

**GREAT BARRINGTON  
COMMUNITY PRESERVATION COMMITTEE**

**APPLICATION FOR CPA FUNDING- Step 1**

Date Received (for office use only) \_\_\_\_\_

Applicant Name Construct, Inc  
Project Name Eagle Cliff Apartments (working name)  
Project Address 445 Monterey Road  
Contact Person June Wolfe Title: Housing Director  
Phone No. 413-329-4619 Email jwolfe@constructberkshire.org

Brief Project Description (attach up to 1 additional page if necessary)

Construct Inc. requests \$50,000 from the Community Preservation Commission of Great Barrington as pre-development funding for an affordable and workforce apartment complex. Construct will procure a building, formerly the administrative/classroom building for Eagleton School and create eight (8) units of housing on the site for households up to 100% AML.

Construct intends to use the funds for an engineering study, architectural design, cost estimate and a feasibility study, as well as funding application fees.

Estimated amount of CPA funding you are seeking: \$50,000 \_\_\_\_\_

When do you request the CPA funding be received by your project? July, 2022

Property Owner (if different from applicant)

Owner's Name Givati 18, LLC

Owner's Address 66 Mt. Washington Rd. Great Barrington, MA 01230

Phone No. 516-626-5300 Email: ssmith@hunterpa.com

If Owner is different from applicant, you must include a letter signed by the Owner giving permission to apply for funds for the specified project on the Owner's property.

**In the following chart, mark the box(es) that best apply to your project.**

Boxes with an X through them are not CPA eligible activities.

Contact the Town Planner if you need more information.


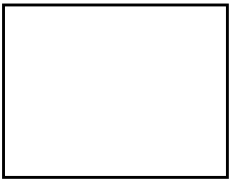



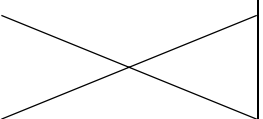

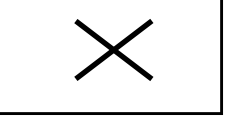

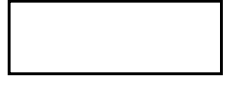


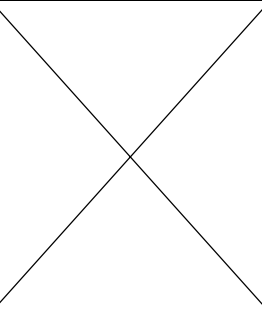
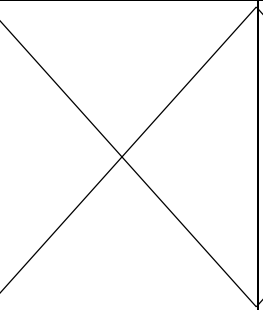
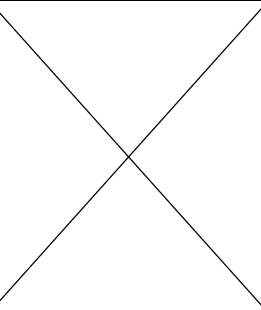




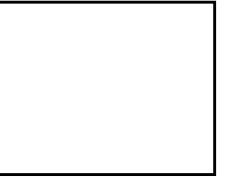
	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive <b>recreational use including</b> , but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and <b>moderate income</b> individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80% of US HUD Area Wide Median Income.
<b>ACQUISITION</b> Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B				
<b>CREATION</b> To bring into being or <b>cause to exist. <i>Seideman v. City of Newton</i>, 452 Mass. 472 (2008)</b>				
<b>PRESERVATION</b> Protect personal or real property from injury, harm or destruction				
<b>SUPPORT</b> Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, <b>operates or manages</b> such housing, for the purpose of making housing affordable				
<b>REHABILITATION AND/OR RESTORATION</b> Make capital <b>improvements</b> , or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Only applies if property was acquired or created with CPA funds 			Only applies if housing was acquired or created with CPA funds 

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

**End of Step 1 application**

## GREAT BARRINGTON COMMUNITY PRESERVATION COMMITTEE

### APPLICATION FOR CPA FUNDING- Step 2

Date Received (for office use only) \_\_\_\_\_

All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

*All pages must be numbered.* Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name Construct, Inc

Project Name Eagle Cliff Apartments (working name)

Project Address 445 Monterey Rd.

Assessor's Map    41 \_\_\_\_\_ Lot    390 \_\_\_\_\_

Property Deed Book/ Page    02411 \_\_\_\_\_ / 260 \_\_\_\_\_

#### **1.) Project Budget** (list all sources and uses, including grants, fundraising, etc.)

Total CPA funds requested: \$ 50,000

Fill in the chart below showing all project sources and uses, including requested CPA funds:

Source Name	Amount	% of total	Used for	Committed?
CPA GB FY 23	50,000	1.47%	Pre-Development	No
CPA GB FY 24	225,000	6.617%	Construction	No
Rural Housing Initiative	100,000	2.97%	Acquisition	No
Owner Equity	100,000	2.97%	Acquisition	Yes
FHLB	650,000	19.1%	Soft Costs	No
AHTF	750,000	22.2%	Construction	No
CBH	750,000	22.2%	Construction	No
Developer Loan	50,000	1.47%	Construction	Yes
Permanent Financing	725,000	21.32%	Construction	No
Total budget:3,400,000				

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

2.) Timing of Funds: Describe when CPA funds and other funding sources are to be received.

We hope to receive CPA funds in July of 2022. Since we will know of the commitment prior to that, we will use that commitment to begin leveraging Federal Home Loan Bank and DHCD funds. We would expect those funds to be awarded in the fall of 2022

3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any:

This property is a classroom building of the abandoned Eagleton School. There are no deed restrictions as of yet and no historic designations. There is a permanent easement for a shared driveway and parking on the 450 lot which is included with this project. There are no special permits.

4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):

The project will have a permanent deed restriction making the units affordable in perpetuity.

5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.

