

Planning Board Minutes of Meeting: -- 8/21/12

Attending: Michael Hale, Chair; Janine Savoy, Secretary; Alan Vint, Terry Crean. Absent: Maureen. Guest/Consultant from PVPC: Larry Smith

Meeting called to order at: -- 6:55pm -- Adjourned at: -- 8:45pm --

Minutes of previous meeting date -- 7/31/2012 -- **not read and approved yet.**

Next Meeting scheduled for: -- **Sept 25**, 6:30pm. Continue meeting with Larry Smith.

Agenda this meeting: -- **Create Use Table list with PVPC consultant Larry Smith**

Meeting posted for 6:30pm. First 25 minutes no quorum; just Janine and Terry with Larry Smith. Opened meeting at 6:55pm

Larry: 3rd box on pg 1, horse standards –what it does is for finding the threshold when the lot is big enough, but allows placing conditions on if it is smaller than that. Janine: I don't want to limit people who have just one horse, or force people into stabling them, but have seen too many horses on too small a space. Alan: Do you know if there is a standard of space needed per horse that this bylaw was derived from? Janine: Maybe we could ask Mary Wheeler, the large animal inspector. Larry: Who is going to do it? Janine: I can. Alan: You speak with Mary? Janine: Yes, we're related by marriage. And Tom Austin, who has horses, does come to the Assessors meetings now.

Larry: For Retail services we talked about 2500sf standard. Is that per building or cumulative of several buildings on the same lot? Alan: 2500 max, total. Janine: Why the wording All display indoors? Maybe we should look at that, because you've got to have flags or twirly things to catch the eye. Larry: You could say the outdoor display space is part of the 2500. Mike: I'd have Business District different standards from Village. ALAN: I agree. I wouldn't want to see a bunch of whirly gigs in the village. JANINE: I don't want to discourage anybody from doing what they can to stay in business. –Like the store in Chester with the big rocking chair outside to help drivers notice the store. LARRY: Could say, "Outdoor Display may be limited". ALAN: It was fine when the antique store would occasionally set out some antiques, but that's different from chartreuse and pink balloons. If it's by SP, why even put it in standards? LARRY: We'll just take that line out [all indoor], but ZBA should be cognizant to ask about outdoor display as part of SP. ALAN: I thought you only meant remove the last added part [outdoor included in 2500sf]. LARRY: No, if you leave in the all indoor standard, the ZBA can't allow outdoor display as part of the SP.

MIKE and ALAN: want it the original restriction for Village. ALAN: We don't want to see that kind of thing. LARRY: Is that consensus? JANINE: No, but I'll take it to town mtg. I believe we should allow display down the central road in town, with limits. TERRY: I agree. LARRY: That's why you leave it to ZBA on whether it's tasteful or not. TERRY: by taking the line out we allow the ZBA to discuss the standards and restrictions. MIKE: But what if they don't? ALAN: I don't have faith –historically-- in the ZBA. I do with the members now, but that can't be counted on to remain true. LARRY: You have 3 choices for SPGA: PB SB ZBA. ALAN: I just want to write the bylaw so there aren't so many options to be decided. The reason the PB has gotten things passed, is the PB comes to agreement, and doesn't take it to the town.

LARRY: Are we talking outright prohibition? Or discretionary standards? ALAN: I don't have a problem with a pumpkin or a rocking chair, but we have to come up with language that makes what's allowed very clear. LARRY: Can word it as 'displays may be approved if they are in keeping with the district.' We will have purpose descriptions for each district. We can say in keeping with description of district. In Village only –all outside displays must conform with description. This description is where you are deciding what the "character" is. ALAN: I don't think the majority of people in town are interested in having the town look

like Pittsfield. JANINE: That's not a worry. More importantly, we don't want to have like when Gary Herman's kids wanted to sell pumpkins but got told they couldn't have a farmstand. ALAN: In this town? JANINE: Yes.

ALAN: Yes or No is the easiest to interpret, otherwise the bylaw wording needs to be very clear and specific. LARRY: Saying this just for Village District? MIKE: I think the regular Business District will define itself. ALAN: At this point what would stop a strip mall coming in to the Business District. LARRY: Nothing. You don't yet have any design controls. MIKE: You wouldn't want to too much because they'll need some room for creativity. LARRY: This is where we might work on adding a Site Plan Approval bylaw. But ZBA can be asking for a site plan as part of SP process, and you should be. Normally, SPA is for by-right uses.

LARRY: top of 3rd page with separation of auto and other repair. In Cell tower bylaw, where are they allowed? MIKE: They're very constrained. LARRY: [found it] I don't see that this doesn't allow an applicant to apply to put anywhere. In Westfield, we created a hierarchy. We really wanted them to be put on town property, so we could make all the money. You might want to tuck in a priority clause in your Wireless Bylaw.

