

Mark Pruhenski
Town Manager

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TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

Selectboard Meeting via Zoom and in person at 334 Main Street Great Barrington MA

Order of Agenda for Monday, November 20, 2023, at 6:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84727797185?pwd=NDFRUjFITE12eDN3bE5LaTNBQ0RmZz09>

Webinar ID: 84727797185

Dial-in, audio-only: (929) 205 6099

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 Selectboard 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 at the top 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.

1. CALL TO ORDER SELECTBOARD REGULAR MEETING
2. APPROVAL OF MINUTES
 - a. 10.20.23
 - b. 10.30.23
 - c. 11.6.23
3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
4. TOWN MANAGER'S REPORT
 - a. Housatonic Water Works
 - b. Priority Planning- Schedule January meeting date
5. LICENSES AND PERMITS
 - a. Application for one day Liquor License – Berkshire Cider Project
 - b. Application by a farmer winery for license to sell at a farmers market - Berkshire Cider Project.
6. PUBLIC HEARINGS
 - a. Continued from October 30, 2023: Special Permit application from Michelle Maki, d/b/a Midori's Garden LLC, 920 Main Street, Great Barrington, for a marijuana cultivation and manufacturing establishment in an Industrial zone at 920 Main Street. The application is filed in accordance with Sections 3.1.4 C (13), 7.18 and 10.4 of the Zoning Bylaw.
 - i. Open Public Hearing
 - ii. Explanation of the Project
 - iii. Public comments, speak in favor or opposition
 - iv. Questions from the Selectboard
 - v. Comments from other Boards
 - vi. Close Public Hearing
 - vii. Selectboard discussion
 - viii. Findings
 - ix. Motion to continue/deny/grant

7. PREVIOUS BUSINESS

- a. 304 North Plain Rd. Driveway Permit application for David Long and Georgene Poliak
Continued from Selectboard meeting October 30, 2023.

8. NEW BUSINESS

- a. Tax Classification Hearing – FY24 – Presentation and vote
- b. Review Tree Committee's recommended revisions to the Town's list of recommended trees and adopt the revised list.
- c. Carrie Chen Appointment to the Historic District Commission.

9. CITIZEN SPEAK TIME

Citizen Speak Time is an opportunity for the Selectboard to listen to residents. Topics of particular concern or importance may be placed on a future agenda for discussion. This time is reserved for town residents only unless otherwise permitted by the chair, and speakers are limited to 3 minutes each.

10. SELECTBOARD'S TIME

11. MEDIA TIME

12. ADJOURNMENT

NEXT SELECTBOARD MEETING

December 4, 2023

December 12, 2023

January 8, 2024

January 22, 2024



Mark Pruhenski, Town Manager

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 be brought up for discussion to the extent permitted by law.

Fee: \$25.00 (per day)



APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

The undersigned hereby applies for a License in accordance with the provisions relating thereto:

Applicant's Name: Katherine Hand

Organization Name: Berkshire Cider Project

Applicant's Address: 508 State Road, North Adams, MA 01247

Telephone Number: 914.456.1880

Type of License: ONE DAY BEER & WINE ONE DAY ALL ALCOHOLIC
(Circle one)

Event: GB Arts Market

Date: December 2 and 3 Start Time: noon End Time: 4pm (Sat), 3pm (Sun)

Event Address: Saint James Place, 352 Main Street, Great Barrington, MA

Is the Event on Town property? YES NO

PLEASE ATTACH THE FOLLOWING TO YOUR APPLICATION:

1. TIPS or ServSafe Alcohol certification for anyone serving alcohol.
2. Certificate of Insurance showing proof of Liquor Liability coverage.
(If the event is on Town property, the certificate must name the Town of Great Barrington as additional insured.)
3. If the event is not on applicant's property, a letter of permission from the owner is required.

Liability: The below individual agrees to take responsibility for the above-noted event and further agrees to indemnify, save harmless, and defend the Town of Great Barrington, its officers, employees and agents, from and against any and all liabilities, claims, penalties, forfeitures, suits, and the costs and expenses incident thereto, which may occur in connection with this event.