The purpose of this application is to obtain money for the creation of a development team to put together a full proposal for the creation of affordable units. The Development team currently consists of:

Jane Ralph, Executive Director, Construct

June Wolfe, Housing Director, Construct

Architect: TBD

Engineer: TBD

Cost Estimator: TBD

Legal: TBD

Constructor: TBD

Additional Information: These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline; **Construction and Funding timeline to be determined during pre-development phase.**
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

## **Funding Considerations**

**6.) Consistency:** Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

The problems described in the Community Preservation Plan, the Great Barrington Master Plan and the Housing Needs Assessment continue to be exacerbated by Covid and the pressure on the real estate market. The median age of housing stock continues to increase and the vacancy rate has bottomed out at 0. Although more affordable housing was recently built, the number of multi-family market units has actually declined, as buyers convert multi-family rentals into single-family homes.

This project will:

- Redevelop a blighted property, particularly an underutilized commercial property.
- Integrate affordable housing into a neighborhood of market rate units.
- Provide 8 or more cost burdened families with an affordable place to live
- Provide 3 much needed workforce units at 80% AMI
- Provide 2 ADA ground level units of Community Based Housing
- Provide 1 unit of Supportive Housing for a Developmentally Disabled Client and caregiver
- Improve the Monterey Gateway to Great Barrington and the Gateway to the Appalachian Trail
- Without using open space or agricultural land for housing.

**7.) Town Projects:** Is the proposed project for a town-owned asset?

No 

If yes, please describe funding options. For example, what portion of the project budget is CPA Funding? If CPA funds are not received, what are the alternative funding options, if any?

**8.) Public Benefits:** Describe the public benefits of the project.

As Great Barrington approaches a 10% affordable Housing threshold, more and more market rate rental units are being lost in the wild Covid Real Estate Market. This project will create an economically integrated building, adding eight permanent rental units to Great Barrington's inventory and remove a blighted building from an otherwise scenic gateway to town, without using open space or agricultural land.

**9.) Leverage:** Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

Yes, the CPA funds will be used to create the plan and the feasibility study which will allow us to apply for several other funding sources. None of those sources have been committed at this time and we are open to any of them, but they will most likely include the Federal Home Loan Bank, The Rural Initiative, funds from Mass Housing Partnership, CEDAC, DHCD and ARPA.

**10.) Community Input and Support:** Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters.

Construct has been unable to reveal this project to the public before the owners closed on the property on December 15, 2021. We plan to have an abutter's meeting in the New Year and a community meeting shortly thereafter. Support Letters are attached.

**11.) Permits:** Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received.

A building permit will be required.

## **Affordable Housing Projects**

**12.) Affordable Housing Projects:** Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

As Construct's request is for pre-development funds, we will describe how the project currently meets affordable housing goals as set out in the Community Preservation Plan, as well as how it will be developed to meet additional goals.

It will benefit the public. The Great Barrington Housing Plan clearly points out the need for additional affordable housing with a priority for those at or below 80% of AMI. Since the study was written, the challenge has grown even greater. At that time, the median home value and sale price had jumped from \$340K in 2018 to \$525K in 2020 to the current, since then not only has the median price gone up but land and multifamily properties sales have also skyrocketed meaning in many cases less available for rental continuation or development. This data comes from the 3rd quarter MarketWatch publication by Berkshire Realtor's Association. Construct knows directly that over half of its existing south Berkshire waiting list are households from Great Barrington. In most cases, these are households that are cost burdened to severely cost burdened in their current living situations. The remaining households are those who work in the south Berkshires with the largest employers being in the service industry such as healthcare, social service and educational institutions. Anecdotally, we are also aware of the small business and restaurant needs for local employees. This project is a great setting for essential workers who both support and wish to make a home in a thriving Great Barrington community.

CPA funds will allow Construct to leverage state funds as it shows local investment which is a DHCD requirement. CPA investment further encourages local individuals to support the project as well.

Construct has over 50 years of experience and is assembling a team of long-standing local partners as well as engaging newer partners in the area committed to affordable and essential worker housing. We are working with Berkshire architects, engineers, attorneys as well as alerting contractors to the upcoming opportunity.

The project meets the following affordable housing goals:

1. Create more affordable rental and homeownership housing, preferably in a manner that will ensure affordable units throughout the town, not just in a few large projects. This project is located on the former Eagleton School property. The closest affordable or multifamily housing of any kind is 2 miles away at Forest Springs which Construct also developed and manages. This site is close to two of the larger

employers -the schools and Ski Butternut and not far from major employers in New Marlborough.

2. Rehabilitate vacant historic buildings and reuse abandoned sites in order to create new affordable housing. This project creates affordable housing out of an abandoned site. If feasible, Construct will rehabilitate the existing vacant -though not historic- building.

3. Ensure long term affordability The Committee also strongly encourages affordable housing projects that:

a. Encourage infill in developed areas: This is a developing area on the outskirts of Great Barrington on an accessible route on demand by BRTA and within 15 minutes of all employers for essential workers with vehicles

b. Create a variety of housing types: 8 units is already approved for an R2 district and fits well within the neighborhood's economy of scale. We will explore a slightly larger project's feasibility due to the exploding need for workforce and affordable housing.

c. Use high quality construction and include "green" building materials and "green" technologies and efficiency/conservation measures to reduce occupants' operating costs and environmental impacts: As Construct is applying for pre-development funds, we do not yet have a "green" plan in place but, as was done with Forest Springs, green technology and high-quality construction is our standard. In addition, Construct has a high standard for sound insulation as it makes for good neighbor relations.

d. Have stable and proven management capability: Construct has over 50 years of experience in affordable housing and support services and existing staff have over 20 years of experience in property management and tenant relations.

e. Include a long-term maintenance plan: All Construct projects work from a 21-year pro-forma to create a sustainability plan as well as set aside funds annually for capital and operating reserves.

f. Provide housing that is harmonious in design and style with the surrounding neighborhood: As much of this neighborhood is being re-developed, we will work with existing design and style as well as that of the natural environment and surrounding community.

g. Encourage mixed-income projects in which a variety of unit sizes to accommodate a diversity of ages and family sizes among its residents: Construct, as well as current research, affirms that mixed income communities are the most stable, productive and sustainable. Within the constraints of the small size, we intend units for 50%- 80% of AMI as well as a unit set aside for a household with members who have disabilities. Our current waitlist indicates the highest need to be for 1 and 2 bedroom and so we plan to prioritize these sizes but will explore the feasibility of larger units.

h. Give priority to local residents and/or employees of local businesses to the extent permitted by law: As in the past, a lottery that skews to benefit those who already work or live in Great Barrington will be prioritized as a primary goal of the project is housing for essential workers. However as Black Indigenous People of Color are under-represented and often face disparate impact, we intend to balance local preference with racial equity to the extent permitted by law.

i. Provide a permanent restriction to preserve the affordability of the housing units: Construct sees the permanent restriction to preserve affordability as one of the best reasons to partner with the CPC in this process.

j. All projects are encouraged to utilize the services of local or regional businesses and nonprofit organizations: Construct's existing team is all local and, to the best of our ability, will use local contractors and others to complete the project. The current market is such that contractors and sub-contractors have

more work than they can complete but we will build on positive relations with the local trades' community.

