

## Great Barrington Zoning Board of Appeals

Wednesday April 10, 2019

7:30 PM

Town Hall, 334 Main St., Great Barrington

TOWN CLERK

GREAT BARRINGTON

### MINUTES

JUL 30 2019 PM 1:4

**Present:** C. Rembold, R. Majdalany, C. Ivory, M. Meagher, D. Hagberg

**Absent:** M. Wise

**Call to Order:** R. Majdalany called the meeting to order at 7:30PM.

#### 1. Public hearing:

- a. Open Public Hearing: R. Majdalany opened the Public Hearing at 7:30PM
- b. Hear withdrawal request from the CDC
  - Tim Geller requests the Board allow the CDC to withdraw their previous proposal.
- c. Vote to grant the withdrawal and close the Public Hearing

**MOTION:** C. Ivory made a motion to allow the CDC to withdraw their previous proposal.

**SECOND:** M. Meagher

**VOTE:** 4-0, motion passed

- d. Vote to close Public Hearing

**MOTION:** C. Ivory made a motion to close the public hearing

**SECOND:** M. Meagher

**VOTE:** 4-0, motion passed

#### 2. 40B Comprehensive Permit, 100 Bridge Street, CDC of South Berkshire Review April 3, 2019 letter to the ZBA requesting site plan revisions and proposed changes to the approved 40B Comprehensive Permit granted to the CDC of South Berkshire for the project at 100 Bridge Street

##### a. Tim Geller described the Physical Changes to the Parcel, and provided new Visuals to the Board.

- The current request is to move the parcel North of the location in the previous plan. The previous plan had the earth form in the middle, it has now been moved to the South end. This gives a 12ft high berm on the South end, and open space North of the buildings. The open space landscaping has not yet been detailed in plans. This will extend the Riverwalk, and create a walkway through the open space in the center, which may lend itself to a playground and/or community garden.
- The 3D visual provided shows the capped contaminated dirt which is planned to be landscaped with native grasses which will grow 3-4 feet high. It shows a sloped berm when facing the water treatment facility. The south side berm will be shaped and include clean dirt to allow trees to be planted without harming the caps, and to break up the form. Looking east, East

Mountain will be visible, and the walkway will be seen when looking toward the river.

- T. Geller noted that Exhibit A does change the acreage from 2.33 to 2.44. The previous footprints are ghosted on the plan, with the current in red. The other building will go to the Planning Board for approval.

**b. Questions/Comments from the Board**

- **C. Ivory** asked if there are steps on the berm, as it appears on the visual. **T. Geller** explained that it is a smooth slope, the lines on the plan show feet of elevation. **C. Ivory** commented that she is pleased to see there is one berm in the current proposal, and that the view from the apartments will be of a hill, rather than of the water treatment plant. She commends T. Geller and the CDC team/engineers.
- **M. Meagher** also commented that she is pleased with the building being moved North.
- **D. Hagberg** agrees that the changes brought before the Board tonight are positive.

**a. Vote / determination whether revisions are "substantial" or "insubstantial" changes under the Comprehensive Permit regulations, 760 CMR 56.07 (4)**

**MOTION:** C. Ivory made a motion to accept the request for condition modification on the 40B Comprehensive Permit, 100 Bridge Street, CDC of South Berkshire, and that the Board finds them unsubstantial.

**SECOND:** M. Meagher

**VOTE: 4-0**, motion passed.

**3. Other business:**

Approve minutes of November 7, 2018 meeting and March 19, 2019 meeting

**C. Ivory** noted that on the March 19, 2019 minutes, the votes should be changed from "4-0" to "5-0"

**MOTION:** C. Ivory made a motion to approve the minutes from the November 7, 2018 and the March 19, 2019 meetings, with the changes noted above.


**SECOND:** M. Meagher

**VOTE: 4-0**, motion passed.

**4. Citizen Speak:** None, as the original request was withdrawn.

**5. Adjourn:** On a motion by C. Ivory, and a second by M. Meagher, the meeting was adjourned at 7:50PM.

Respectfully Submitted,



Tabitha Brewer  
Recording Secretary