

PLANNING BOARD/SELECTBOARD JOINT MEETING

DATE: June 27, 2019

TIME: 5:30 P.M.

FOR: Joint Meeting Planning Board/Selectboard

PLACE: Large Meeting Room

PRESENT: Planning Board: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin;
Pedro Pachano

Selectboard: Steve Bannon, Chair; Ed Abrahams; Bill Cooke; Kate Burke;
Leigh Davis

Mark Pruhenski, Town Manager

Chris Rembold, Town Planner

TOWN CLERK
GREAT BARRINGTON

JUL 12 2019 AM 10:10

Ms. Nelson called the meeting to order at 5:30 P.M.

Michele Loubert and Terry Cowgill announced that they would be recording the meeting.

HOUSING & INCLUSIONARY DEVELOPMENT:

The Boards had a discussion of affordable housing and zoning. The Town is close to meeting the minimum 10% affordable housing goal set by the State that protects towns from 40B projects. In several zoning districts inclusionary housing is already in place.

The Planning Board is working to encourage all types of housing in Town. There are costs associated with building that can't be controlled. Building costs are currently in the area of \$250. per square foot. There are goals in place to make permitting more affordable and streamlined. Educating the community would be a goal for providing affordable housing.

The Boards discussed incentives to promote 2-family and multi-family housing including tax incentives, use of CPA funds and waiving some zoning requirements.

There was additional discussion of Air B&B's and the impacts on affordable housing. It was decided to request technical assistance from BRPC to try to determine what housing stock is available and the number of Air B&B's. In addition, working on a way to implement taxation enforcement of Air B&B's was discussed.

The discussion concluded with Ms. Burke being assigned contacting the DOR regarding Air B&B taxation. Mr. Rembold and Mr. Pachano will begin discussions with BRPC.

ECONOMIC DEVELOPMENT:

The Economic Development Committee is just getting organized. The Boards briefly discussed what can be done to encourage more jobs with good incomes.

MARIJUANA:

There was a vote at the Annual Town Meeting to explore limits on marijuana establishments. The Boards discussed whether the Selectboard should work on setting a policy or whether the Planning Board would create zoning to regulate.

Ms. Nelson spoke on behalf of the Planning Board explaining that over the last few years the Board has been approached to limit certain businesses on Main Street. The Board has been very reluctant to set numeric limits as it gets very complicated. At this point there is only one marijuana establishment operating. It might be better to see how many actually make it through the rigorous process.

Additional discussion included taking the voters request into consideration by exploring what the limit should be set at and what the limit could accomplish. The Boards discussed where the businesses should be encouraged to locate and what impact there will be when businesses open in other towns and states. It was agreed that it is important to get the public involved in the discussion.

TOWN MEETING FOR ZONING:

There was a question after the Annual Town Meeting in May asking whether there should be a separate Town Meeting just for zoning changes. Mr. Bannon spoke saying he supported separate meetings. He said there is not enough time at one meeting for the Planning Board to explain the zoning amendments. He said he applauds the Planning Board's hard work. The issues can be very complicated requiring comprehensive explanations.

An idea for future discussion was for the Planning Board to make a determination regarding the complexity of the zoning amendment, and then schedule a joint meeting with the Selectboard in early December to determine whether a second meeting should be planned.

SET DATE FOR NEXT JOINT MEETING:

The Boards discussed the next date for a joint meeting deciding on August 29, 2019. The agenda will be set in August.

CITIZEN'S SPEAK TIME:

Sharon Gregory said she doesn't know if the Town's character is changing but the perception of the Town is changing. She suggested a survey be done so that people can anonymously voice

their opinion about the “pot” business. She suggested staying away from public hearings regarding integrated housing. She said we already have a problem with Air B&B’s.

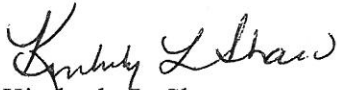
Heather Bellow from the Berkshire Eagle asked a how many Community Host Agreements the Town has signed.

Mr. Abrahams said five.

Michele Loubert said she has concerns about the character of the Town. She asked that both Boards look at what the community is. She said many neighborhoods are under pressure. She said when talking about Main Street there is a broader brush that needs to consider Housatonic.

Having concluded their business, Mr. Abrahams made a motion to adjourn, Mr. Cooke seconded, all in favor. The meeting was adjourned at 6:46 P.M.

Respectfully submitted,

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

Kimberly L. Shaw

Planning Board Secretary