

PLANNING BOARD

DATE: January 26, 2023  
TIME: 6:00 P.M.  
PLACE: Hybrid In-Person/Zoom Virtual Meeting  
FOR: Regular Meeting  
PRESENT: Brandee Nelson, Chair; Pedro Pachano; Jonathan Hankin; Malcolm Fick;  
Jeremy Higa  
Associate Member Jackie Kain  
Chris Rembold, Assistant Town Manager/Director of Planning and Development

Ms. Nelson called the meeting to order at 6:00 P.M. She read the opening statement, revised by Governor Baker on July 16, 2022, from the agenda. She said the meeting was being recorded. Ms. Nelson also read Section 241-1 of the Town Code.

Ms. Nelson called for roll call attendance:

Mr. Pachano, present; Ms. Kain, present; Mr. Fick, present; Mr. Hankin, present; Ms. Nelson, present

Mr. Higa had not yet arrived

**FORM A's:**

There were no Form A's presented.

**MINUTES: JANUARY 12, 2023**

Mr. Hankin made a motion to approve the minutes of January 12, 2023 as amended, Mr. Fick seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Ms. Nelson, aye; Mr. Pachano, aye;

**SITE PLAN REVIEW: 82 RAILROAD STREET**

Applicant Jeremy Bromberg was present via Zoom to discuss the request for a one-year extension of the site plan approval granted by the Planning Board on January 27, 2022, for a marijuana retail establishment in a B zone at 82 Railroad Street. He said it has been challenging to raise money. He said he is now in a position to move forward.

Mr. Higa arrived at 6:04 PM.

There were no questions from the Board.

Mr. Hankin made a motion to grant the one-year extension for 82 Railroad Street, Mr. Fick seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

## **SPECIAL PERMIT PUBLIC HEARING: 148 MAPLE AVENUE**

Mr. Hankin made a motion to reopen the public hearing for 148 Maple Avenue, Mr. Fick seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

The public hearing was reopened at 6:05 PM. The public hearing is a continuation of the public hearings on December 8, 2022 and January 12, 2023

Nicholas Arienti was present with applicant Charles Goldman to discuss the special permit application for the conversion of a former nursing home to a multi-family use at 148 Maple Avenue. Also present for the applicant was Kaspari Hoffman and from Kelly, Granger, Parsons, Mark Reynolds and Michael Parsons.

Mr. Arienti said there were a variety of comments at the last public hearing that required more information. He said a revised site plan was submitted. He said a photometric plan was submitted and the lighting cut sheet.

Mr. Arienti said there will be a change to the signage. He said the landscape plan has an addition of trees and shrubs around the building to address the concerns of the Board and abutters. He said there will be dense shrubs on the east side of the parking lot to screen Purcell property and along the Shimmon's property line. He said the dumpster will be enclosed. The dumpster will have bear protection. He said we feel strongly and collectively that all the submitted materials meet the criteria of the special permit.

Ms. Hoffman said all comments from the last hearing were addressed. She said there will be a handicap accessible ramp on the front side of the building. There are two handicap parking spaces in the rear of the building. She said there are 50 parking spaces on the site.

Ms. Hoffman provided an elevation showing the view from one of the basement apartments. The basement apartments will have vegetation planted outside of the window.

Ms. Hoffman said the photometric plan is based on night sky compliant fixtures. She said cut sheets are available. She said we want to make sure the site is lit and safe for the residents. She said all of the lights will be downward directed. She said there will be accent lights along the driveway.

Ms. Hoffman said there will be more pronounced signage. She there will be a metal canopy over the front door with back lit letters. The canopy will be brushed aluminum. The letters will be lit from down lighting on the building. She said there will be small scale free standing sign in the front. She said the back of the building will be residential in nature with no commercial lettering.

Ms. Hoffman said the landscaping will be inviting and welcoming. There will be new vegetation along the building and the new ramp. She said she looked at the Town's tree list but didn't see any recommendations for shrubs.

