

SELECTBOARD'S MEETING MINUTES

MONDAY, FEBRUARY 11, 2019

7:00 PM – REGULAR SESSION

TOWN HALL, 334 MAIN STREET

Present

Selectboard

S. Bannon
E. Abrahams
D. Bailly
B. Cooke
K. Burke

Town Manager

J. Tabakin

OPEN MEETING: S. Bannon called the meeting to order at 7:00PM

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

November 26, 2018 Regular Meeting

MOTION: E. Abrahams made a motion to approve as amended

SECOND: D. Bailly

VOTE 5-0

January 28, 2019 Regular Meeting.

MOTION: E. Abrahams made a motion to approve as amended

SECOND: D. Bailly

VOTE 5-0

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. General Comments by the Board.

1. **K. Burke** has been working with B. Cooke on Short Term Rentals. They are ready to proceed to having something officially written up regarding the next steps to put on Town Warrant and/or discuss at the next meeting. They will meet with Town Planner Chris Rembold to discuss.

4. TOWN MANAGER'S REPORT:

A. Department Updates

1. **Housatonic School Update:** Greyhouse Partners gave feasibility report to the Town, which did meet terms of 1-year feasibility agreement. The agreement is now over, and the Board will decide whether or not to continue working with them. The Plan includes space for a business and technology incubator with appropriate office space with technology, a satellite facility for Community Health Program, and space for community and art programs. Tenants are also available. The report also contains sources of grants, deadlines, and information on those already applied for. It also identifies commitments by private banks for private financing. Greyhouse is working toward gathering additional information from tenants. Greyhouse will provide more detail at a future meeting.

J. Tabakin has secured contractors to tarp the roof. This will be a cheap, temporary solution to secure the property for a year or so until the Town can commit to investing more funds into the building. The money proposed in Capital Plan is in place, but it is recommended that more funds should be requested in Town Meeting for the roof and other structural improvements be allocated in advance so that they are in place when we are ready to move forward. The estimate for demolition of the building is at 1M.

Copies of this report are available to Board Members.

5. OLD BUSINESS

A. Housatonic Elementary School Discussion and Next Steps. (Discussion/Vote)

6. NEW BUSINESS:

A. SB – Referral of Proposed Zoning Amendments to the Planning Board for a Public Hearing. (Discussion/Vote)

B. Nelson, Chair of Planning Board

Referral for Zoning Amendments are in Selectboard Packet. Intent is to provide clean-up where there are inequities in code, and providing affordable housing, etc. Brandy thanks Pedro and Jonathan for their work on the plan.

C. Rembold, Town Planner

1. Special Permit requirements for certain issues (ie: Airport replacing fuel tank – no special permit needed)

2. B-Zone Clean-ups: Village Center overlay District passed 10 years ago, allowing more flexibility in usage and dimensional requirements in Downtown does not match the Zoning Regulations. This will be fixed so they work together.

3. Setback requirements: Rear setback changed to same as the side setback to allow for adding garage space, additional units, etc.

4. Accessory dwelling homes are being considered (tiny homes), with the contingency that they are hooked up to utilities.

5. Changing Special Permit granting authority for Residential uses in code from Selectboard to Planning Board.

6. Design Advisory Committee bylaw amendment to confirm who to go to for putting up signs downtown.

7. Marijuana Regulation amendment: if a Special Permit has been received for cultivation, one can also be requested for manufacturing and processing.

8. Rezoning of Stockbridge Road/remainder of B-2 Zone. This is currently mostly commercial, with Residential locations largely non-confirming. The plan is to look at uses and dimensional requirements in the B2 zone to allow more Residential areas.

9. Stockbridge Road's industrial zone to be rezoned to B-2.

10. Rezone 3 mile ridge zone from B2 to Residential.

Planning Board Public Hearing will be Thursday March 7 at 6:00PM at the Fire Station.

Discussion: E. Abrahams encourages all to pay attention to these changes. They could result in more density in housing, marijuana allowances, etc. It is important for all to be aware and come to the meeting to speak about these changes. C. Rembold encourages those with questions to call and learn more.

D. Bailly asked for clarification on what rezoning B2 would do to retail establishments. C. Rembold does not feel they are proposing restrictions on those looking to open retail establishments. It is more looking to allow more residential uses in these areas. Current zoning is preferential to businesses without easily considering other uses. D. Bailly encourages caution in language, which may seem discouraging to new business opportunities.

K. Burke noticed that light industrial will also be added per the amendment, giving more flexibility to the area.

E. Abrahams asked for clarification on the change on Manville. Mixed-used used to have a percentage requirement which was reduced. Now they are fine tuning what the percentage of commercial space will be required on the first floor.

MOTION: E. Abrahams made a motion to refer all of the proposed zoning amendments from the Planning Board back to the Planning Board for their public hearing.

SECOND: D. Bailly

VOTE: 5-0

B. Execute Grant of Easement over a portion of the Town's Wastewater Treatment Plant to Community Development Corporation (CDC) of South Berkshire, as authorized by May 1, 2017 Annual Town Meeting. (Discussion/Vote)

C. Rembold, Town Planner

Explained that this easement is being requested to bring the stream out of the current pipe system, and allow it to turn into a "natural" stream again, to be reestablished through Town property, eventually dumping into the river.

MOTION: E. Abrahams made a motion to Grant of Easement over a portion of the Town's Wastewater Treatment Plant to Community Development Corporation (CDC) of South Berkshire.

SECOND: D. Bailly

Discussion: J. Tabakin is excited that we have some this far, it is moving forward with funding in place, this has not been an easy site to tackle. Congratulates C. Rembold on the Easement grant.

VOTE: 5-0

C. Community Growth Partners – Host Agreement Application to locate Retail Marijuana Establishment at 783 Main Street, Great Barrington. (Discussion/Vote)

Charlotte Hanna – Founder of Community Growth Partners

Purchased the property at 783 Main Street, hoping to open a retail marijuana establishment by Summer 2019.

MOTION: E. Abrahams made a motion to approve the Community Growth Partners Host Agreement Application to locate Retail Marijuana Establishment at 783 Main Street, Great Barrington.

SECOND: D. Bailly

Discussion: D. Bailly commented that the Selectboard must discuss how many retail marijuana establishments will be permitted in the town. S. Bannon agrees.

K. Burke is concerned over the future of the business, should success fall in the future due to legalization in surrounding states. Is Great Barrington a stepping stone, and what could happen to the community sects that will benefit from Programs started by Community Growth Partners, should they leave town.

Ms. Hanna advised that her choice to purchase Real Estate in the town shows her commitment to remaining in Great Barrington for the long term. The bigger scope that she is looking to fulfill is in urban and vacation communities, the latter of which she considers Great Barrington to be.

E. Abrahams noted that this is the first applicant we have seen with a Social Justice background and policy.

VOTE: 3-2, D. Bailly, K. Burke opposed.

6. CITIZEN SPEAK TIME:

David Magadini, Great Barrington

Feels a new Citizen Submission time should be considered to account for weekends when the Town Hall is not open.

7. SELECTBOARD'S TIME:

S. Bannon

The Agenda for the February 25, 2019 meeting is quite involved, asked move the start time to 6:00PM. All agreed.

8. MEDIA TIME: None

9. ADJOURNMENT:

MOTION: E. Abrahams made a motion to adjourn at 7:45PM

SECOND: D. Bailly

VOTE: 5-0

Respectfully Submitted,



Tabitha Brewer
Recording Secretary