

TOWN OF GREAT BARRINGTON MASSACHUSETTS



GREAT BARRINGTON HISTORIC DISTRICTS COMMISSION **Regular Hybrid Meeting Minutes from September 21st 2023** Town Hall via Zoom Seminar 5:30 pm

Attendees-

Donald Howe, Chair
James Mercer, Vice-Chair
Abby Schroeder, Secretary
Fred Clark, Member

REGULAR MEETING

Meeting called to order at 5:30 by Chair Howe with a Roll Call of Attendees. Chair Howe, Vice-Chair Mercer, Secretary Schroeder and Member Clark were present in Town Hall.

Meeting Notes for the August 17th 2023 Regular Hybrid Meeting were not reviewed. Draft Review PDF had been distributed to all Members, but Chair Howe noted that the minutes needed clarification as election of HDC Officers had been left out.

PUBLIC HEARING ONE

Mason Library- Public Hearing One was the continuation of the updated Application by the WEB Du Bois Sculpture Project and the Town of Great Barrington for the Proposed Mason Library Entrance Steps Improvement Plans for the Main Street Entrance of the Mason Library at 231 Main Street in Great Barrington.

Motion by James Mercer to open the public hearing with a second by Abby Schroeder.
Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor.

Chair Howe noted the following-

- (1) Mason Library Accessibility Review by Member Clark documented that repairing the steps did not require to comply with any new regulations.
- (2) Letter had received from Ron Majdalany, VMD and former chair of the Zoning Board of Appeals questioning the scale of the proposed plaza.
- (3) A meeting was held in Town Hall to review the scope of work and was attended by Mark Pruhenski, Joe Aberdale, James Mercer and Donald Howe.
- (4) Subsequent meeting was held to update the scope and was attended by Joe Aberdale, Julie Michaels, Bobby Houston and Donald Howe.
- (5) A Citizen's petition has been received for inclusion in the upcoming special Town Meeting objecting to the scope of the project and will be placed on the warrant.

Julie Michaels spoke in support of the notable amount of donors to date along with the broader community.

Bobby Houston presented the updated scope of work as follows-

- (1) No center handrail on the front steps.

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- (2) No additional riser on the front steps.
- (3) Historic handrails to be repaired/restored to relocation in the 2007 renovation.
- (4) No precast curb defining the slopes along the accessible entrance walkways.
- (5) No LED strip lighting under benches.
- (6) No LED strip lighting along back railings.
- (7) New Benches to be fabricated in architectural cast stone.
- (8) Existing light bollards to be repaired or replaced with similar.
- (9) A 36 inch brick apron running along the base of the Benches for foot traffic.
- (10) No shade tree or planting beds on grassy slopes or lawn.
- (11) Existing concrete walkway from Main Street to the existing steps to remain.

These changes become part of the official submission and will be confirmed by a submission of final bid documents.

Joe Aberdale presented samples of brick apron.

Public Comments were made by several individuals.

Additional information was needed including a nighttime rendering on proposed lighting of the seated statue.

Motion by James Mercer to close the public hearing with a second by Abby Schroeder.

Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor.

With no further discussion, a Motion was made by James Mercer to approve the application including the following findings- materials and scale are sympathetic to the existing identity of the site and will enhance the cityscape identity of the main entrance and thus appropriate to the HDC standards.

Motion was then seconded by Fred Clark. Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark voting in favor with none opposed. The outstanding items include any revisions to the exterior lighting when reviewed by the Planning Board, any changes to the benches and the final bidding documents.

PUBLIC HEARING TWO

Old Fire Station- Public Hearing Two was for the updated application by Zachary Culbreth Architecture for the Castle Street Firehouse LLC for Exterior Lighting, Hard/Landscaping and New Canopy at the Old Fire Station at 20 Castle Street.

Motion by Abby Schroeder to open the public hearing with a second by Fred Clark. Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor.

Chair Howe noted correspondence from Zac Culbreth that he was not able to attend this meeting and asked for postponement until the next available hearing.

Motion by Fred Clark to continue the public hearing to our Regular October Meeting with a second by James Mercer. Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor.

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PUBLIC HEARING THREE

Town Hall - Public Hearing Three was the application by Foresight Land Services for the Town of Great Barrington for the Proposed Campus Improvement Landscape and Lighting Plan at Town Hall at 334 Main Street in Great Barrington.