Ms. Nelson asked if there is a planting plan.

Ms. Hoffman said no.

Ms. Nelson asked about the type of plants, how many plants and the height of the plants at the time of planting.

Ms. Hoffman said she can expand on that and provide a list of the low plants.

Ms. Nelson said only native species should be planted.

Ms. Hoffman said she will make sure plantings will be native. She said there already great trees on the property.

Ms. Hoffman said the bear proof dumpster will be on a pad.

Ms. Hoffman said a color palette has been included with the renderings. She said the building is brick. Off white stucco elements will be on each side in the front. There will be wood accents.

Ms. Nelson said the brick will remain.

Ms. Hoffman said yes.

Mr. Hankin asked about the white areas on either end.

Ms. Hoffman said it is stucco and will balance the front.

Mr. Hankin asked if the windows will come out.

Ms. Hoffman said the windows don't have to come out. She said she didn't think the apartments on those sides needed window in those locations.

Mr. Arienti said there are currently bay windows in those areas and they are only on the first floor.

Ms. Hoffman said she didn't think the windows were necessary there so materiality was added. She said all bedrooms have windows. She said this covers her list. She said the area outside the basement window will be 4-5 feet wide. She said the area is sized for the drainage system. The area will be maintained for egress clearance.

Mr. Pachano asked if there is a door from the ramp to the lobby area.

Ms. Hoffman said yes.

Mr. Fick asked about the photometric plan. She said there is no exterior lighting on the west side of the building that faces the Shimmon property.

Ms. Hoffman said she would love to be lighting on that side of the building but she is cognizant of the neighbor's concerns. She said there is no light on that side to be respectful of the neighbor.

Ms. Nelson asked about egress lighting.

Ms. Hoffman said there will be some lighting in the stair risers. She said she will add lighting if permitted.

Ms. Nelson said she reviewed the lighting summary. She said the foot candles range from 4.3 to 112. She said she doesn't see anything with that light intensity. She said normally there wouldn't be that much of a difference.

Ms. Hoffman said maybe it is a cumulative total.

Ms. Nelson said we would want a minimum of a half foot candle.

Ms. Hoffman said she thinks it is a grand total. She said the largest lit area is 4.6 foot candles.

Mr. Rembold said it could be a modeling glitch.

Ms. Nelson said it is otherwise fine.

Ms. Kain asked about security such as people going in windows on the basement level.

Ms. Hoffman said lighting is the number one crime deterrent. She said life safety is the biggest drive. She said we would want people to be able to evacuate safely. She said traffic in and out also deters crime.

Mr. Fick said lighting on the west side, that doesn't spill on to the abutting property, should be installed.

Ms. Hoffman said there is a wall pack in the front and accent lighting in the parking lot. She said there could be some vegetation lighting and some building lighting that doesn't shine into the building.

Ms. Nelson said she looked through the cut sheets. She said there is both down lighting and up lighting. She said there shouldn't be any up lighting.

Ms. Hoffman said the intent is for all lighting to be facing down. She said all lighting will be downward directed.

Ms. Nelson asked if lighting will be controlled such as coming on dusk to dawn or on motion sensors. She said we need to know where all the lights will be.

Ms. Hoffman said there will be wall packs in three locations, the front, the back and the side facing the parking lot.

Mr. Higa asked the wall lights should not shine out from the building.

Mr. Higa asked if the front ramp would be lit.

Ms. Hoffman said there won't be any other lighting in the front other than what is shown. She said there will be very low lights along the vegetation in the front and the ramp and main driveway.

Ms. Nelson said she doesn't like the low lighting at all. She said there isn't to be any up lighting. She said the vegetation doesn't need to be lit all the time.

Ms. Hoffman said the lighting is planned to be more horizontal than up and it would be on from dusk to dawn.

Ms. Nelson asked if all lighting would be on dusk to dawn.

