

GREAT BARRINGTON PLANNING BOARD

THURSDAY, JULY 27, 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/88418030236>

To dial in by phone, dial +1 929 205 6099 Webinar ID: 884 1803 0236

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and Governor Healey's March 29, 2023 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, or, for those who wish to do so remotely may by following the instructions on 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:** June 22, 2023 meeting
- 3. CHAPTER 61A / RIGHT OF FIRST REFUSAL:** Review and comment to the Selectboard on whether the Town should exercise, or waive, its Chapter 61A right of first refusal to purchase 1.6 acres of land off of Seekonk Road, Parcel 75 of Assessors Map 33.
- 4. BARRINGTON BROOK SUBDIVISION:** Discussion/vote to release Form D Covenant to allow sale of three homes on Thrushwood Lane, previously released for Certificate of Occupancy only
- 5. SPECIAL PERMIT: 920 MAIN STREET:** Review and recommendation to the Selectboard on the application from Michelle Maki, 920 Main Street, Great Barrington, for a marijuana cultivation and manufacturing establishment in an Industrial zone at 920 Main Street, Great Barrington. Application is filed in accordance with Sections 3.1.4 C(13), 7.18 and 10.4 of the Zoning Bylaw.
- 6. SITE PLAN A: 207 NORTH PLAIN ROAD:** Discussion/vote on the application from Peter Stanton for installation of an accessory use ground mount solar energy system greater than 750 square feet, filed per Sections 9.12 and 10.5 of the Zoning Bylaw. **Site visit at 5:30**
- 7. SITE PLAN REVIEW: 40 LAKE MANSFIELD ROAD:** Discussion/vote on the application from the Town of Great Barrington, c/o Planning Department, for site plan approval for the expansion of the parking lot at the Lake Mansfield Recreation Area. **Site visit at 5:00**
- 8. TOWN PLANNER'S REPORT:**
New date for Joint meeting with Selectboard
- 9. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS:**
Discuss the Community Preservation Plan and provide input and comments to the CPC as they update the plan for this year.
- 10. CITIZEN'S SPEAK TIME:** *This is an opportunity for residents to bring up topics of concern or importance which may be placed on a future agenda for discussion. Unless otherwise permitted by the Chair, this time is reserved for residents only and speakers are limited to 3 minutes.*
- 11. 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.