K. Hand
Signature of Applicant

10/23/23

Date

FOR TOWN USE:

Approved _____

Denied _____

Postponed _____

**APPLICATION BY A FARMER WINERY FOR LICENSE TO SELL AT A
FARMER'S MARKET
(CH.138, §15F)**

YEAR 20

23

**1. Licensee Information:**

Name of Applicant: <input type="text" value="Berkshire Cider Project"/>		ABCC License Number: (If Existing Licensee) <input type="text" value="FW-LIC-000170"/>	
Mailing Address: <input type="text" value="508 State Road"/>	Business Name (d/b/a if different) : <input type="text"/>		
Manager of Record: <input type="text" value="Katherine Hand"/>	City/Town: <input type="text" value="North Adams"/>	State: <input type="text" value="MA"/>	Zip: <input type="text" value="01247"/>
		Phone Number of Premises: <input type="text" value="(413) 409-6058"/>	
Other Phone: <input type="text"/>	Email: <input type="text" value="berkshireciderproject@gmail.com"/>	Website: <input type="text" value="www.berkshire-cider.com"/>	

Contact Person concerning this application (attorney if applicable):

Name: <input type="text" value="Katherine Hand"/>	City/Town: <input type="text" value="North Adams"/>	State: <input type="text" value="MA"/>	Zip: <input type="text" value="01247"/>
Address: <input type="text" value="508 State Road"/>	Email: <input type="text" value="berkshireciderproject@gmail.com"/>		
Contact Number : <input type="text" value="914.456.1880"/>	Fax Number: <input type="text"/>		

2. Event Information:

A. Farmer's Market licenses are only permitted at events that the Department of Agriculture has certified as Agricultural Events.

*Please attach document from Department of Agricultural Resources certifying that this is an agricultural event.*Date(s) of Event:

B. Contact person for applicant during event:

Name: Phone number of contact:

C. Description of the premises within the Farmer's Market:

Address of Premises for the Sale of Wine: City/Town: State: Zip: Phone Number of Premises:

Describe Area to be Licensed:

**APPLICATION FOR LICENSE BY A FARMER WINERY TO SELL AT A
FARMER'S MARKET
(CH.138, §15F)**

3. Existing License(s) to Manufacture, Export and Sell at Retail:

List the license(s) you hold which authorize the manufacture, exportation and retail sale of wine to consumers: (Attach a copy of each license)

Name	License Type	License Address
Berkshire Cider Project	Farmer Winery License	508 State Road, North Adams MA

4. Are you providing, without charge, samples of wine to prospective customers?

Yes ☒

No ☐

Section 15F specifically requires that "all samples of wine shall be served by an agent, representative or solicitor of the licensee."

A. If yes, please provide names and addresses of all agents, representatives and solicitors:

Name	Address	ABCC License Number
Katherine Hand	508 State Road, North Adams MA	FW-LIC-000170

B. Proof of Age for Sale to Consumers:

Please identify all methods by which you will obtain proof of age before providing samples or making any sales of wine to consumers :

Our staff will check IDs to confirm purchasers are 21+

5. Transportation and Delivery:

Please identify in detail all persons or businesses that are licensed under M.G.L. c. 138, §22 that will be making any delivery of wine on your behalf to the Farmer's Market in Massachusetts.

An approved staff member of the business will transport, set up, sell and return all products

*If additional space is needed, please use last page.

**APPLICATION FOR LICENSE BY A FARMER WINERY TO SELL AT A
FARMER'S MARKET
(CH.138, §15F)**

6. Safety and Tax Registration:

Has the Farmer's Market registered with the Food and Drug Administration? Yes ☐ No ☒ Registration Date:

7. Disclosure of License Disciplinary Action:

Have any of the your licenses to sell alcoholic beverages ever been suspended, revoked or cancelled?

Yes ☐ No ☐

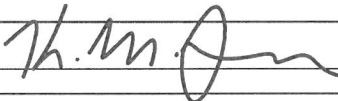
If yes, list said interest below:

Date	License	Reason why license was Suspended, Revoked or Cancelled

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that, I have filed all state tax returns and paid all state taxes required under law. I further understand that each representation in this application is material to the determination of the application and state under penalty of perjury that all statements and representations therein are true.

Note: The LLA may require additional information.

Signature



Title

Co-owner and general manager

Date

11/9/2023

Additional Space

Please note which question you are using this space for.