Mr. Goldman said all of the lighting would be on dusk to dawn.

Ms. Nelson said she doesn't think vegetation lighting needs to be on all night.

Mr. Goldman said it is his personal preference to have the lights on for people driving by.

Ms. Hoffman said there is a pole light in the parking lot.

Mr. Rembold said the pole light limit would be 14 feet high. He said he currently thinks the Board's preference is 10 feet high.

Ms. Hoffman said she thinks the light pole is 10 feet high.

Mr. Hankin said lights B-1 and B-2 are shown at 20 feet high. He said more poles may be needed.

Mr. Higa asked if the public outreach included the parking lot lights and traffic.

Mr. Goldman said he talked to the neighbors about light pollution and traffic.

Mr. Higa said at the last meeting there was concerns about overflow parking because there isn't enough on site.

Mr. Goldman said the parking is 1 car per unit, maybe two cars for some. There is handicap parking and visitor parking. He said it is totally flushed out. He said it complies with the zoning.

Mr. Arienti said 30 parking spaces are required. The plan shows 50 parking spaces.

Mr. Higa said the attempt is to reduce the asphalt.

Mr. Arienti said the site has a lot of acreage. He said the use is concentrated to this area. He said there is no interest in adding more parking. He said the only other place for parking would be in front of the building and no one wants that. He said the use is consistent from a parking use perspective. He said the balance has been struck well. The traffic impact of 30 units is subjective. He said we relied on the estimates of the traffic study. The impacts are minimal. The traffic engineer said the traffic would be 30% less than the previous use. He said this is a tremendous use of an existing building that currently has no use.

Mr. Higa said he doesn't have a concern about the traffic. He said he wondered about the discussion with the abutters.

Mr. Fick asked if from a business standpoint is 50 parking spaces enough.

Mr. Goldman said he thinks so. He said the expectations of the buyers could be different but it should be ok.

Mr. Hankin said parking could be added in the middle of the existing parking lot if needed.

Mr. Rembold said a 9 square foot sign is the limit of what would be allowed. He said the final submittal needs to be in compliance.

Mr. Arienti said section 10.3 allows a deviation.

Ms. Nelson said we would want to know if a waiver will be need and what the deviation would be.

Ms. Hoffman asked if the face of the sign is what the deviation would be for.

Mr. Rembold said yes. He asked about the entrance and exit signs.

Ms. Hoffman said the entrance and exit signs are just considered directional signs.

Mr. Rembold said the monument sign and the sign over the entrance will be considered.

Ms. Nelson said the entrance and exit signs would be more than traffic control because the address is on them.

Mr. Goldman said the address can be removed. We want to direct people on the site.

Mr. Higa asked if the freestanding sign will be lit.

Ms. Hoffman said not currently.

Ms. Nelson asked if the public had any comments.

Richard Shimmon said he would prefer to not have lighting on the west side of the building. He said we like it turned off.

Michelle Shimmon said we are in favor of the project.

David Unger from 38 Silver Street said he is in favor of the project.

There were no additional comments.

Ms. Nelson said the issues include signage, specific landscape plans, downward directed lighting, pole height and dusk to dawn lighting.

Mr. Higa asked if the light intensity could be lowered by 50% at a certain time.

Ms. Nelson said we could make it a condition. She said she thinks the lighting is modest overall. She asked if we need to keep the public hearing open to take more information.

Mr. Rembold said if the special permit is granted there will need to be site plan review. He said the process is not being done concurrently. He said some of the details could be tweaked and discussed during SPR.

Mr. Pachano made a motion to close the public hearing, Mr. Hankin seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

The public hearing was closed at 7:15 PM.

Mr. Rembold advised the Board they should look at sections 8.10 and 10.4. He said if something needs to go into writing and discussed at the next meeting.

Ms. Nelson read through 8.10.

