



## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### PLANNING BOARD

Per the requirements of Massachusetts General Law Ch. 40A, s. 5, the Great Barrington Planning Board will hold a public hearing pursuant to MGL Ch. 40A, s. 5, on Thursday, March 14, 2024 at 6:00 PM, at Town Hall, 334 Main Street, Great Barrington, MA 01230, to provide an opportunity for the public to comment on the following proposed changes to the Zoning Bylaw and Map:

1. Amend the Bylaw by adding a new residential use to be known Coliving Residential Development, and establishing a definition, use permissions, and other requirements therefore;
2. Amend Section 6.3.5 regarding landscaping and trees;
3. Amend Section 3.1.4, the Table of Use Regulations, rows A(1), (2), (3) and (7) regarding single-, two-, three- and multi-unit residential development and mixed-use development in certain zones;
4. Amend the Zoning Map on Silver Street to change the zoning of parcels 6, 7A, and 7C on Assessors' Map 24 from R2 acreage residential to MXD mixed use transitional (by landowner petition and by citizen petition).

The proposed amendments may be reviewed on the Planning Board page of the town website [www.townofgb.org](http://www.townofgb.org) or in the Town Clerk's office at Town Hall, 334 Main Street. Any person wishing to be heard on these matters should attend the Hearing or submit comments in writing by 12 noon the day of. A Zoom attendance option will be listed on the meeting agenda.

## **COLIVING RESIDENTIAL DEVELOPMENT**

This proposal is to amend the zoning bylaw by adding the following definition, the following new Section 8.11, and the following proposed changes to the Table of Use Regulations

*Amend Section 11 to add the following definition:*

**COLIVING RESIDENTIAL DEVELOPMENT:** A building or part thereof that contains sleeping units where residents share bathrooms or kitchen facilities or both

*Add new section 8.11 as follows:*

### **8.11 COLIVING RESIDENTIAL DEVELOPMENT**

**8.11.1 Purpose.** The purpose of this section is to encourage the development of Coliving, a housing option that generally is more affordable to residents because typical housekeeping facilities are shared in common with other residents. Coliving developments generally have no more than two persons per unit and typically comprise one or two rooms per unit.

**8.11.2 General.** Coliving, as defined in Section 11.0 of this bylaw, may be permitted by right or by special permit as set forth in the Table of Use Regulations. All Coliving developments shall require site plan approval in accordance with Section 10.5.

#### **8.11.3 Requirements.**

1. Area: Individual Coliving units shall have a minimum of 150 square feet of net usable area.
2. Management: All Coliving development projects shall file a management plan with the Planning Board at the time of site plan application. The management plan shall contain management policies, maintenance plans, rental procedures, tenant rules, security procedures, trash collection and recycling, and contact information of management and owner, and the plan shall be updated as necessary and filed concurrently with annual inspections.
3. Common bathrooms: Common bathrooms must be located on any floor with units that do not have their own full bathrooms. Common bathrooms shall contain a minimum of one  
a) one water closet for every eight occupants on the floor, (b) one lavatory for every eight occupants on the floor, and (c) one bath or shower for every eight occupants on the floor.
4. Common cooking and kitchen facilities: Complete common cooking facilities/kitchens shall be provided if any unit within the project does not have a kitchen. Any area that may be used for common cooking and food preparation must be defined in building plans

and shall meet the applicable health and building codes, licensing, and inspection requirements of the Commonwealth of Massachusetts and local Board of Health.

5. **Parking:** Off-street parking for residents shall be provided at a rate of at least one space for each Coliving unit. Employee parking shall be provided at a rate of at least one space per two employees.
6. **Bicycle parking:** Projects shall provide at least one bicycle parking space per four units. The bicycle parking spaces shall allow for the secure storage of bicycles, shall be protected from the weather, and shall be located in a clearly designated safe and accessible location.
7. **Laundry facilities:** Projects with up to 10 units shall have a minimum of two washers and two dryers provided in a separate room in the development. For more than 10 units, additional washers and dryers shall be provided at a rate of a minimum one washer and one dryer for every 10 units.
8. **Common Space:** Projects shall have at least 10 square feet of common usable open space per unit; no project, however, shall provide less than 200 square feet each of common outdoor and indoor open space. Maintenance areas, laundry facilities, storage (including bicycle storage), and common hallways shall not be included as usable indoor common space. Landscape areas that are less than eight feet wide shall not be included as outdoor common space.
9. The Planning Board may, by special permit pursuant to Section 10.4, authorize a deviation from the requirements of this section.