**13.) Affordability Level(s):**

50 % of area median income 3 units

60 % of area median income 2 units

80 % of area median income 3 units

**14.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

Construct will pursue a friendly 40B for zoning. The project re-uses a blighted building. The ASTM I (attached) shows that asbestos was abated in 2015 but the test did not include a test for lead paint, which is likely, at least below the surface. This question will be taken up in the feasibility study.

## **Historic Preservation Projects**

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

**15.) Historic Preservation Projects:** Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

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**16.) Other Information:** Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

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## **Open Space and Recreation Projects**

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**17.) Open Space and Recreation:** Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

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**18.) Other Information:** Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

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## **Certification**

**19.) This application was prepared, reviewed, and submitted by:**

Name: June Wolfe, Housing Director, Construct\_\_\_\_\_

Ph: 413-329-4619 Email jwolfe@constructberkshire.org

*I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]*

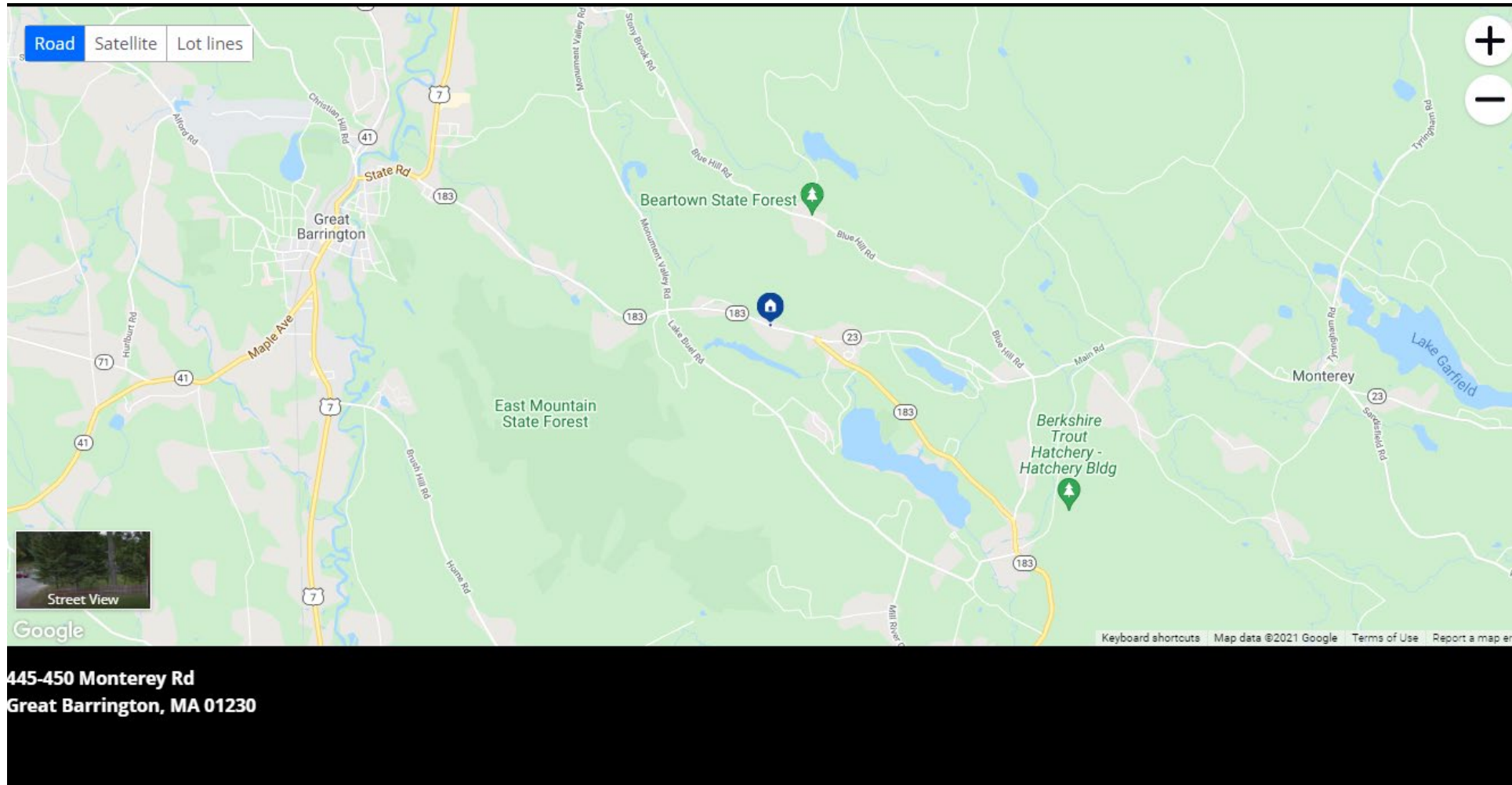
Signature: June Wolfe

Date: 12/15/2021

**Hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.**

**Number all pages.**











Lender Consulting Services, Inc.  
Corporate Headquarters  
Waterfront Village  
40 La Riviere Drive Suite 120  
Buffalo, New York 14202

Tel: 800.474.6802  
716.845.6145  
Fax: 716.845.6164  
www.lenderconsulting.com

February 4, 2014

Mr. Chris Haddock  
NBT Bank, N.A.  
52 South Broad Street  
Norwich, New York 13815