1. Applicant information

Name of Licensed Farm-Winery: Berkshire Cider Project

Farm-Winery License Number: FW-LIC-000170

State of Issue: Massachusetts

Contact Person: Katherine Hand

Address:

508 State Road
Berkshire Cider Project, Greylock Works
North Adams, MA 01247

Phone Number: 19144561880

Email: berkshireciderproject@gmail.com

Correspondence preference: Email

Do you intend to sell, sample, or both?

Sell

Sample

2. Event Information

Name of Agricultural Event: Berkshire Grown Winter Farmers Market

Type of Event: Farmers Market (as defined by MDAR policy)

If you selected "Other Agricultural Event", how does this event promote local agriculture?

Event Address:

1064 Main Street
Houstatonic, MA 01236

Event Phone Number: 401-924-0801

Event Website: www.berkshiregrown.org

3. Event Description

What are the date(s) and time(s) of the event?

If this is a weekly event, on what day of the week does the event occur?

Start date: 12/16/23

End date: 04/20/24

Time: 10:00 AM to 2 PM

If this is a weekly event, on what day of the week does the event occur? Saturday

If the event is an agricultural fair, does the event include competitive agriculture? No

Is the event sponsored or run by an agricultural/horticultural society, grange, agricultural commission or association whose primary purpose is the promotion of agriculture and its allied industries?

No

4. Event Management

Name of Event Manager: Martha Suquet

Email Address: martha@berkshiregrown.org

Phone Number: (401) 924-0801

Is this person the on-site manager? Yes

If no, identify on-site manager (include contact information):

If there are multiple managers, list them and include contact information:

Attach on-site manager(s) resume(s) or list any credentials or training of the on-site manager(s):

https://massgov-my.sharepoint.com/:w:/g/personal/michael_w_orcutt_mass_gov/EXMDIebbPBVFoAPjPC69zRgBJM1PXM5Lu9sskB1MqfgGsA?name=/119598775_Marketmanager.docx

General

Attach a plan depicting the premises and the specific location where the license will be exercised.

https://massgov-my.sharepoint.com/:b:/g/personal/michael_w_orcutt_mass_gov/EU6vTnnpPBFLv28gPkj3KFYBCLFbD6RwXbsptcLOLDt5-w?name=/119598994_GBLayoutApril23.pdf

Signature of Applicant

I hereby certify that all information provided in connection with this application, including all attachments, is true, accurate, and complete to the best of my knowledge under the penalties of perjury. I further understand that any falsification, omission, or concealment of material fact may result in the denial of this application and further legal action by the Department.

Date: 11/1/2023

Name: Katherine Hand

Title: Owner

Farm-Winery License Number: 170

State: MA

For Department use only

Approval:

The event listed above is an approved agricultural event by the Massachusetts Department of Agricultural Resources under M.G.L. C138, Sec. 15F.

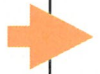
Signature: 

Date: 11/13/2023

**MARKET
TOKENS**

NAJI

GRAY
RAVEN



MAYNARD

R & G

DANDELION
HILL

ROCKY
HILL

SWEET
SOMERBY

JOY
NEWTON

ROLLING
ROCK

BMB

JACUTERIE

BERKSHIRE
CIDER

CRICKET
CREEK

NO COMPLY

OFF THE
SHELF

COMMON
HANDS

JK CUSTOM
FURNITURE

INDIAN
LINE

SVENFISH

MARKRISTO



Outdoor Vendors:

North Plain



Town of Great Barrington
Recreational Marijuana Host Agreement Application
Items in bold are additional documents that must be included with this application

1. Contact Information: Please include name, address, telephone and email address.

a) License holder:

Name: Michelle Maki
Address: 920 South Main Street
City St, Zip: Great Barrington, MA 01230
Telephone: 216.235.4904
Email address: info@midorisgarden.com

b) Applicant Representative: (if different from license holder)

Name: _____
Address: _____
City St, Zip: _____
Telephone: _____
Email address: _____

c) Store Manager: (person responsible for day-to-day operation)

Include resume/employment history of store manager, past 5 years

Name: Michelle Maki
Address: see above; previous employment on attached resume
City St, Zip: _____
Telephone: _____
Email address: _____

2. Business Information:

- a) List of all executives, managers and/or persons/entities having authority over the management, policies, security operations or cultivation/manufacturing operations of the establishment.

Michelle Maki, sole owner/cultivator

- b) Name and address of owners, investors, and other sources of capital resources available to the applicant for the purpose of establishing or operating the marijuana establishment.

