said the parking looks disorganized and potentially dangerous. He suggested possibly sacrificing a couple of parking spaces on site. He suggested turning the spaces against the house to be parallel with the parking spaces on the east side of the property. He said 20 feet for backing up is not generous. He also suggested narrowing the curb cut for the driveway.

Mr. Hankin asked how a customer will find the valet to park the car.

Ms. Hanna said the valet will be at 1 Reed Street.

Mr. Hankin said you might not need the valet service but it needs to be safe if provided. He said it is confusing to know where the valet will be. He said we don't want people stopping on Reed Street confused by where they can find the valet. He said ideally the valet would be on the

driver's side to provide information easily. Mr. Hankin asked why there is a need for a security person.

A member of the Community Growth Partners said the security person would keep track of people coming onto the site. People will be turned away if they are parked at the Barrington Bagel or Guido's.

Mr. Hankin said he does not want people stopping in the street.

Ms. Hanna said a police officer can watch customers for security purposes and the valet will be at 1 Reed Street to park cars.

Mr. Rembold said there are two different parking diagrams. The Board needs to know that you have control of 1 Reed Street. He suggested further review of the parking plans.

Ms. Hanna said one of the parking plans was not supposed to be part of the package.

Mr. Rembold said more parking information needs to be provided as well as narrowing the curb cut and changing spaces 13-17 shown on the plan.

Mr. Reed said there will be kids getting off the school bus during your business hours. The kids bother me. Will there be some education provided to the surrounding area.

Ms. Rose, a member of the Community Growth Partners, said we will promote education.

Mr. Higa said he has concerns about people turning left out of Reed Street, crossing Main Street and the crosswalk.

Mr. Skelly said there is no excessive crash data for the location. He said a speed sign or other calming measures would be a good idea.

Mr. Fick said he would like to see a revised parking plan and more information on the traffic flow in and out of the site. He said he would like a description of how the cars will get in and out of the parking spaces on site. The narrower curb cut needs to be shown on the plans.

Mr. Fick said information regarding the educational information that was mentioned should be more specific.

Mr. Higa asked if there was an agreement as part of the Host Agreement, about where money will go.

Ms. Hanna said \$10,000 is designated to go to our neighbor Volunteers in Medicine.

Ms. Rose said the educational goal will be to re-educate people about marijuana and destigmatize it. She said it is the intent of this business to help people who have been negatively impacted by marijuana. Education is a huge part of the platform. She said we would love to hear more suggestions about more places to go to provide education.

Mr. Higa said just south of your proposed location is senior housing. Perhaps you would go to the Senior Center to provide education. He also suggested supporting local farmers.

Ms. Rose said we would love to support local farmers but there are not a lot in this area.

Mr. Hankin said the parking at 1 Reed Street and the fairgrounds needs to be made clear. The exact number of parking spaces that will be provided need to be provided.

Ms. Hanna said there are 17 proposed parking spaces at 783 Main Street, 5 parking spaces at Leisure Pools 11 at 1 Reed Street and 15 at the fairgrounds. Site Plan Review, however, is intended solely for 783 Main Street.

Mr. Pachano asked about crosswalk signs.

Mr. Rembold said that would have to be worked out with the DPW Superintendent.

Mr. Pachano asked how the redevelopment of the sidewalks might impact this project.

Mr. Rembold said that is a ways down the road. He suggested the Board discuss the landscaping.

Tony Blair, a member of the audience, commented that there is a flashing yellow light at the crosswalk.

Selectman Ed Abrahams said the Host Agreement requires them to talk to the police department. If the police department determines that a police officer is needed they will have to follow that requirement.

Mr. Hankin suggested that wheel stops be put in to delineate parking spaces on the site.

Mr. Higa asked if the surface material in the parking lot would be changed.

Ms. Hanna said no.

Mr. Rembold said the surface is packed, he said he is not sure how permeable it is.

Mr. Higa said it seems like it used to be asphalt.

Mr. Hankin said either lines should be painted or wheel stops installed to show the parking spaces. He said you need to tell us what you are going to do.