RE: Eagleton School (Eagleton School Inc.)  
438, 443, 445, 446, 449, 450, 454 and 458 Monterey Road and 1-6 White Birch Road,  
Great Barrington, Massachusetts 01230  
LCS Project 14H070.39

Dear Mr. Haddock:

At your request, Lender Consulting Services, Inc. (LCS) completed an ASTM E1527-13 Phase I Environmental Site Assessment of the subject property, identified as Eagleton School located at 438, 443, 445, 446, 449, 450, 454 and 458 Monterey Road and 1-6 White Birch Road, Town of Great Barrington, Berkshire County, Massachusetts. The subject property tax map shows the subject property to measure approximately 36.47 acres. Refer to the attached Phase I Environmental Site Assessment report. The subject property is developed with the following structures:

- Administration Building (446 Monterey Road): one 3,483 square foot structure that was constructed in 1966.
- Maintenance Shop (454 Monterey Road): one approximately 5,000 square foot structure that was constructed circa 2000.
- Residence (4 White Birch Road): one 2,548 square foot structure that was constructed in 1988.
- Residence (3 White Birch Road): one 3,024 square foot structure that was constructed in 2000.
- Residence (2 White Birch Road): one 1,948 square foot structure that was constructed in 1988.
- Residence (1 White Birch Road): one 2,026 square foot structure that was constructed in 1987.
- Residence (458 Monterey Road): one 2,661 square foot structure that was constructed in 1958.
- Discovery Center (449 Monterey Road): one approximately 2,500 square foot structure that was constructed in 2003.
- Classroom Building (445 Monterey Road): constructed in 1987.
- Classroom Building (443 Monterey Road): constructed circa 1965.

The subject structures are utilized as residences and educational facilities. Exterior portions of the property included a greenhouse, building under construction, baseball field, outdoor pool, chapel, shed, asphalt-paved parking, green areas, trees, and concrete sidewalks.



The purpose of this study was to identify recognized environmental conditions associated with the subject property. *Recognized environmental condition* is defined by the ASTM E1527-13 standard as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”<sup>1</sup>

## **FINDINGS:**

This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

This assessment has revealed no evidence of controlled historical recognized environmental conditions in connection with the subject property. *[Controlled recognized environmental condition is defined by the ASTM E1527-13 Standard as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). NOTE: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.]*

While not considered recognized environmental conditions under the ASTM standard, LCS notes the following:

- 20 1,000-gallon propane USTs were noted throughout the subject property.
- Three 1,000-gallon propane ASTs were noted throughout the subject property.
- Three 500-gallon fuel oil ASTs were noted in the basement of the residence (458 Monterey Road) structure.
- One 120-gallon propane AST was noted on the exterior of the Administration building.
- General maintenance chemicals were noted within the maintenance shop structure, no staining was noted in the vicinity of the stored materials. Minor repair/upkeep of tractors is conducted in this area.
- Approximately six water damaged ceiling tiles were noted within the residence (4 White Birch Road) structure, such areas may promote the growth of mold.
- Rust color staining was noted on the basement floor within the residence (1 White Birch Road) structure.
- A significant amount of peeling paint was noted on the exterior of the residence (1 White Birch Road) structure.

## **Exceptions/Deletions/Limitations to this Assessment:**

See Section 1.3 of the accompanying report.

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<sup>1</sup> A de minimis condition is defined in ASTM E1527-13 as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions (RECs) or controlled RECs. An historic REC is defined as a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

## RECOMMENDATIONS:

Based on the information contained in this report, LCS reports the following about the subject property:

1)

Known or Suspect RECs	Rationale/Opinion	Recommendation(s)
None	Not applicable	No further investigation warranted
Controlled RECs	Rationale/Opinion	Recommendation(s)
None	Not applicable	No further investigation warranted

2) All on-site hazardous materials and petroleum products should continue to be properly stored and maintained.

3) A full asbestos inspection was not completed. Based on LCS' limited observations, as the majority of the suspected ACMs were not friable or greatly damaged, the materials can remain in-place. However, the minor damaged materials noted on-site should be properly addressed.

Should significant renovations or demolition be anticipated, state and federal regulations require an asbestos survey and proper handling and disposal of ACMs. If such renovations or demolition is anticipated, costs for addressing ACMs should be provided in any project estimates.

4) A full lead-based paint inspection was not completed. Based on LCS' limited observations, suspect lead-based paint surfaces were not considered to be peeling or chipping at the time of the site investigation. However, caution is recommended if renovations and/or remodeling of this facility are to take place. Prior to renovations, remodeling, or demolition of this facility, a detailed lead-based paint inspection may be warranted. Additionally, federal regulations may require that the property owner disclose to potential tenants the possibility of suspect lead-based paint materials being present within the facility.

5) A cursory visual assessment for suspect mold was undertaken as a part of this environmental site assessment. A full mold inspection was not requested nor completed as part of this assessment. Based on LCS' limited observations, there was no visible evidence of mold and mold related odors at the time of the site inspection. It should be noted that molds can grow in hidden areas not observed during LCS' site reconnaissance. Of particular concern would be areas that experience water damage and areas of high humidity. Caution should be taken following any future water releases within the subject structure. Such water releases should be addressed immediately to help prevent the formation of the mold spores. Visual evidence of mold should be addressed immediately. It is recommended that professional remediation contractors be hired to properly address such issues.

