

GREAT BARRINGTON PLANNING BOARD

THURSDAY, JANUARY 12, 2023

6:00 PM

TOWN HALL
334 MAIN STREET, 2nd FLOOR
GREAT BARRINGTON, MA 01230

Regular Meeting

Optional remote attendance/viewing via Zoom: <https://us02web.zoom.us/j/82163850280>

To dial in by phone, dial +1 929 205 6099 Webinar ID: 821 6385 0280

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's July 16, 2022 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Planning Board will be conducted *both in-person and via remote participation* to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org. For this meeting, members of the public and committee members may attend the meeting in person, and those who wish to do may attend remotely by following the instructions on of this agenda. For those who are not in-person every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

AGENDA

- 1. FORM A PLANS (SUBDIVISION APPROVAL NOT REQUIRED):**
- 2. MINUTES:** December 8, 2022 meeting
- 3. BARRINGTON BROOK – SPECIAL PERMIT PUBLIC HEARING:** *Continued hearing from November 10, 2022.* Application from Lenox Landings Barrington Brook Holdings, LLC, 59 Pine Ridge, Waban, MA 02468, for a Special Permit to modify the Open Space Residential Development special permit granted February 2013 to Stone Path Development, specifically the open space boundaries on Thrushwood Lane, in accordance with Sections 8.7 and 10.4 of the Zoning Bylaw.
 - a. Vote to reopen the public hearing
 - b. Presentation of revised materials from the applicant
 - c. Questions from the Board
 - d. Public comment and questions
 - e. Discussion/deliberation by the Board
 - f. Vote to continue or close the hearing
 - g. Vote to deny/grant, or continue deliberation of, the special permit
- 4. SPECIAL PERMIT PUBLIC HEARING, 148 MAPLE AVENUE:** *Continued hearing from December 8, 2022.* Application from application from 148 Maple Avenue, LLC, PO Box 67425, Chestnut Hill, MA 02467, c/o Nicholas Arienti of Hellman, Shearn & Arienti, LLP, for the conversion of a former nursing home to a multifamily use, at 148 Maple Avenue, Great Barrington. The application is filed per Sections 8.10 and 10.4 of the Zoning Bylaw.
 - a. Vote to open the public hearing
 - b. Presentation of revised materials from the applicant
 - c. Questions from the Board
 - d. Public comment and questions
 - e. Discussion/vote to continue or close the hearing
 - f. Discussion/vote to deny/grant/continue the special permit

5. ZONING AMENDMENTS FOR MAY 2023 TOWN MEETING

- a. Vote to transmit proposals to the Selectboard:
 - i. site plan review requirements for two-family and for accessory dwelling units
 - ii. various regulations for three-family residential uses
 - iii. residential use terminology
 - iv. site plan review requirements and review standards throughout the zoning bylaw
 - v. revisions to the performance standards of section 6.4
- b. Stockbridge Road zoning / B2X incentive zone
- c. Multi-unit dwellings, development sites, and alternative residential types, for example: dormitories and shared living arrangements

6. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS

7. TOWN PLANNER'S REPORT

8. CITIZEN'S SPEAK TIME

9. ADJOURN

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Per Section 241-1 of the Town Code: Except for procedural and housekeeping matters, Town residents shall have the right to address a Board on any item that requires a vote at a time before a Board votes on that item. Such residents will be allowed as much time as the proponent of an item is permitted to have.