Mr. Pachano said the changes to the B-2 zoning include the planting of 1 deciduous tree for every 25 feet of frontage.

Ms. Hanna said she was not aware of that requirement.

Mr. Pachano said it was changed at the Annual Town Meeting in May.

Mr. Fick suggested going through SPR to see what they need to come back with.

--list of trees to be removed

Ms. Hanna said the number of living trees will be the same in the future.

Mr. Pachano said there will be eight trees removed.

Ms. Hanna said there are four trees to be removed. The trees that are to be removed are dead spruce trees.

Mr. Pachano said we would like to see some trees replaced.

Mr. Fick continued. He said we would want a clear plan for the parking arrangements including any changes that have been discussed. The curb cut change intended to increase safety on the site also needs to be shown.

Mr. Rembold asked if the dumpster would be located in the back corner.

Ms. Hanna said there is waste storage in the basement for what needs to be secured. The dumpster would be for other garbage.

Mr. Rembold said the dumpster needs to be screened.

Ms. Hanna said yes.

Mr. Fick asked about lighting.

Ms. Hanna said all lighting will be downward directed. She said the sign in the front will be eliminated.

Mr. Higa asked if any light will leave the property.

Ms. Hanna said no.

Mr. Hankin asked if the parking lot would be lit.

Ms. Hanna said there are lights on the corners of the building pointing at the parking lot. The police officer said the parking lot has to be lit. There will be motion sensor activated lights for the parking lot.

Mr. Higa said when you come back all of the trees to be removed need to be designated on the plan. Please provide replacement information for the trees. Also, the handicap parking space needs to be shown on the plan.

Ms. Hanna said one of the trees to be removed is very close to the house and is a concern therefore it is being removed.

Mr. Higa said the ones on the property line should also be of concern. He said at least one tree can be incorporated along Main Street.

Mr. Hankin asked that the next submittal of plan be full size.

Mr. Pachano asked that as much detail as possible be shown for the size and species of the trees.

Mr. Fick said the CCC has a requirement for security which could be another reason to remove trees.

Mr. Rembold said SPR requires site alterations to minimize the number of large trees to be removed and if removing to plant other trees. In addition the new bylaw requires new tree(s) in front.

Ms. Hanna said she would like the Rhododendrons to come down. She said there can't be anything large enough to conceal a person.

The applicant will return to the next meeting scheduled for June 13, 2019.

PUBLIC HEARING: 166 CASTLE HILL AVENUE

Attorney Susan Smith was present on behalf of applicants David McDonald, also present, and Nina Echegaray. Michael Parsons was also present for the applicants.

Ms. Nelson announced that the public hearing was being recorded.

Mr. Hankin made a motion to open the public hearing, Mr. Fick seconded, all in favor. The public hearing was opened at 7:34 P.M.

Mr. Parsons gave an overview of the proposal. He said the house and property are located at 166 Castle Hill Avenue. This property seemed to be a good fit for the Rear Lot bylaw. The property consists of 2.3 acres and is in two zoning districts, R-2 and R-1-A. The proposal meets all of the zoning minimums.

Mr. Parsons said the back part of the lot is bisected by the Scenic Mountains Act. He said there have been some issues with the Conservation Commission that have been cleared up. There was a meeting with the Conservation Commission last night. A planting plan was submitted and accepted at that meeting.

Mr. Parsons said it has not been decided where the house will be sited. The Conservation Commission will be provided with the proposed location. The lot is served by Town water and sewer.

Ms. Smith said the proposal meets all of the zoning requirements of 4.1.3. The proposal is supported by the Master Plan. Housing will be created consistent with the area. There are no safety concerns or environmental concerns. There will not be any detrimental impacts on Town services.

Ms. Nelson said the Board conducted a site visit prior to the meeting. She asked the Board if there were any questions. There were none.

Ms. Nelson asked if there were any comments from the public.