**LCS did not discover environmental issues that would prevent NBT Bank from accepting the subject property identified in the report as collateral.**

**RECOMMENDATIONS: (continued)**

**Should you have any questions relative to this report, please contact Mr. Alan Schenk, the LCS General Manager associated with this project at (518) 328-1762.** This report constitutes the findings and recommendations of LCS' investigation conducted for the referenced subject property as written and reviewed by the following:



Corey Shurmatz  
Environmental Analyst



David Crandall  
Vice President, Due Diligence Services





**ASTM E1527-13 All Appropriate Inquiries Phase I  
Environmental Site Assessment Report For The Property Identified As:**

**Eagleton School (Eagleton School Inc.)  
438, 443, 445, 446, 449, 450, 454, and 458 Monterey Road  
and 1-6 White Birch Road  
Great Barrington, Massachusetts 01230**

**LCS PROJECT NO. 14H070.39**

**NBT LOG NO. 919**

**PREPARED FOR:**

**MR. CHRIS HADDOCK  
NBT BANK, N.A.  
52 SOUTH BROAD STREET  
NORWICH, NEW YORK 13815**

**PREPARED BY:**

**LCS, INC.  
40 LA RIVIERE DRIVE, SUITE 120  
BUFFALO, NEW YORK 14202  
(716) 845-6145, (800) 474-6802**

**BASED ON A SITE INVESTIGATION CONDUCTED ON JANUARY 27, 2014, BY MS. LAUREN FISHER  
INTERVIEWS CONDUCTED BY: MS. FISHER AND OVERSEEN BY MR. ALAN SCHENK**

**COREY SHURMATZ  
ENVIRONMENTAL ANALYST**

**DAVID CRANDALL  
VICE PRESIDENT, DUE DILIGENCE SERVICES**

**FEBRUARY 4, 2014**

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- 1.1.4 Regulatory Information
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## **1.0 EXECUTIVE SUMMARY**

### **1.1 REPORT FINDINGS**

The following details the environmental professional's specific findings of LCS' all appropriate inquiries of the above-referenced site in accordance with ASTM E1527-13. It should be noted that this Phase I Environmental Assessment includes only a portion of what is required by the user to comply with all appropriate inquiries (See Appendix 10.13). This section is provided for convenience to the reader. The reader is encouraged to read the entire report.

It is LCS' understanding that this all appropriate inquiries was requested by the user for the purpose of identifying recognized environmental conditions on-site prior to lending on the subject property as opposed to meet the all appropriate inquiries provisions necessary to qualify for landowner liability protections under CERCLA (See Appendix 10.13).

#### **1.1.1 Site Description**

The subject property is identified as Eagleton School located at 438, 443, 445, 446, 449, 450, 454 and 458 Monterey Road and 1-6 White Birch Road, Town of Great Barrington, Berkshire County, Massachusetts. The subject property tax map shows the subject property to measure approximately 36.47 acres. Refer to the Section *10.2 SITEMAPS*. The subject property is developed with the following structures:

- Administration Building (446 Monterey Road): one 3,483 square foot structure that was constructed in 1966.
- Maintenance Shop (454 Monterey Road): one approximately 5,000 square foot structure that was constructed circa 2000.
- Residence (4 White Birch Road): one 2,548 square foot structure that was constructed in 1988.
- Residence (3 White Birch Road): one 3,024 square foot structure that was constructed in 2000.
- Residence (2 White Birch Road): one 1,948 square foot structure that was constructed in 1988.
- Residence (1 White Birch Road): one 2,026 square foot structure that was constructed in 1987.
- Residence (458 Monterey Road): one 2,661 square foot structure that was constructed in 1958.
- Discovery Center (449 Monterey Road): one approximately 2,500 square foot structure that was constructed in 2003.
- Classroom Building (445 Monterey Road): constructed in 1987.
- Classroom Building (443 Monterey Road): constructed circa 1965.

The subject structures are utilized as residences and educational facilities. Exterior portions of the property included a greenhouse, building under construction, baseball field, outdoor pool, chapel, shed, asphalt-paved parking, green areas, trees, and concrete sidewalks.

#### **1.1.2 Site Reconnaissance**

The subject property is located in a sparsely developed residential and wooded area. Public utility companies provide electric. The site is supplied with an on-site septic system/leach field and private drinking water wells.

### 1.1.2 Site Reconnaissance (continued)

The following conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified:

- 20 1,000-gallon propane USTs were noted throughout the subject property.
- Three 1,000-gallon propane ASTs were noted throughout the subject property.
- Three 500-gallon fuel oil ASTs were noted in the basement of the residence (458 Monterey Road) structure.
- One 120-gallon propane AST was noted on the exterior of the Administration building.
- General maintenance chemicals were noted within the maintenance shop structure, no staining was noted in the vicinity of the stored materials. Minor repair/upkeep of tractors is conducted in this area.

### 1.1.3 Site History

The historical use of the subject property has been researched through review of historic maps, historic aerial photographs, municipal records, city directories, and/or other reasonably obtainable documents. In general, the historical site uses were determined to be as follows.

Date Range	Apparent Use	Source
At least 1946 through 1980	Developed with several structures utilized residentially.	Historic topographic map, historic aerials, site contact, previous study, and municipal information.
At least 1980 through the current	Developed with the existing subject structures, educational operations began on-site in 1980.	Historic topographic map, historic aerials, site contact, previous study, and municipal information.

No conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified based on LCS' historical research.

### 1.1.4 Regulatory Information

A review of regulatory database information and any additional regulatory information reviewed by LCS did not identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.

### 1.1.5 Interviews

Interviews were conducted with various municipal representatives and/or other persons knowledgeable about the subject property.

No conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property were identified based on these interviews.

### 1.1.6 Other Findings

- Approximately six water damaged ceiling tiles were noted within the residence (4 White Birch Road) structure, such areas may promote the growth of mold.

### 1.1.6 Other Findings (continued)

- Rust color staining was noted on the basement floor within the residence (1 White Birch Road) structure.
- A significant amount of peeling paint was noted on the exterior of the residence (1 White Birch Road) structure.

## 1.2 SUMMARY

### FINDINGS

This assessment has revealed no evidence of recognized environmental conditions<sup>1</sup> in connection with the subject property.