LARRY: We left off at Wholesale, Industrial. We changed that you don't want any processing at all. Limited quarrying, and no processing. You don't currently allow Manufacturing, as opposed to Light Manufacturing. ALAN: Where's the line on that one. LARRY: [Definition read.] ALAN: That's Middlefield's bylaw????! LARRY: I got it from your website. It says "other requirements in this bylaw" but you don't have anything else. ALAN: So how do we get it clear on the line of the one guy doing it on his own, his stone-cutting, or whatever. LARRY: Would you permit Light, but not Heavy? MIKE: I wouldn't constrain the size, just the effects. ALAN: I still don't know the distinction. And size should be constrained. The Business District is ugly now. I don't think it can be made much uglier. But it could be noisier. And it is immediately adjacent to homes. To a lot of people in the village center, it's a big issue about the Chester Water truck coming through. There're also logging trucks. LARRY: So are you going to pursue that truck exclusion route I mentioned? ALAN: Yes. A significant number of people who live on Skyline have complained to the SB. If you limit the size and scale of the business, you limit the number of trucks.

LARRY: So it's not an architectural impact thing, so much as an off-site impact thing. ALAN: There is a significant number of people vis a vis the master plan who want to move the fire department. I think a majority of the people who care... JANINE: You're misspeaking to say the majority. I've talked to a lot of people too. ALAN: there is acreage back there, behind the transfer station. LARRY: Let's work on a better distinction between Lt/ Hvy Manufacturing, and it will go in Business but No in VC and AR. Take out Construction Ind, Out freight, Warehousing? ALAN: We have one. LARRY: You do? JANINE: You went to AzG? LARRY: Isn't Wh trade and distr be what AzureGreen is doing more than Warehousing? ALAN: Most places I know have both --like LP Adams, they have massive storage as well as the store you can buy in. Another lumber co in Lee, with several large warehouses. LARRY: Don't talk about the bldg, but the use of the property. ALAN: There's a garden wholesale warehouse, but I can go and order there, and pick up stuff there. If you are storing a large amount of bulk material that you don't run through, you're warehousing. LARRY: You're just storing your stock. MIKE: I think we should permit warehousing. ALAN: I just don't think warehousing is as cut and dried as Larry does. LARRY: You're confusing warehousing with a retail establishment. Let's move it all into same line w/ Wholesale Trade & Dist. Still N, SP, N.

ALAN: Open storage of material? I'd oppose that. Except what comes to mind is plants and bushes. My reasoning is that if I want to start my landscape business again, I'm good to go, because it's under exempt horticultural. LARRY: No, growing the trees, yes, but not the backhoe and the piles of gravel. Landscaping is a trade. ALAN: So this Open storage would be a contractor yard? LARRY: Yes, as a stand-alone use. Do you have contractor yards? ALAN: Do we have contractors who park all their stuff. The guy across the

street does. Also there's a guy who recycles metal, and he has an open storage place on someone else's property. LARRY: So it's not home-based. But do you want that in a residential neighborhood? Not the Business District? ALAN: In keeping with the rule: if you can't see it, taste it, smell it. LARRY: But typically that is the rule for a Home Based Business. But now you're talking about allowing it on someone else's property, as a Principal Use. ALAN: No, I wouldn't want anyone storing as a Principal Use. LARRY: No Contractors yard as principal use? If I want to buy a piece of land over in the business zone for storing it away from my house? ALAN: But we want the kind of business that will add attraction to the Business District, not storage of outdoor stuff. I'm not in favor of businesses that would create chaos and noise, because it's still near the residences. JANINE: I think it would be SP use with a few criteria. LARRY: SP doesn't have to be ZBA. When it's a hot button issue, like a used car lot, I might give it to the SB. ALAN: Oh great. We have now a situation where 2 of the SB are going against what 80% of the town wants. LARRY: How do they get elected?

LARRY: What's the conclusion on this one? ALAN: My little landscaping business that never employed more than 8 people. But we were also way out on a farm with no one around. Here quiet is what people are used to. LARRY: What do the 2 quiet guys think? MIKE: I do think it should be limited to the Business District, and have conditions. ALAN: I'm not opposed with conditions, but with research. LARRY: so SP in B w/ S&C

LARRY: I gave you a mock up of the Westfield Home Based Business bylaw, and there was one other town that did it well, calling it Cottage Industry. ALAN: So that's our homework for next time. JANINE: After we are done with Larry, can we schedule a housekeeping meeting. We're behind on approving 4 minutes. ALAN: they are supposed to be available 10 after, but have to be marked "Unapproved Draft Minutes"

Meet next? JANINE: With the amount of homework we have... the 25th? 6:30 again? Larry, JANINE: yeah. MIKE: I'll try harder. Adjourn 8:47pm

Old Business Progress Reported: none

Agenda next meeting: -- Continue Review Use Table suggestions and questions with Larry Smith

--Minutes respectfully submitted by Secretary Janine Savoy.

Old Business (items from previous meetings listed for tracking follow-through, and deleted when done.)

Mtg 5/15/12

Get current ByLaws available on website.

Collate/ provide all paperwork for AG on Wind Turbine BL. (MH)

Find new Master Plan Committee members; write job description.

Get all documents on PB computer as Board's electronic filing storage.

Mtg 6/26/12

Email Larry to get 32 boilerplate conditions, & S'hamp standards & conditions (MH)

Supply members with copy of letter on Master Plan Survey inquiry for future reply.

Mtg 7/24/12

Forward needed files to Board email address to be retrieved on PB computer. (MS)

Mtg 8/21/12

Ask Mary for suggested horse space requirements (JS)