Mr. Judd Shoval from 164 Castle Hill Avenue said Mr. McDonald has no idea what a verbal agreement means. He said he has not seen a planting plan. He said Mr. McDonald cut down every tree on the property. He promised the neighbors he would provide a planting plan but no one has seen one yet. He said there needs to be a written plan with enforcement measures. He said he also has erosion concerns.

Mr. Hankin said Conservation Commission issues are beyond our scope. The Chair for Conservation Commission is present to speak with us.

Mr. Jeffrey Cohen, Chair of the Conservation Commission, was present. He said in 2014 violations of the Scenic Mountains Act were found. A restoration plan was submitted on the applicant's behalf and accepted by the Conservation Commission. For five years nothing has been done. In April there was some confusion with the landscape contractor and the expense of the restoration plan. A new contractor with a new plan has been submitted and accepted by the Conservation Commission. The Conservation Commission has no issue with the division of land providing the outstanding restoration is completed and approved by the Commission.

Mr. Hankin suggested a condition of the special permit would be contingent on a Certificate of Compliance from the Conservation Commission.

Mr. Rembold said it would be recorded on the deed.

Mr. Hankin said we are dealing with two different jurisdictions. What we have been presented seems to be in compliance with the bylaw but there is an enforcement issue with the Conservation Commission. How do we deal with this?

Mr. Rembold suggested addressing the issues as we move forward. He said we need to see how the Board votes on this permit.

Mr. Fick said the planting plan has been approved by the Conservation Commission but the work needs to be done.

Mr. Cohen said there needs to be installation of trees and remediation of invasives. He said the Commission will look at the work when notified of completion then monitor over the next five years.

Ms. Nelson asked if the building footprint had been identified.

Mr. Parsons said no. He said there is a combination of 15 plantings that have to be made. The plan shows where they are going but we want to be sure where they will be so that something that is planted does not get ripped out.

Mr. Cohen said the caliper size and species of the plants have been identified. We do not expect problems going forward but we don't want to reward bad behavior when the previous plan was not completed.

Mr. Rembold read a letter from the Board of Health dated May 22, 2019. There were no concerns.

Mr. Rembold read letter from the Selectboard dated May 15, 2019. They issued a positive recommendation.

Ms. Nelson asked if there were any other public comments. There were none.

Mr. Rembold asked if the Board was satisfied with the actual remediation plan being submitted as part of the record.

Mr. Hankin said he didn't think it was necessary.

Mr. Rembold said the Board needs to make specific findings. He suggested going through the findings informally prior to closing the public hearing.

Mr. Fick read through the 6 criteria.

Ms. Nelson said there is considerable space between the existing structure and the new lot.

Mr. Fick asked if the applicant will return to the Board when they decide to build.

Mr. Hankin said no.

Ms. Nelson asked how many units can be accessed by a common driveway.

Mr. Rembold said three dwelling units.

Ms. Nelson said the conditions of the Conservation Commission could be incorporated under 10.5.2.

Mr. Fick said given the history with the property we shouldn't consider the application until the Conservation Commission plan has been executed.

Ms. Smith said there were no trees cut down only invasives. She said her philosophy regarding the issue differs from Mr. Cohen's.

Ms. Nelson said we won't sign the approval until the conditions of the Conservation Commission have been met. The applicant won't get the benefits of the division until the conditions have been met.

Mr. Parsons said we can't move forward without the special permit. He said we won't plant in the heat of the summer when the plants won't survive.

Mr. Cohen said it would not be appropriate to plant in the heat because they won't survive. He said he has no objection to your approval being contingent upon our Certificate of Compliance.

Mr. Rembold said the recording in the Registry of Deeds would not be done until the Conservation Commission issues their Certificate of Compliance.

Ms. Nelson said there is no benefit for the applicant to come back in six months as long as there is a mechanism not to have the document recorded in the Registry of Deeds until they receive their Certificate of Compliance.

Mr. Rembold said the permit would be filed with the Town Clerk to start the appeal period.

Mr. McDonald said he is good with the permit being contingent upon the Certificate of Compliance.