--8.10.3 Sign will comply with the bylaw

--8.10.4 There will be no light spillage on abutting properties

--8.10.5 30 units are reasonable

--8.10.6 Loading area met

--8.10.7 Planning Board can impose conditions

--8.10.8 Site Plan Review required

Ms. Nelson read through 10.4. The requirements are met. The Board commented that this is an adaptive reuse of an existing building. There is an increase in the residential character as the building goes from commercial to residential. Jobs will be created.

Mr. Hankin made a motion to grant the special permit for 148 Maple Avenue with the condition that further discussion of landscaping, planting schedule, lighting and signage will take place during SPR, Mr. Fick seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

### **SPECIAL PERMIT: 70 EGREMONT PLAIN ROAD**

Mr. Hankin recused himself from the Board's discussion as he is an abutter. He sat in the audience.

The Board reviewed the special permit application to make a recommendation to the Selectboard for Berkshire Aviation Enterprises, Inc., at 70 Egremont Plain Road, to permit the airport in an R4 zone in accordance with Sections 3.1.4 E(1), 7.2 and 10.4 of the Zoning Bylaw.



Attorney Dennis Egan was present on behalf of the Great Barrington Airport. Also present was Rick Solan, applicant; Joseph Solan and Terry Anderson, Business Manager for the airport.

Mr. Egan said there is a lawsuit pending that has nothing to do with the application and everything to do with it. He said as a non-conforming use we do not need the special permit. He we are seeking the special permit for a resolution to the issue. He said the intent of lawsuit is to basically shut the airport down. He said the applicant is willing to submit to zoning.

Mr. Egan said the airport is in the R-4 zone and the Water Quality Protection District. He said there is nothing new in the activity at the airport.

Mr. Egan said in 2020 the airport sought a special permit for the construction of hangars. He said that was an expansion. This special permit is not intended to expand the use; it is intended to allow the airport to exist. He said the special permit process is a better approach than getting shut down. He said the application is consistent with the Master Plan.

Mr. Egan referred to a letter from Town Counsel advising the boards how they should proceed with expanding the bylaw. He said the airport use is reasonable.

Mr. Egan said the airport was in existence when the zoning was created in 1931. He said it serves the community as a landing area for emergency aircraft, flight school and attracting visitors. He said the airport has a positive impact on Great Barrington. The airport employs people from Great Barrington. He said no public utilities are on the site. The airport has a well and septic system.

Mr. Egan said the airport has been operating since at least 1931. The neighborhood grew up around it. He said the character of the neighborhood will be improved. The airport intends to comply with voluntary conditions. There will be no adverse impacts. The granting of the special permit will ensure that the employees will stay employed and the fiscal benefit to Great Barrington remains. He said the special permit will make the airport a legal use and there are proactively suggested conditions.

Mr. Fick said when he moved here he thought about the existence of the airport as something that makes the Town special. He said he is in favor of the special permit and he hopes it passes.

Ms. Kain asked what will happen if the special permit is not approved.

Mr. Egan said the permit could be approved, or approved with reasonable conditions. If it is approved with unreasonable conditions we will pursue in Land Court. He said if the permit isn't granted the use stays a non-conforming use.

Mr. Pachano said people comment that the airport doesn't contribute economically to the Town.

Mr. Egan said part of the property is in 61A conservation but it is a small area. He said the tax impact is indisputable.

Rick Solan said he does a lot for the Town. He said he has courtesy cars for people to go into Town.

Mr. Egan said it is interesting that people think the tax receipts aren't enough but had the hangars been improved they would have increased the taxes but they were not allowed.

Mr. Pachano asked for a response to the comments that the airport pollutes the ground.

Mr. Egan said no one has presented any evidence that this airport pollutes anything. He said unleaded fuel is available at the airport. He said the comments are scare tactics and there is no evidence to support the comments. He said the airport is a good steward and provides lead free fuel.

Mr. Solan said by 2025 there shouldn't be any lead in aviation fuel.