This assessment has revealed no evidence of controlled recognized environmental conditions in connection with the subject property. *[Controlled recognized environmental condition is defined by the ASTM E1527-13 Standard as a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls). NOTE: A condition identified as a controlled recognized environmental condition does not imply that the environmental professional has evaluated or confirmed the adequacy, implementation, or continued effectiveness of the required control that has been, or is intended to be, implemented.]*

While not considered recognized environmental conditions under the ASTM standard<sup>2</sup>, LCS notes the following:

- 20 1,000-gallon propane USTs were noted throughout the subject property.
- Three 1,000-gallon propane ASTs were noted throughout the subject property.
- Three 500-gallon fuel oil ASTs were noted in the basement of the residence (458 Monterey Road) structure.
- One 120-gallon propane AST was noted on the exterior of the Administration building.
- General maintenance chemicals were noted within the maintenance shop structure, no staining was noted in the vicinity of the stored materials. Minor repair/upkeep of tractors is conducted in this area.
- Approximately six water damaged ceiling tiles were noted within the residence (4 White Birch Road) structure, such areas may promote the growth of mold.
- Rust color staining was noted on the basement floor within the residence (1 White Birch Road) structure.
- A significant amount of peeling paint was noted on the exterior of the residence (1 White Birch Road) structure.

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<sup>1</sup> *Recognized environmental condition* is defined by the ASTM E1527-13 standard as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

<sup>2</sup> This listing includes de minimis conditions and historic RECs. A de minimis condition is defined in ASTM E1527-13 as a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions (RECs) or controlled RECs. An historic REC is defined as a past release of any hazardous substance or petroleum product that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

## OPINION

Based on the above known or suspect recognized environmental conditions, LCS' opinion is summarized below.

Known or Suspect RECs	Rationale/Opinion
None	Not applicable
Controlled RECs	Rationale/Opinion
None	Not applicable

## CONCLUSIONS

We have performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E 1527 of Eagleton School located at 438, 443, 445, 446, 449, 450, 454 and 458 Monterey Road and 1-6 White Birch Road, Town of Great Barrington, Berkshire County, Massachusetts, the subject property. Any exceptions to, or deletions from, this practice are described in Section 1.3 of this report. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.

### 1.3 DATA GAPS

The following data gaps<sup>3</sup> were encountered in completion of this inquiry:

Type of Data Gap	Details of Data Gap	Sources Consulted	Significance
Historical Use	Historical uses for each five year period were not obtained.	Aerial photographs, city directories, previous studies, topographic map, municipal records and site contact	While data for each year was not obtained, the data did provide relatively complete records of site uses.
Site Reconnaissance	LCS' observations of the subject property were limited due to snow cover and student occupied areas. The roofs of the subject structures were not inspected as they were not readily accessible. Lastly, due to the large acreage, observations of the subject property were limited.	N/A	Not anticipated to be significant, based on information reviewed to date.
Additional Inquiries	Complete responses from regulatory agencies yet to be received.	FOIA requests submitted to the Town of Great Barrington and MassDEP.	Unknown; however, not anticipated to be significant based on information reviewed to date.
Interviews	LCS was not able to identify and/or contact historic owners and/or occupants.	Current owners and municipal records for historic ownership information.	Unknown. LCS cannot be liable for information known to previous owners/occupants and not shared with LCS.

<sup>3</sup> A data gap is defined by 40 CFR 312.10 as "a lack of or inability to obtain information required by the standards and practices" of preparation of this document "despite good faith efforts by the environmental professional" or others to gather such information.

### 1.3 DATA GAPS (continued)

To the best of LCS' knowledge, the information contained in this report is true and accurate. LCS personnel have exercised due diligence in the compilation of the information contained herein appropriate to environmental professionals engaged in investigations of this sort. LCS makes no guarantees regarding the accuracy of information gained from other sources.

Refer to Section 10.12 for additional limitations.

### 1.4 RELIANCE AND DECLARATION

LCS authorizes NBT Bank, N.A. to use the above-referenced LCS report in order to determine its interest in lending on the said subject property.

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. [See Qualifications in Section 11.]

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR part 312.



David Crandall  
Environmental Professional

***\*NOTE: Complete ASTM I available upon request***





**House of Representatives**  
**State Representative Smitty Pignatelli**  
 Fourth Berkshire District  
*State House, Room 473-F Boston 02113-1053*

December 15th, 2021

Tom Blauvelt  
 Community Preservation Committee  
 334 Main Street  
 Great Barrington, MA 01230

Dear Tom and members of the Community Preservation Committee,

I write to you in support of Construct's application to the Community Preservation Act Committee. Funding from CPA will help support Construct's efforts to increase affordable housing in Great Barrington, reclaim previously blighted property and provide much needed housing for essential workers and vulnerable households.

The property that Construct is seeking to redevelop sits within the R2 zone, which would create 3-8 units of multifamily housing. The location's proximity to Construct's housing and future office space guarantees accessibility, in addition to nearby employment opportunities for residents including Butternut, KOT and Hevreh of the South Berkshires. This property, which is quickly declining and underutilized, presents tremendous economic possibility for working families, and with support from CPA funding, Construct can bring this bold and necessary vision to life.

I strongly support Construct's CPA request to promote and provide housing affordability, as they have a proven track record of successfully executing. They understand the pressing needs of our community and have developed creative solutions that will utilize a rapidly declining property to make an

Sincerely,

A handwritten signature in cursive script that reads "Smitty".

Smitty Pignatelli  
 State Representative  
 4th Berkshire District  
[rep.smitty@mahouse.gov](mailto:rep.smitty@mahouse.gov)

Tom Blauvelt  
Community Preservation Committee  
334 Main Street  
Great Barrington, MA 01230

December 15, 2021

Dear Tom and members of the Community Preservation Committee,

As a relatively new Great Barrington resident and Construct Board member, I support Construct's application to the Community Preservation Committee. Construct's request is a positive step forward to increase affordable housing in Great Barrington.

Knowing more now, as a board member, about the moving parts of the organization, and keeping abreast of the local news and the challenging state of affordable housing, shelter, and basic resources for the housing insecure has given me the impression that the needs in this smaller, more rural region are perhaps as great, or greater than the urban community we moved from. As a 29-year former resident of Oak Park, a suburb bordering the western limits of Chicago, I witnessed gentrification and escalating housing costs, but the area's density always provided some level of affordability. Here in the southern Berkshires, it seems the current escalation of housing prices in this smaller market has quickly eliminated any remaining affordable options. Complicating the housing crisis here is the necessity of a car to accomplish life's necessities: getting to work, grocery shopping, health care, etc.- a challenge the housing insecure in my former community could bypass by using public transit and receiving transportation vouchers from municipal programs. These contrasts bring me to a final realization, which is that there is simply more civic attention and federal funding directed toward urban models- models that aren't a great fit for Great Barrington. To diversify housing here we need to rely on the collective partnership of organizations like Construct and local governmental leaders like yourself.

