

# Meeting Notes

## GREAT BARRINGTON PLANNING BOARD

THURSDAY, SEPTEMBER 13, 2018

6:00 PM

TOWN HALL  
334 MAIN STREET GREAT BARRINGTON  
LARGE MEETING ROOM

### REGULAR MEETING

#### AGENDA

**SITE VISITS: 5:00 PM 300 STOCKBRIDGE ROAD**

**5:20 PM 26 MAINVILLE STREET**

1. **FORM A'S (SUBDIVISION APPROVAL NOT REQUIRED):** (Discussion/Vote) *None*
2. **MINUTES: AUGUST 23, 2018** (Discussion/Vote) *Approved*
3. **SITE PLAN REVIEW: 82 RAILROAD STREET** (Discussion/Vote)  
Continued review of the application of Commonwealth Cultivation Inc. for a retail marijuana establishment at 82 Railroad Street, per Section 7.18 and 10.5 of the Zoning Bylaw. The retail establishment is to be located in the existing building. *Approved*
4. **SPECIAL PERMIT AND SITE PLAN REVIEW: 300 STOCKBRIDGE ROAD** (Discussion/Vote)  
Application of Great Barrington Real Estate LLC, for a Special Permit to modify the existing Special Permit, 538-96, at 300 Stockbridge Road, in accordance with Sections 3.1.4 C (11), 6.1.9, 7.12 and 10.4 of the Zoning Bylaw, and for Site Plan Review for exterior alterations and parking improvements per Section 10.5 of the Zoning Bylaw. Action is requested in order to allow retail use of an area at the rear (east side) of the building that is currently designated for parking. *Approved. Positive recomm. to the Select Board*
5. **SPECIAL PERMIT AND SITE PLAN REVIEW: 26 MANVILLE STREET** (Discussion/Vote)  
Application from 26 Manville LLC, for a Water Quality Protection Overlay District Special Permit in accordance with Sections 9.2 and 10.4 of the Zoning Bylaw, in order to increase impervious area of a lot by more than 15% or 2,500 square feet and for Site Plan Approval for the construction of a new multifamily use with parking areas. Proposal is for 47 apartments in three new buildings and associated parking, driveway and site work at the site comprised of 21 Manville Street, 26 Manville Street and 28 Manville Street. *Reviewed and discussed. Continued to 9/27.*
6. **CHAPTER 61 LAND, RIGHT OF FIRST REFUSAL:** (Discussion)  
Review and Comment to the Selectmen on the Town's Right of First Refusal for the property under contract located at 671 Stockbridge Road. *Recommended exercising ROFR if there is conservation value.*
7. **TOWN PLANNER'S REPORT:** (Discussion)
  - a. Barrington Brook: update, status report and ongoing concerns
  - b. Zoning: Downtown R-1-B and B-3 zones
  - c. Master Plan Review Meeting *Oct 25?**updates.*
8. **BOARD & COMMITTEE UPDATES/ OTHER ISSUES & CONCERNS** (Discussion)
7. **CITIZEN'S SPEAK TIME**
8. **ADJOURN** *9:15*