Joseph Solan 75-80% of airplanes can take unleaded fuel.

Ms. Nelson said the fuel storage was replaced.

Joseph Solan said the tanks are double walled fiberglass tanks compliant with the State.

Mr. Pachano asked about conditions at the airport for jets.

Rick Solan said no jets can come into the airport.

Mr. Egan said we are not expanding the airport. The runway will not accommodate jets.

Mr. Pachano said if that is the intent then just say no jets, why have a comment.

Mr. Solan said it was put in as a stipulation that nothing more than 6,000 lbs. could fly into the airport.

Ms. Nelson said flight school provides a benefit. She asked for a response to the complaints about the nuisance flight patterns.

Joseph Solan said the flight patterns have been significantly changed. The pilots actively try to fly over the wooded area then turn when they get over Baldwin Hill then they fly over a swamp area. He said there are signs in the office with flight instructions.

Rick Solan asked the flight instructors to make the flight patterns wider and they did.

Mr. Rembold said it will be useful to the Selectboard for the Planning Board to suggest they talk with Town Counsel regarding the applicability of section 7.2 and to consider a zoning amendment that would not prove to be a de facto prohibition of the airport use.

Ms. Nelson asked for public comment. There was unanimous support of the special permit. No one spoke individually.

Ms. Nelson asked if the Board should work on clarifying language for 7.2.

Mr. Rembold said that is not in front of the Board tonight but it might be useful for the Selectboard. He suggested encouraging the Selectboard to work with Town Counsel.

Ms. Nelson said she likes Mr. Rembold's suggestion to encourage the Selectboard to work with Town Counsel and take up the zoning matter at another time.

Lori Bashour said she is in favor the airport.

Mark Rogan said he lives in Egremont. He said he moved to the area 32 years ago because of the airport. He said he has an airplane. He said the operation at the airport is special for what they do but also because it is a classic airport. He said the safety measures are extreme. The airport is regulated by the State and Federal Aviation. He said he is very happy the airport is here.

Michael Mah said he is a commissioner for the Pittsfield Airport. He said he moved to the area because of the two airports. He said look at this airport that is 100 years old. He said consider that flights at this airport took place right after the Wright Brothers took their first flight. He said this airport is a spiritual place that makes Great Barrington great. He said you don't see airports like what is in Great Barrington. He said culturally and historically the airport is as unique as anything you would find in the USA. He said it should be protected.

Ian said he is a flight instructor from Berkshire School. He said in 2009 there was an average of 10 students per year. Many pilots have gotten their start at the Great Barrington airport.

Mr. Hankin, 43 West Plain Road, said he is an abutter. He said in part he is here because of the medivac that kept him alive. He said he wasn't moved out of the Great Barrington airport but it is an important service the airport provides.

Michael Mah said when his father had a heart attack (not in Great Barrington) there wasn't a medivac option. He said the people in Great Barrington won't have to worry about what my family went through with my father.

Richard Schlesinger said he comes to Great Barrington from Connecticut because of the airport. He said pilots use an app to find airports and they leave comments for other pilots. He read comments that in part said pilots must stop at this location. It is the best small airport in New England. People will come to the Great Barrington airport and take a car to go into Town. He said any town would be happy to have such an asset. He asked the Board to show some love to support the airport and yourselves.

Mr. Pachano made a motion to send a positive recommendation to the Selectboard with the comment that the Selectboard review and work with Town Counsel regarding the reading of 7.2, Mr. Fick seconded.

Mr. Higa suggested that the comment about the 6,000 lbs. jet plane be changed.

Rick Solan said we won't have any jets fly in.

Mr. Fick said nothing should be ruled out.

Ms. Nelson agreed that it shouldn't be ruled out.

Mr. Fick said he doesn't think Mr. Higa's comment should be part of the recommendation to the Selectboard.