Mr. Hankin made a motion to close the public hearing, Mr. Pachano seconded, all in favor. The public hearing was closed at 8:13 P.M.

Mr. Pachano asked for some explanation of the common driveway. He wanted it clarified that there would be no frontage on the common driveway.

Mr. Rembold said the frontage is on Castle Hill Avenue. There is sufficient frontage for the rear lot.

The Board went through the findings.

The location of the common driveway will be reviewed by the Building Inspector. Ms. Nelson said she would like to have the existing driveway reclaimed to a natural surface.

Mr. Rembold said conditions to mitigate the Board's concerns will be imposed—the plan will not be recorded in the Registry of Deeds unless and until a Certificate of Compliance has been provided by the Conservation Commission.

Mr. Hankin made a motion that in view of the findings and two conditions, the existing driveway will be reclaimed to a natural surface and the plan will not be recorded in the Registry of Deeds until the Conservation Commission issues a Certificate of Compliance, the permit be approved, Mr. Fick seconded, all in favor.

The Board took a 5 minute break at 8:23 PM. The meeting resumed at 8:27 PM.

35 STONY BROOK ROAD:

Mr. Parsons was present for a discussion of 35 Stony Brook Road. He said he wanted to discuss the property before doing a survey. Abbey Schroeder owns the large piece of property. There are two houses on the property that she would like to divest herself of. He said we would like some guidelines.

Ms. Nelson asked how many dwelling units are on the property. She said she could see at least four. She asked how many driveways there are.

Mr. Parsons said there is one driveway. He said he would like to demonstrate that there is a way in existence that pre-dates zoning that has sufficient width and suitable grade. There are two old farm houses that would be divided out of the rest of the property, each with its own lot. Frontage would be provided by the way in existence. The only pinch point is a bridge over the brook.

Ms. Nelson said there are new laws that require turnouts for emergency vehicles.

Mr. Parsons said if you determine that it is a way in existence we can put in turnouts. He said the other option is to demonstrate that the buildings pre-date zoning then they don't require frontage.

Ms. Nelson asked if this will open the land up to further development.

Mr. Parsons said no just for what is presented.

Mr. Rembold said a Form A would be submitted with the proof of a way in existence prior to zoning. That will be the clean way to move forward. He suggested the Board conduct a site visit.

Mr. Parsons can provide a survey plan that shows the road around the buildings and the proposed lot lines. Then the Board can decide after a site visit or you can look at the site first. He said he would provide historical aerial views of the property to demonstrate that the lots would not touch any exterior property lines.

Mr. Hankin said he feels a site visit to determine the adequacy of road will be sufficient.

Mr. Parsons said he would involve Fire Chief Burger and will get back to the Board.

SITE PLAN REVIEW: 63 STATE ROAD

Architect Diego Gutierrez was present with applicant Pamela Pescosolido for Site Plan Review for 63 State Road for a retail store with exterior alterations. The building is 1600 square feet. There is no basement. The building will be converted to a street level book store from a doctor's office. The building is located in the B2X district so there are no setback requirements. The building will be expanded in the front and the side. Parking will be in the back.

Mr. Gutierrez said the existing building is a square. There will be an addition in the front and on the west side of the building. A small foyer will be added in the back. The gable front would be extended toward the street. The side extension will be a single story. There will be single lights across the front to look like the spines of books.

Mr. Gutierrez said there will be an extension of the foyer in the back. The entrance will be from Mechanic Street. Deliveries will be done from the Mechanic Street side.

Mr. Hankin said there is 60 feet of building facing State Road but there is no visible access in the front.

Ms. Nelson said the goal of the B2X zone is to encourage walkable access. She said she likes that it comes closer to the street. She suggested providing access from the street.

Mr. Gutierrez said it creates issues to have two access points.

Ms. Pescosolido said it is a matter of staffing people to have access near the registers. The parking is in the back so most customers will come in cars and access from the back.

Mr. Gutierrez said it is not a big space. The staff is small so two entries is logistically difficult.