Joseph Maki (spouse) - capital resources are joint assets

- c) Provide legal corporate entity name and/or DBA if applicable.

Midori's Garden LLC

3. Location:

- a) Address of marijuana establishment and description of retail space to be used (floor level and square footage). Please include letter of intent from landowner or copy of lease or purchase agreement, if under contract.

920 South Main Street, Great Barrington, MA 01230 (Light Industry zone)

There is no retail space. This is a cultivation and manufacturing company located on our small family farm.

There are no plans for permanent structures to be used. The fenced-in outdoor cultivation site is ~1/2 acre. There will be 1-2 30' x 96' high tunnels, 1-2 sheds or shipping containers for storage/processing, surrounded by outdoor growing area. (Michelle & Joseph Maki are owners of the property. Deed attached.)

- b) Will you be updating/changing the exterior of the building?

Please include description/drawing of view from the street, view from abutters

No changes/updates will be made to any buildings on our property. This is an outdoor site.

The site is not visible from the street as our house blocks the view. The security fence and top of high tunnels could be seen at a distance of several hundred feet by 2 abutters through tree coverage during the winter (but we are an outdoor grow so there won't be anything growing in the winter). It is not visible from any abutters when foliage is in season. (Street view and plot plan with site location are attached.)

- c) Does property include parking? If not, what is your parking plan?

Yes. We have adequate parking for ~12 vehicles. The business is intended to remain small, so we only need 5 parking spaces.

4. Has anyone on the list of participants (principals, investors, employees) ever held any type of State Issued alcohol license? Have any participants ever been cited for an ABCC violation? (If yes, please explain)

No

5. How many other facilities do principals have/are applying for and where?

0 / none

6. Do you have an existing host agreement with any other communities? If yes, please provide a letter from said municipality stating that you have complied with the terms of that agreement

No

7. Date of Community Impact Meeting. Please coordinate with Selectboard and list on the Town's calendar.

Wednesday, July 26, 2023 at 5:30 PM at Holiday Inn Express & Suites, 415 Stockbridge Road, Great Barrington, MA 01230.

MICHELLE (MICKEY) MAKI

920 Main St. Great Barrington, MA 01230 | mickeyamaki@gmail.com

Education

**HARVARD BUSINESS SCHOOL
HARVARD KENNEDY SCHOOL OF GOVERNMENT**

Boston, MA

Joint Master in Business Administration / Master in Public Policy, May 2016

David Rubenstein Fellow. Harvard Graduate Student Leadership Initiative. Peer Consulting Case Coach. Member of African American Student Union and Social Enterprise Clubs.

THE OHIO STATE UNIVERSITY

Columbus, OH

Bachelor of Science in Business Administration – Accounting

Experience

2022- Now

GATHERED WATERS

Owner/Farmer

Great Barrington, MA

- Cultivating a thriving honey and herb farm on 17 acres of land, specializing in organic practices and sustainable beekeeping techniques.
- Implementing sustainable farming practices, including bee-friendly planting, water conservation, and composting, minimizing the farm's environmental footprint
- Establishing strong relationships with local businesses, farmers' markets, and community organizations, fostering collaborations and expanding distribution networks.
- Developing artisanal honey and herbal products, such as infused honey, herbal teas, and natural skincare items, meeting the highest standards of quality and taste
- Engaged in ongoing professional development and stayed updated on industry trends and best practices through workshops, conferences, and networking.

2020-2022

AQUARI VENTURES (Sole Proprietorship/Independent Consultant)

DEI Subcontractor for Promise54

Remote

- Spearheaded the development and execution of DEI initiatives for a diverse range of clients, including corporations, non-profit organizations, and educational institutions.
- Conducted comprehensive organizational assessments to identify gaps, opportunities, and areas for improvement in diversity, equity, and inclusion practices.
- Collaborated with senior leadership teams to develop customized DEI strategies aligned with organizational goals, resulting in enhanced cultural competency and increased employee satisfaction.
- Designed and delivered interactive training workshops on unconscious bias, inclusive leadership, and diversity awareness, fostering a more inclusive and equitable work environment.
- Advised on recruitment and talent acquisition strategies to attract and retain diverse candidates, leading to a more diverse workforce and improved representation at all levels.
- Provided guidance and support in the development of employee resource groups (ERGs) to foster a sense of belonging and create platforms for underrepresented voices.
- Facilitated dialogue sessions and mediated challenging conversations around diversity, equity, and inclusion, promoting understanding and fostering a culture of respect.