This property sits overlooking a beautiful vista on the former Eagleton School property. It's close to Great Barrington schools, Butternut, KOI and Hevreh -all significant employers in our area. Construct's pre-development feasibility study will include construction, transportation and the community impact of affordable and workforce housing on this site. I, for one, believe the positive community impact is obvious!

As a Great Barrington resident and Construct Board member, I strongly support Construct's CPA request to begin the pre-development feasibility to create affordable housing.

Sincerely,



Laura Jordahl



December 17, 2021

Mr. Tom Blauvelt, Chair  
Community Preservation Committee

RE: Support for CPC application from Construct, Inc.

The Great Barrington Affordable Housing Trust Fund is pleased to support Construct, Inc.'s application to the Community Preservation Committee for funds to determine the feasibility of affordable housing in Great Barrington on a site that has been vacant for far too long.

Construct, Inc. is an valuable community service group in Great Barrington with a long track record of providing affordable housing. The Affordable Housing Trust Fund has partnered with Construct on the Great Barrington Emergency Rental Assistance program and as a technical resource working with Habitat for Humanity on the North Plain Road affordable housing home ownership development. There is a severe shortage of affordable housing in Great Barrington and Construct, Inc. has been at the forefront of working to alleviate it. Affordable housing options, both rental and homeownership, are needed throughout the community. The site of this study, if developed, will be a highly desirable affordable option. This site is aligned with town priorities and with the needs of Berkshire County.

The Great Barrington Affordable Housing Trust Fund supports Construct, Inc. as they seek funding for the site feasibility study and plans to develop affordable housing. You may contact me for more information.

Sincerely,

Fred Clark  
Chair, Great Barrington Affordable Housing Trust Fund  
[fred3clark@yahoo.com](mailto:fred3clark@yahoo.com)



December 15, 2021

Tom Blauvelt  
Community Preservation Committee  
334 Main Street  
Great Barrington, MA 01230

Dear Tom and Members of the Community Preservation Committee,

As the President and CEO of Greylock Federal Credit Union, I am in support of Construct's application to the Community Preservation Committee to assess feasibility of affordable housing in Great Barrington at Eagleton School. If feasible, this project will provide affordable housing in a beautiful setting close to schools, employment and recreation -all things we care about in the Berkshires. Without housing for essential workers, economic recovery will continue to falter in the Berkshires. With housing close to employment, Great Barrington and other nearby communities have a better chance to support the small businesses that provide so much.

As an active member of the Berkshire Regional Planning Board and Berkshire's regional housing strategy working group for almost a year, I have come to count on Construct's advocacy for a range of housing options. I heard Jane Ralph, Executive Director and June Wolfe, Housing Director explain the differences in smaller communities and how we need to support smaller projects that enhance what we love about small town life. This project appears to be a great example but as always, due diligence is needed at the pre-development phase.

Construct's proposal embodies one of the more difficult kinds of development: small developments that are often overlooked by larger developers but preferred by existing community members. They are asking for a reasonable sum of money at this phase to create a plan to ensure feasibility

Greylock Federal Credit Union strongly supports Construct's CPA request to pursue feasibility of affordable housing on an otherwise decaying property.

Sincerely,

DocuSigned by:

John L. Bissell,

President and CEO



Tom Blauvelt  
Community Preservation Committee  
334 Main Street  
Great Barrington, MA 01230

December 15, 2021

Dear Mt. Blauvelt and members of the Community Preservation Committee,

As the Executive Director of the Berkshire Regional Planning Commission (BRPC), I write this letter in support of Construct's application to the Community Preservation Committee to assess feasibility of affordable housing in Great Barrington and reclaim a blighted property. If feasible, this development will provide much needed housing for essential workers and vulnerable neighbors in a beautiful setting.

Construct has been an active member of the Berkshire Regional Planning Board and Berkshire's regional housing strategy for over a year. With their help, and that of others serving low-income Berkshire residents, we have become clear that a range of housing options is needed to solve the rapidly accelerating housing shortage at all income levels. The shortage of housing in Berkshire County is having detrimental impacts to the Berkshire economy as it recovers from the COVID 19 pandemic

After almost a year of working together to create a comprehensive county wide regional strategy, Construct's proposal checks many of the boxes for what we found to be needed: Housing that fits the economy of scale for the community in which its residents work and hope to live. This 8 unit project fits the rural nature of the R2 zone while providing much needed affordable housing close to employment, public transportation, and amenities. Now, the only question is whether it is truly feasible. Fifty thousand dollars (\$50,000) to determine the architectural, legal, environmental, and other questions is a necessary step to providing the range of answers we need to keep the south Berkshire's thriving.

Given the housing crisis facing Berkshire County, BRPC is recommending that Community Preservation Act funds throughout the county be prioritized for housing development. Consistent with that approach, BRPC supports Construct's CPA request to pursue feasibility of affordable housing on this site. It is a responsible investment and consistent with Great Barrington's housing production plan, which BRPC helped to develop. As Construct has done in the past, we see this as a positive step toward providing housing which is to the scale the community prefers and that reuses a rapidly declining property.

Sincerely,

Thomas Matuszko,  
Executive Director

Jane Ralph  
7 Aberdeen Rd  
Pittsfield, MA 01201

## Employment

Construct Berkshires, Great Barrington, MA September 2016-Present

Executive Director responsible for oversight of administration, development, programs and operations for a vibrant south Berkshire organization. The organization provides over 70 homes for individuals and families who would not otherwise be able to afford to live in the south Berkshires; Provides support services for others experiencing housing insecurity or coming out of homelessness and technical assistance to others as they develop affordable housing as well as developing new affordable housing.