*Amend Section 3.1.4, Table of Use Regulations, to add a new row A(12) as follows:*

Permitted Use		ZONING DISTRICT <sup>1</sup>														
		R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2
A. Residential uses																
(12)	<u>Coliving development</u>	<u>Y</u>	<u>Y</u>	<u>SB</u>	<u>Y</u>	<u>SB</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	

## BY RIGHT HOUSING

This proposal is to amend the Table of Use Regulations, rows A(1), A(2), A(3), and A(7) as follows:

Proposed deletions are ~~struck through~~

Proposed additions are underlined

Permitted Use		R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2
<b>A. Residential uses</b>																
(1)	Dwelling, single unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SB	<del>SB</del> <u>Y</u>
(2)	Dwelling, two- and three-unit														SB	Y
(3)	Dwelling, multi-unit															
	4 to 8 units	SB	SB	SB	SB	N	Y	<del>SB</del> <u>Y</u>	<del>SB</del> <u>Y</u>	Y	SB	Y	Y	Y	<del>N</del> <del>SB</del>	<del>SB</del> <u>Y</u>
	9 units or more	N	N	N	SB	N	<del>SB</del> <u>Y</u>	<del>SB</del> <u>Y</u>	N	<del>SB</del> <sup>2</sup> <u>Y</u>	SB	<del>SB</del> <u>Y</u>	Y	<del>SB</del> <u>Y</u>	<del>N</del> <del>SB</del>	<del>SB</del> <u>Y</u>
(7)	Mixed use	N	N	N	N	N	Y	Y	<del>SB</del> <u>Y</u>	<del>SB</del> <u>Y</u>	SB	Y	Y	Y	PB	Y

## TREES

This proposal is to amend Section 6.3.5 as follows:

Proposed deletions are ~~struck through~~

Proposed additions are underlined

**6.3.5 Maintenance of Landscaped Areas.** The owner of the property used for nonresidential purposes shall be responsible for the maintenance, repair and replacement of all landscaping materials installed in accordance with this section and shall have a continuing obligation to comply with the provisions set forth herein. All plant materials required by this Bylaw shall be maintained in a healthful condition, and trees planted as required by this Bylaw shall be replaced if they die with a tree at the original planting size.

TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by Registrars 1/31/24 10:13AM KVL

To ask Town residents to vote to amend Zoning Bylaw §9.11 as set forth below, and to amend the Zoning Map accordingly:

1. Amend a portion of Section 9.11, Mixed Use Traditional Zone (MXD) as follows:

9.11.2 Location. The MXD shall consist of the land shown on the 2015 Town of Great Barrington Assessors' Map 22 as Parcels 2, 3A, 4-13, 18-63, 66-88, Map 24 as Parcels 6, 7A, 7C, and Map 25 as Parcels 1-4.

2. Amend the Zoning Map by placing the following parcels in MXD zone, as follows: the land shown on the 2016 Town of Great Barrington Assessors' Map 24 as Parcels 6, 7A and 7C.

Purpose of the Amendment: In order to address Great Barrington's housing needs, the owners of the properties at 33 Silver St. and 35 Silver St. seek at Town Meeting to permit multi-unit dwellings on the properties. Prior to Town Meeting, the owners of each property shall record deed restrictions prohibiting non-residential commercial uses of the properties.

name and residence in your presence. on to write your

I		II	III		PRINTED NAME
C	h	Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	Now Living At (Street and Number)	W	P
e				a	r
c				r	e
k				d	c
1			19 EAST Mountain Rd	0	1
2			19 East Mountain Rd	0	1
3			2 BERKSHIRE HTS	0	1
4			83 Hurlburt Road	0	1
5			5 Abbey Hill Dr.	0	1
6			286 North Plain Rd	0	1
7			14 Hemlock Hill Rd	0	1
8			14 Hemlock Hill Rd	0	1
9			22 E Mountain Rd	0	1
10			22 E Mountain Rd	0	1
11			43 W. Putnam Rd	0	1
12			173 Castle St.	0	1
13			72 Seabank Cross Rd	0	1
14			208 Pleasant St	0	1
15				0	1
16				0	1
17				0	1
18				0	1
19				0	1
20				0	1

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check thus ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of voter because of form of signature or address, or illegible.