Mr. Solan said he would be willing to do whatever it takes to get the permit. He said many things will be better in the future. He said there will be a lot of new technology.

Ms. Nelson called for a vote on the motion to send a positive recommendation on the application to the Selectboard by Mr. Pachano and seconded by Mr. Fick.

Roll call vote: Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Hankin returned to the table to rejoin the meeting.

**BARRINGTON BROOK:**

Matt Puntin from SK Design was present on behalf of the applicants who are requesting the release of 5 of 10 certificates of occupancy.

Ms. Nelson said she is not concerned about the remaining cost of work to be done vs. the property value.

Mr. Fick asked what the cost is to finish the work.

Mr. Hankin said he has concerns. He said the COs are the leverage for the Town to get the work done. He said if the COs are given away the developer can walk away. He suggested giving up two COs and have them come back in the spring for two more.

Mr. Fick said he feels the people are working in good faith. He said he is okay with releasing the COs.

Mr. Hankin said they have not completed the infrastructure.

Ms. Nelsons said they have finished the bulk of it.

Mr. Hankin said yes but there is more to do.

Ms. Nelson said we heard from the neighbors who want the project completed. They support the release of the COs.

Ms. Kain said the public is keen on moving forward. She said she is sensitive to that.

Mr. Higa said there is an impact if the property isn't completed. He said there is an impact on the people living there.

Ms. Nelson said there is an impact on the residents.

Mr. Puntin said there are 4 houses under construction. He said 2 of the houses are 80% complete. He said the sewer and water installations are complete and the paving. He said there is landscaping and lighting to be completed.

Mr. Rembold said there will still be five building permits that would not be issued. He said in the spring of 2021 the Board held 10 lots that couldn't be built on. He said the Board agreed that 5 lots could be built on but no COs could be issued. He said they are now seeking the COs.

Mr. Pachano said there would still be 5 lots to be developed. He said to Mr. Hankin you are concerned the other lots won't be developed.

Ms. Nelson said they would have to come back to be able to build.

Mr. Hankin said they could also not develop anything further and walk away.

Ms. Nelson said the impact would be on the residents who want to see the development done.

Mr. Hankin said they also have to delineate the open space and do plantings.

Ms. Nelson said she doesn't think there is a great risk.

Mr. Fick said \$480,000 was spent on the outstanding work. He said there is about \$60,000 worth of work to complete.

Mr. Hankin said those numbers are old, everything has gone up.

Mr. Pachano asked why everything hasn't been finished.

Mr. Puntin said landscaping is typically last.

Ms. Nelson said there is a fair amount of landscaping to do.

Mr. Fick said the Town would still hold a covenant on 5 lots.

Mr. Higa said the COs on the completed houses is good leverage.

Ms. Nelson said we made a deal initially now we are renegeing.

Mr. Hankin said he didn't think we are renegeing, the infrastructure isn't done.

Mr. Higa said the residents are in favor.  
Mr. Pachano said how would holding one CO harm them.

Mr. Fick they can get money for that house. He said it is not realistic that they would walk away when they asked for another lot to build more.

Mr. Pachano said some developers are great and other's not so great but in the end there are some things these boards are responsible for.

Mr. Pachano made a motion to release three of the COs, Mr. Higa seconded.  
Roll call vote: Mr. Fick, aye (but it should be four); Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

### **MAY 2023 ANNUAL TOWN MEETING ZONING:**

Mr. Rembold said the Board has one or two meetings to work on the zoning proposals. He said the public hearing will be on March 9. He said the public hearing will be advertised in mid-February. He said the proposals have to be finalized to send to the Selectboard by end of the February 9 meeting.

Mr. Rembold said Habitat for Humanity will be at the February 9 meeting.

Ms. Nelson said she wanted to refer items B 1, 2, 3 & 4 to the Selectboard.

Mr. Hankin said he had edits.

The Board went through Mr. Hankin's edits page by page. There was some discussion of neutralizing the terminology of family. The Board discussed site design.