Clarina Howard Nichols Center, Morrisville, VT June 2007- August 2016

Executive Director responsible for oversight of all programs, administration, finance, human resources, supervision and development/fundraising for Lamoille County not for profit program. Clarina serves survivors of sexual and domestic, trafficking and stalking violence and their families. Clarina also provides training, advocacy, outreach and technical assistance in Lamoille communities, statewide and national efforts towards the elimination of sexual, domestic, trafficking and stalking violence.

Committee on Temporary Shelter, Burlington, VT January 2006-May 2007

Family Shelter Coordinator responsible for oversight of shelter services for homeless families in Chittenden County, VT including hiring process, supervision, and program coordination with other COTS services.

Holden Village, Chelan, WA April 2004-September 2005

Multicultural Outreach Coordinator responsible for expansion of engagement with populations not traditionally affiliated with a Lutheran Retreat Center as well as internal education and training to create a more hospitable welcoming environment across lines of difference.

Sabbatical Travel December 2003-April 2004

Green Door, Washington, DC July 2003-December 2003

Interim Housing Director responsible for bringing administrative, organizational and human resources practices in line with organizational standards following a long vacancy and creating an environment conducive for long term success for a permanent Housing Director.

N Street Village, Washington, DC October 2001-June 2003

Program Director –responsible for oversight of all programs related to serving homeless women in Washington DC from a drop in center to affordable housing including services to those with mental illness, addictions, co-occurring disorders as well as economic and housing deficits. N Street Village service users and staff were predominantly women of color and a priority of the work was racial justice and other anti-oppression work to create a workforce that could best serve its constituency.

The Gay & Lesbian Alliance Against Defamation, KCMO/NYNY August 1998-August 2001

Human Resources Manager promoted from Educational Resources Manager –responsible for media training for grassroots organizations serving lesbian, gay, bisexual and transgendered communities,

development and oversight of internship program. As the first HR manager, the position was responsible for all aspects of human resources including hiring and recruitment, benefits administration, payroll, diversity and cultural relevancy initiatives.

Metropolitan Lutheran Ministries, Kansas City, MA October 1994-July 1998

Child Abuse Prevention Educator and Case Manager –responsible for administering child abuse prevention education in faith-based communities including policy development, best practices for supervision and strengths-based wrap around services for homeless individuals and families.

Pastoral Ministry, Kansas City and Independence, MO February 1992-February 1998

Pastor responsible for full range of pastoral responsibilities for each congregation including administration, human resources, education, worship, pastoral care and community organizing.

Oregon School System, Oregon WI June 1985-August 1987

Responsible for music education at elementary, middle and high school levels for string students, full orchestra and musical theater.

#### Education

Master of Divinity Lutheran School of Theology at Chicago  
Clinical Pastoral Education University of Virginia Medical Center  
Bachelor of Music Education University of Wisconsin-River Falls

#### Professional Development

Responding to Clergy Sexual Misconduct Faithworks and Child Abuse Creating Change Conferences  
National Gay & Lesbian Taskforce Wilderness First Responder National Outdoor Leadership School  
Community Organizing Training Gamalial Extensive training related to immigration locally, regionally and nationally and trafficking Dismantling Rape Culture University of Vermont Reflective Supervision  
National Institute for Mental Health and Trauma Annual Network Institute Vermont Network Against Domestic and Sexual Violence Racial Justice Training The Women of Color Network, Cross Roads, The Peoples Institute for Survival and Beyond, Stirfry Training and Seminars Indigenous Circle Process MASS Circles.

Additional relevant experience: Lamoille Valley Housing and Homeless Coalition, Boards of Vermont Network Against Domestic and Sexual Violence, Lamoille Special Investigation Unit, New Neighbors Advisory Board, Extraordinary Lutheran Ministries, Project Equality; Grants Administration for Extraordinary Lutheran Ministries, Women of Color Network Leadership Team & Aspiring Ally, Consultant with A Call to Men, Extensive anti-oppression and anti-violence training, Proficient in Microsoft Office programs. Strong familiarity with ADA requirements and best practices for disability rights best practices as well as those for other protected classes.

JUNE WOLFE  
Construct  
316 A State Rd.  
Great Barrington, MA 01230  
413-329-4619  
[jwolfe@constructberkshire.org](mailto:jwolfe@constructberkshire.org)

Education :

Cornell University. Bachelor of Science

Experience:

2016-Present

Housing Director

Construct, Inc. 41 Mahaiwe St. Great Barrington, MA  
(413) 528-1985 <http://constructinc.org/>

Successfully brought the Forest Springs development to fruition as owner's representative. Developing creative solutions to small development for small towns, such as Receivership as affordable housing. Oversee management and compliance of Construct's properties. Work with local towns to develop housing plans. Consult on 40B, feasibility studies and other affordable housing projects.

2007-2016

Assistant Director of Housing and Project Management

Construct, Inc. 41 Mahaiwe St. Great Barrington, MA  
(413) 528-1985 <http://constructinc.org/>

Manage 53 housing units including lease-ups, move-ins, recertifications, Site Monitoring, court proceedings and tenant relations. Supervise maintenance staff. LIHTC Site Compliance Specialist. Expert in LIHTC, HSF, AHTF, CBH, FSF and USDA requirements and compliance.

Work with design teams and construction teams to develop new housing projects in Southern Berkshire.

2014-2015

Homeowner/Contractor Apple Cottage

Wolfe Spring Farm 944 Hewins St. Sheffield, MA

Architect, Homeowner/Contractor and Interior Designer for the renovation of an historic 1840 Farmhouse. Responsible for demolition, reclamation of architectural details, oversight of carpenters, electricians, plumbers, and drywall and tile installers, insulation installation, painting, reclaimed trim, interior design and landscaping.

2008-2009

Consultant to Development Team for Hillside Apartments CDCSB PO  
Box 733, 17 Bridge Street, Great Barrington, MA  
(413) 528-7788 | [cdcsb.org](http://cdcsb.org) |

Advised developer in the decision-making process from building to lease-up on 10 unit housing development in Great Barrington, MA. Worked as a liaison between managing agency, developer and construction team.

2007-2008

Homeowner/Contractor Wolfe Spring Farm

Wolfe Spring Farm 946 Hewins St. Sheffield, MA

Architect, Homeowner/Contractor and Interior Designer for construction of new passive and active solar powered home.