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that ( ) signatures checked thus ✓ are names of voters of the Town of Great Barrington and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Registrars of Voters of the Town of Great Barrington



Black Water Realty, LLC  
82 Maple Ave  
Great Barrington, MA 01230

January 30<sup>th</sup>, 2024

Great Barrington Planning Board & Town Planner  
34 Main Street  
Great Barrington, MA 01230

Re: Request for Rezoning of 35 silver street – Map 24 Parcel 6

Dear Planning Board and Town Planner,

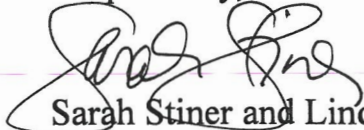
We are the owners of 35 Silver Street, the land shown on the 2015 Town of Great Barrington Assessors' Map 24 as Parcel 6. We respectfully petition the Town of Great Barrington for a change in zoning for Parcel 6 from R-2 to MXD.

In order to address Great Barrington's housing needs, we, the owners of the property at 35 Silver St., in coordination with the owners of the property at 33 Silver St., seek to permit multi-unit dwellings on the properties. Currently, Silver Street has 4 zoning districts [MXD, B-2/R-2 and R-1-A].

The parcels at 33 Silver St. and 35 Silver St. are well-situated for a multi-unit dwelling. These Silver Street lots are within walking distance to Main Street and Route 23, and the street currently has the Beech Tree Apartments at 24 Silver Street, a 66-unit apartment complex; Ward's Nursery at the end of the street, and several single-family homes. The proposed zoning change to MXD is consistent with both current zoning and the multi-dwelling use of the street. The zoning change to MXD will permit needed housing density in the walkable center of town.

Although MXD permits commercial as well as residential use, concurrent with our request, we shall record deed restrictions prohibiting non-residential commercial use of our property. Our sole purpose is to increase housing stock.

Respectfully,



Sarah Stiner and Linda Shafiroff  
Managers of Black Water Realty, LLC

LANDOWNERS PETITION

GREAT BARRINGTON TOWN CLERK  
JAN 30 2024 AM 11:03

The Haddad Family  
33 Silver Street  
Great Barrington, MA 01230

January 30<sup>th</sup>, 2024

Great Barrington Planning Board & Town Planner  
34 Main Street  
Great Barrington, MA 01230

Re: Request for Rezoning of 33 silver street – Map 24 Parcel 7A & 7C

Dear Planning Board and Town Planner,

We are the owners of 33 Silver Street, the land shown on the 2015 Town of Great Barrington Assessors' Map 24 as Parcel 7A & 7C. We respectfully petition the Town of Great Barrington for a change in zoning for Parcels 7A & 7C from R-2 to MXD.

In order to address Great Barrington's housing needs, we, the owners of the property at 33 Silver St., in coordination with the owners of the property at 35 Silver St., seek to permit multi-unit dwellings on the properties. Currently, Silver Street has 4 zoning districts [MXD, B-2/R-2 and R-1-A].

The parcels at 33 Silver St. and 35 Silver St. are well-situated for a multi-unit dwelling. These Silver Street lots are within walking distance to Main Street and Route 23, and the street currently has the Beech Tree Apartments at 24 Silver Street, a 66-unit apartment complex; Ward's Nursery at the end of the street, and several single-family homes. The proposed zoning change to MXD is consistent with both current zoning and the multi-dwelling use of the street. The zoning change to MXD will permit needed housing density in the walkable center of town.

Although MXD permits commercial as well as residential use, concurrent with our request, we shall record deed restrictions prohibiting non-residential commercial use of our property. Our sole purpose is to increase housing stock.

Respectfully,

The Haddad Family

A handwritten signature in dark ink, appearing to be 'Ch. Haddad', written over a horizontal line.