Mr. Fick said we can't do away with SPR without design standards. He said there is no objective standard to measure by. The language says if the project conforms to the standard no SPR is required. He said the words "minimally" and "typically" should be removed.

Ms. Nelson said she thinks the language can be referred. We can get public comments.

Mr. Pachano made a motion to send 1-5 (as listed on the agenda) to the Selectboard, Mr. Higa seconded.

Roll call vote: Mr. Fick, aye; Mr. Hankin, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said she and Ms. Kain met to discuss the Stockbridge Road zoning. She said Ms. Kain brought a fresh perspective. She suggested seeking technical assistance from BRPC to get graphics. Ms. Nelson said she is queasy about five story buildings along Stockbridge Road. She said it will be a dramatic change. She said there needs to be more education and communication with the public than we have time for. She suggested tabling the proposal.

Mr. Fick said he views it as a zoning issue but not just a zoning issue. He said there is a bigger problem in that corridor such as the right of way and where to plant trees.

Ms. Nelson said we can make a soft pitch and put community groups together.

Mr. Higa asked if the discussion could start before the Annual Town Meeting. He said time is compressed when we start discussions in August.

Ms. Nelson said there needs to be more communication.

Ms. Kain said there are a lot of questions about how to make things work in that area.

Mr. Rembold said there has been a lot of talk about development on Stockbridge Road. He said it is a good idea to seek assistance and have a good plan for outreach.

Mr. Pachano said he has been pushing for this zoning for four years. He said he never proposed five story buildings. He said right now there is no control over big box stores coming in. He said the State won't move on making changes along the road until we move. He said we won't get anything from BRPC. He said take a stand to build more housing in this Town. There is one place to do it we need to decide to do it. He said we haven't really discussed the zoning.

Mr. Fick said the change is too big.

Mr. Pachano said what we have isn't working. We will have more hotels if we don't move.

Ms. Nelson said we can't do it without graphics.

Ms. Kain said we will keep working on it to continue moving forward. She asked if there are any controls to address big box stores.

Mr. Hankin said there are five empty store fronts in the shopping center. The store fronts have been empty for 5 years. He said there isn't a demand for commercial space.

Ms. Nelson said the point in suggesting we table the discussion for this ATM is not to stop the discussion. She said she doesn't think we can sell it to the public.

Ms. Kain asked why the zone doesn't go from the bridge to Stockbridge Road and on. She said when she thinks of transition zones she thinks of continuity.

Mr. Higa said it is broken up because of what exists.

Mr. Pachano said we have done good things. He said he is frustrated that nothing changes along Stockbridge Road after 4 years.

Ms. Nelson said it can go on the next agenda.

Ms. Nelson said there is no definition for co-living or congregate living.

Mr. Rembold said he would put it on the next agenda.

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

Mr. Fick said the Housing Sub-Committee has some things to go to the Selectboard. He said BRPC said there is a man power crisis in the county. He said there are issues for Selectboards and Town Manager for getting volunteers for boards.

**TOWN PLANNER'S REPORT:**

Mr. Rembold said he didn't have anything else.

**CITIZEN'S SPEAK TIME:**

Bill Shein requested media time. He read the Planning Board's concerns and recommendations from a past 2020 special permit application for the airport. He asked why the Board wasn't concerned about hazardous materials or aircraft volume like they were last time.

Mr. Rembold said it is a different application.

Mr. Fick said there are no concerns about hazardous waste or air traffic like the last time. He said expansion wasn't an issue with this application. He said it was dirty pool to bring up the past.

Ms. Nelson said there might be environmental protection concerns with a different application. She said we evaluate every application on its own merit.

Having concluded the business, Ms. Nelson adjourned without objection at 9:41 PM.

Respectfully submitted,

*Kimberly L. Shaw*

Kimberly L. Shaw  
Planning Board Secretary