
Planning Board Minutes 1/26/17

Planning Board minutes for Thursday January 26, 2017

- Open meeting at 7:02

II. Attendance:

- Pat Solomon
- Maggie Leonard
- Tom Sawyer
- Roger Tryon
- Larry Klein
- Stephen Enoch
- Hume Reps
 - John Szablonski – Camp director
 - Terry Hensley – Project Manager
 - Bob Stevens – Landscape Architect
 - Mike Kulig – Civil Engineer
 - Simonne Natale – Civil engineer
 - Chris Farley - Architect
- Belvin Williams – Neighbor Cronk Rd
- Betina Schwartz – Neighbor Chestnut Hill Rd

- Business from the public.

- Hume Camp presentation for site plan review of two projects:

a multi-use building and a new lodge.

- Background on Hume Camp – serving youth in the Northeast – 6 years in Monterey. Previously was New England Keswick and also operated as a Christian summer camp and also had groups year around.
 - 6 weeks of winter camp (weekends)
 - 6 weeks of Summer camp (weeks)
- Intro to parties present
- Description of the Project Scope
 - Dormitory to bring total beds up from 198 up to 278
 - Multi Purpose to bring chapel size up from 150 to 500+
 - Remote parking on Hepzibah Heights
- Review of requirements
- Parking waiver requested with regard to number of spaces and proximity to buildings due to the low need for spaces. Concern over unregulated parking in the heights area.
- Septic area is not defined yet (Board of Health issue).
- Questions on the proximity of the multi purpose building to the neighbor (300') to property line.
- Master Plan discussion

- Goal is to make revenue meet expenses (350-500 beds) in 5 to 10 years
 - Typically expect 85% occupancy
 - Reviewed additional dorm and cabins and RV park
 - Expressed concern over impact to the neighbors and how to address. Consider a written document that covers the operation of the camp with respect to the neighbors to aid with continuity between changing directors.
 - Discussed potential for noise issues and the current mediation actions.
 - Concern expressed over the plan for lighting and possible light pollution.
 - Plantings will be native and near native.
 - Sewer plan is still in development (Board of Health).
- Review of Architecture of the building
 - Lodge
 - Appearance similar to the existing lodge
 - 26' in height to the midpoint of the roof
 - Slab on grade construction
 - Multi Purpose bldg. 7500 sq ft
 - Exterior finish similar to other buildings
 - 31' in height at the ridge
- Read minutes from 1-12-17; approve and/or amend.
 - Approved as written
- Reports from board members.
 - Public hearing info.
 - Discussion on definition of duplex or two family houses for zoning bylaws.
- Open mail.
 - Letter from Schwartz re the concern over the safety of Cronk road. Recommend additional traffic control measures.
 - Letter from Great Barrington – special permit for multi use in village center at 400 main street.
 - Notification for Dock permit
 - Public hearing for special permit for greenhouses partners at 27 Humphrey Street Great Barrington.
- Adjourn 9:45