Motion by Fred Clark to open the public hearing with a second by James Mercer. Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor.

Steven Mack presented site plans for the proposed improvements.

The following items were reviewed-

- (1) Process has been for the past seven years.
- (2) Vehicle entrance from the corner of Main and Castle will be eliminated.
- (3) Access from Castle Street will be lowered to avoid bottoming out by vehicles.
- (4) Gazebo will be moved with a level area installed adjacent.
- (5) Heated Loo. Number was questioned.
- (6) Pole Lighting at Parking. Lighted Bollards at walkway.
- (7) Increased Parking.
- (8) 20 feet wide entrance off Main Street.
- (9) 5% accessible walkway from Main and Castle Street.
- (10) Pocket Park at corner of Main and Castle Street.
- (11) Classical steps/walkway parallel to Winged Liberty.
- (12) Flagpole centering on Building Entrance and lighting option.
- (13) Electrical Vehicle Charging Station(s).
- (14) Drop off at Front of Town Hall.
- (15) Alternate Parking at Left Side of Building is preferred.

Additional information was needed on new entrance area at Front of Town Hall along with detail of raised areas with possible bollards and chains at grade changes. Site Plan Review by the Planning Board and Selectboard approval are next steps including a nighttime rendering on proposed lighting.

Motion by James Mercer to continue the Public Hearing to the next Regular Hybrid Meeting on October 19th 2023. Motion was then seconded by Abby Schroder. Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor with none opposed.

PUBLIC HEARING FOUR

Mahaiwe Theater - Public Hearing Four was the updated Applications of HILL Engineers Architects Planners and the Mahaiwe Performing Arts Center for the Slate Roof Replacement, Miscellaneous Repairs and Painting of the Mahaiwe Theater at 14 Castle Street in Great Barrington.

Motion by Fred Clark to open the public hearing with a second by Abby Schroeder. Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor.

Jamie Reinhardt of Hill presented the current scope of work including the following-

- (1) Sloped slate Mansard roof will be green Vermont slate.

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- (2) New painted Aluminum over existing metal trim with ice and water breathable membrane applied between.
- (3) Existing brick chimney will be capped after pointing from installed scaffolding.
- (4) Existing cast metal cornice will be refinished with appropriate product for installation over existing Tnemec finish. Method to replace damaged portion is under review with the staff of Mass. Historical Commission.
- (5) Existing membrane roofing has been inspected and does not need replacement.
- (6) Existing roof top equipment and smoke hatches will be repainted.

Motion by James Mercer to close the public hearing with a second by Fred Clark. Motion passed by a roll call vote with Howe, Mercer and Clark all voting in favor. Member Schroeder recused herself.

With no further discussion, a Motion was made by James Mercer to approve the application including the following findings-

- (1) New slate material for replacement is appropriate.
- (2) Repainting metal cornice including any MHC approved repair.
- (3) Existing roof trim improved with wrapped/brake metal which will be Aluminum in matching profile and prefinished painted.
- (4) Chimney to be repointed with matching mortar and profile. Unit to be capped as it no longer in use.

Motion was then seconded by Fred Clark. Motion passed by a roll call vote with Howe, Mercer and Clark voting in favor with Member Schroeder recusing herself again. These items will probably be undertaken at different times.

NEW BUSINESS -

HDC Budget - Chair Howe noted that the Fiscal Year 2023 Budget total was \$5,000 with \$2,055 expended and the balance of \$2,945 was returned to the Town's General Fund.

Invoices - Chair Howe presented a single invoice from Museum Facsimiles in the amount of \$445.92 for two historic prints for display in the Town Clerk's Office.

Motion by Fred Clark to approve payment with a second by Abby Schroeder. Motion passed by a roll call vote with Howe, Mercer, Schroeder and Clark all voting in favor. None opposed.

OLD BUSINESS - None

Citizen Speak- None

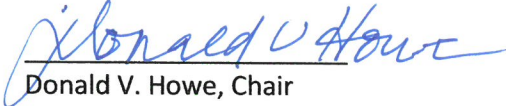
Next Meeting- Next HDC Meeting will be the Regular Hybrid Meeting October 19th 2023 at 5:30 pm.

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Motion to adjourn at 8:18 pm by Fred Clark unless there is any objection was seconded by Abby Schroeder.

Respectfully submitted by,


Donald V. Howe, Chair

November-16-2023