

## **SELECT BOARD MEETING MINUTES**

**Monday, March 19, 2018**

**7:00 PM**

**TOWN OFFICES, 50 MAIN STREET**

### **Present:**

Don Chabon, Chuck Cardillo, Terry Flynn, Theresa Zanetti

### **Call to Order:**

Don welcomed everyone to the meeting.

### **Announcements:**

Don read through the night's agenda and announced the upcoming meeting dates and agendas. He urged Veterans to participate in the Memorial Day Parade; please contact Harold French. Chuck added that the Fire Department welcomes any person interested in volunteering.

### **Status Reports:**

Don mentioned that they are working on a Town business plan, the PILOT Program is proceeding, bridge work is ongoing, Budgeting is on target, and they are proceeding with the marijuana bylaw draft.

### **Approve Minutes:**

Don moved that they approve the minutes of March 14<sup>th</sup>. Terry seconded. All were in favor.

### **Tavitian Foundation - PILOT agreement:**

Don made a motion that the board approve the PILOT agreement between the Town of Stockbridge and the Tavitian Foundation and that it be retroactive to June 2016. Chuck seconded; all were in favor.

### **PILOT Program Committee - intern applicant interview:**

Tom Stokes outlined the PILOT Program Committee's objectives; Phase one leading up to the Annual Town Meeting and Phase two leading up to elections in November. He said that they will hold a public hearing in late April and they will be presenting two articles at the Annual Town Meeting in May. He introduced Intern candidate David Wasielewski to the Board for interview. After the interview Don made a motion that the Board appoint David Wasielewski of UMass as the intern to work with the Stockbridge Committee to Establish a PILOT Program and that his charge will be to work directly with the committee on its suggested tasks and to advise the Select Board as to the status of such tasks. Terry seconded; all were in favor.

### **Traffic and Intersection Study - continuation of services:**

Don noted that Town Counsel stated that an RFP was not necessary and Don recommended to keep working with Fuss and O'Neil who were the only firm who responded to the study. Terry said he would like to contact a couple of firms to see if they were interested. Chuck agreed with his request and the Board agreed to have a decision by the next meeting on March 28<sup>th</sup>.

### **37 Interlake Project/DeSisto Sketch Plan Review:**

Don welcomed the people representing 37 Interlaken. Rob Ackroyd from Greylock Design made introductions and invited property owner, Patrick Sheehan, to give some background on the project and stated that he felt the project to be a good plan for the property, the Town and the region.

Jim Scalise of SK Design Group then presented the sketch plan. Mr. Scalise outlined the proposed project, phases, and discussions of process. He said that it would take up to 10 years to develop the project. The plan includes a 40-50 guest room hotel in the mansion, which would include a restaurant pub restaurant, spa, gift shop and event space; which would be connected by covered walkways to six other buildings that would house 139 condominium units. There would also be 34 single family homes surrounded by 15 to 20 acres of sustainable farm land. Of the 320 acres, approximately 200 acres would be left undeveloped and it would not cross the boundary of the lands protected by the Scenic Mountain Act or the watershed of Lake Averic.

The property falls under the definition of a Cottage Era Estate. He outlined the requirements of the Cottage Era bylaw and the restoration of the mansion. Mr. Scalise also acknowledged that there are issues with how the project will fit within some of the bylaw definitions and listed topics for discussion. He listed proposed uses of the property under 6.6.2 section a. one family dwelling, c. Hotel or restaurant, and f. conference and retreat facilities. Under required findings, 6.6.4, he ran into questions on how the project fits under this section of the bylaw. The project qualifies under section a, b, c, d (a bit subjective), e, f, g, i, j (find difficult to meet as it falls to program but walkways attach all the buildings but a point for discussion), k, l, m (a talking point).

He outlined discussion of topics: Under the Cottage Era Bylaw, Single Family home in the singular is allowed under 6.6.2 and the project includes 34 single family homes. He is looking for intent in the appropriate use in section a. of 6.6.2 being for one or more than one. Terry said that it is a question he would like the Planning Board or Town Counsel to comment on, but one of the original purposes of the bylaw was to give owners an alternative to sub division. He agreed that it should be more explicate but believed it was referring to the estate being used as a single family home. Mr. Scalise added that it is a question of the process of how the Special Permits are requested. The next question was on the definition of the definition of hotel in the bylaw. He said that this includes transient guests as well as permanent housing which under one interpretation could encompass the proposed condominiums. Terry asked if they would be asking for seven separate hotels and Mr. Scalise said that it is all a part of one connected building. He asked for clarification on 6.6.3 paragraph d. which concerns itself with the authorization of addition to the principal structure if in an R-4 District; would this mean that an addition could not be added as the estate is in an R-2 District. Terry did not feel that the proposal would fall under this.

Under 6.4.4 d., Mr. Scalise questioned the wording "to the least extent practicable" and said that it was subjective. Terry said that just as discussion, he took it as a proposal with the least impact on the traditional estate and taken that way, this would not fall under this. Mr. Scalise continued to paragraph j. discussing detached structures, and as they do not have "detached structures" they would not need to be erected within two-hundred feet of the principal building; while it may be a bit of a loophole, the Board's reaction would be helpful.

He continued with m.: The proposed use(s) will meet all the applicable standards set forth elsewhere in the bylaw and questioned the intent of that paragraph.

He summed it up with their four big questions being about: 1) Single Family Home, 2) least extent practicable, 3) no new detached structure within 200 feet, and 4) additions to the principal building in the R-2.

Don asked why this type of project was picked and if they had looked at other options. Mr. Scalise said that Mr. Sheehan lived in such a similar project and felt it was a terrific place to live. He likes the model and feels that it is the highest and best use of the property. They had looked at other options, such as assisted living, but thinks there is a demand for high-end housing and it is a very viable alternative, with a lot of interest and benefit to the community. Don also asked how they considered how it would fit in the community and Mr. Scalise said that the overall concept was the real-estate location of Stockbridge and the fact that the Berkshires have become a tourist destination. Don asked how much was invested in the project thus far and Mr. Sheehan said a significant amount of money.

Terry stated that a problem he saw was the type, scale, and density of the project would be hard on the bylaw as it was a strong statement that the Town remains a small town. He however said that there will be things in the works with the Zoning Bylaw Review who are looking at alternatives that may create advantages for developers. Terry said this this was a good process this evening for generating ideas and information and would allow for input from Planning Zoning Review. Mr. Scalise noted that from their perspective this was a master plan; expecting that it would take a decade or more to develop and would expect it to happen in many phases and come back with their progress and continue. What they are showing is their final build out but as far as density is concerned, if it is to take 10 to 15 years to complete this would be a significantly different topic as it relates to change.

Chuck indicated that as far as the walkways go, connecting the seven buildings to create one building, he did not believe that they would serve as a connector. He also asked what the first phase would be and Mr. Scalise felt that if approved as proposed, the Mansion restoration would be the first phase and a portion of the residential component would come after. Chuck also said that most of the questions discussed would need to go through legal counsel but stated there are limitations on permitting. Mr. Scalise felt that if the building was continuing and not abandoned, it could continue. Terry asked how detailed their estimate was on restoring/ renovating the mansion. Mr. Scalise said that he had seen schematic floor plans and schematic elevations. Mr. Ackroyd added that working with an architect and historical consultant; it is their intention to renovate the first floor of the mansion back to its original style. The development of the hotel would occur on the second floors.

Following Select Board questions they opened discussion to public comments and questions.

**Adjournment:**

With no further business, Don made a motion to adjourn. Chuck seconded; the vote was unanimous.