Ms. Nelson asked if there is a way to make a door in the front that could access a patio space where people could sit. If things change then there could be in place an inviting entrance from the street.

Mr. Gutierrez said there could be a controlled patio. He said there is a door that doesn't get used.

Mr. Pachano said the plan originally showed a door in the front. He said he thought it ruined the look of the front.

Mr. Gutierrez said one bay could be a door. It could open onto a terrace. He said there will be a cathedral ceiling and a loft.

Ms. Nelson went through SPR.

Mr. Gutierrez said there is a birch in the south west corner that will be removed. It will be replaced with another tree in that general location.

Ms. Nelson asked how many square feet is the addition.

Mr. Gutierrez said 1,200 square feet.

Ms. Nelson said the impervious area is being increased will there be any issues.

Mr. Gutierrez said there will be drains from the building into the existing storm drains.

Ms. Nelson asked if there will be a handicap parking space.

Mr. Gutierrez said yes.

Ms. Nelson said a revised plan will need to be submitted. She listed what needed to be included;

- label the handicap parking space
- specify planting (perennial/native)
- revisit the front of the building
- select proposed lighting color temperature and model
- show that the exterior lighting is downward directed
- show screening for dumpster

Mr. Gutierrez said the zoning is vague on the amount of parking that is required. He calculated the usable floor space resulting in 6 parking spaces plus one handicap space. He said the actual net usable space including office space is 2,000 square feet resulting in 5 parking space plus 1 handicap space for a total of 6 parking spaces.

Mr. Hankin said you are moving from an area with unlimited parking to 6 spaces.

Mr. Pachano said there is public parking at the Fire Station and along Mechanic Street.

Ms. Nelson asked Mr. Gutierrez to look at what the available street parking is and to provide more information on the landscaping. She asked that he return with a complete plan.

Mr. Fick said a tree and a bush will be removed.

Mr. Gutierrez said the tree will be replaced and the bush will be replaced with perennials.

Ms. Nelson recommending considering that in the winter a sidewalk plow cleans the sidewalks.

Mr. Gutierrez will return on June 13.

SITE PLAN REVIEW: 21 KNOB HILL EXTENSION

Mr. Gutierrez was present on behalf of Margaret Brownell discuss SPR for an accessory dwelling unit at 21 Knob Hill Extension. He said the unit would be within the setbacks with additional parking provided. He said it would be new construction. The garage will be reconstructed. It will be further back.

Ms. Nelson asked how the ADU would be entered.

Mr. Gutierrez said there will be two steps to enter.

Ms. Nelson asked about power for the unit.

Mr. Gutierrez said there is an overhead line that comes from the rear of the property then it will go underground to the structure.

Ms. Nelson said there is Town water and sewer.

Mr. Gutierrez said yes it will tie in through the house.

Mr. Rembold said the applicant met with the Conservation Commission to address the Scenic Mountains Act.

Mr. Gutierrez said they have to go back with a Notice of Intent because of square footage and height.

Mr. Rembold said it is very much in the view shed. He said some trees need to be removed. A replacement plan will be provided to the Conservation Commission. He said construction in the Scenic Mountains Act area needs approval from the Conservation Commission. No building permit will be issued while the applicant is in process with the Conservation Commission.

Ms. Nelson read through Site Plan Review.

Mr. Hankin commented that the parking is within the setback but that is existing.

Ms. Nelson said if there are any exterior lights they need to be downward directed.

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

TOWN PLANNER'S REPORT:

Mr. Rembold did not have a report.

BOARD & COMMITTEE ISSUES & CONCERNS:

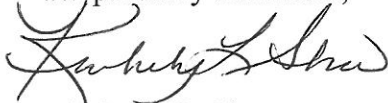
There were no issues or concerns.

CITIZEN'S SPEAK TIME:

No one spoke.

Having concluded their business, Ms. Nelson adjourned without objection at 9:25 P.M.

Respectfully submitted,

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

Kimberly L. Shaw

Planning Board Secretary