2017-2019

WILDFLOWER FOUNDATION

Cambridge, MA

Partner

- Drove the expansion of Wildflower Montessori Schools in the Greater Boston region through recruiting teachers, pursuing institutional partnerships, and community engagement
- Managed operations and logistics of the Wildflower Montessori Diversity Fellowship and Scholarship programs
- Led a 10-month long fellowship consisting of professional development session and individual coaching for a dozen teachers
- Developed materials and resources to guide school leaders through the school founding process
- Advised the Wildflower network in developing and implementing an organizational approach to equity and inclusion—within the classroom and through school operational choices
- Nurtured relationships with other early childhood education organizations in our area of operations
- Supported the preparation of grant applications and charter school applications

	<ul style="list-style-type: none"> Designed workflows for outreach and recruiting processes to be managed by multiple stakeholders 	
2016-2017	BOSTON MEDICAL CENTER (BMC) Special Assistant to the COO (HBS Leadership Fellow) <ul style="list-style-type: none"> Collaborated with multiple departments and the V.P. of Mission to design and establish a community health worker program aimed at addressing the social determinants of health impacting BMC's most vulnerable patients Optimized MRI productivity by analyzing capacity and building business case for new hire Improved inpatient flow by leading effort to diagnose barriers to on-time discharges and proposing solutions 	Boston, MA
Summer 2015	MCKINSEY & COMPANY Summer Associate <i>Client/Project: Retail Company, Industry Analysis & Procurement Strategy</i> <ul style="list-style-type: none"> Researched global leather industry and created market analysis identifying opportunities for cost reductions Conducted interviews with experts within the field and synthesized findings with other data to propose approaches to achieving cost savings Engaged with team and senior leadership regularly to lead problem solving sessions Presented final market analysis to project team, including McKinsey and client leadership <i>Client/Project: Internal Knowledge Development, Healthcare IT</i> <ul style="list-style-type: none"> Authored healthcare consumer survey and oversaw survey launch and initial data collection Outlined consumer journeys and associated model solutions to provide insights in addressing open questions 	Cleveland, OH
Summer 2014	SAFAL PARTNERS Education Pioneers Fellow <ul style="list-style-type: none"> Oversaw proposal planning and submission of \$9 million project for the U.S. Department of Education Managed online resource solicitation and selection for the National Charter School Resource Center Developed and rolled-out standardized proposal and onboarding processes and knowledge repository system 	Houston, TX
2011-2013	ACCENTURE Management Consulting & Project Management Analyst <i>Client/Project: Global Exploration & Production Company, Company Restructuring</i> <ul style="list-style-type: none"> Collaborated with 5 department leads to draft a comprehensive list of 30+ legal documents requiring transfers of ownership and amendments to reflect new company structure Designed and documented multi-phase legal collection process for 6 operating regions across the U.S. Analyzed metrics from project team, business and vendors and created weekly status reports to inform project leadership and steering committee and direct execution of legal tasks by project team <i>Client/Project: Multinational Oil & Gas Company, SAP System Implementation</i> <ul style="list-style-type: none"> Facilitated meetings and conducted interviews with subject matter experts to understand legacy systems and gather data to inform change management strategy Documented processes across departments, updated workflows for new system, and led train-the-trainer workshops Led business continuity rehearsals for 3 process teams and presented results to end users to ensure employees were equipped to resume vital activities after the new SAP system became active Produced monthly invoicing (\$1.5-2M per month) and conducted monthly time and billing variance reconciliations resulting in recapture of 200+ work days, ~\$320K in additional invoicing over a 4-month period 	Houston, TX
2009-2011	HOUSTON INDEPENDENT SCHOOL DISTRICT Elementary Teacher (Teach For America) <ul style="list-style-type: none"> Instructed 24 students each year using customized lessons based on diagnosed deficiencies and frequently monitored progress to achieve average student growth of 1.5 grade levels Spear-headed grant writing efforts throughout the school resulting in over \$16K worth of resources donated over two school years and the establishment of a sustainable grant writing approach Trained colleagues to use classroom technology to facilitate instruction of newly adopted curriculum which generated a 150% increase of investment in technology 	Houston, TX
Community 2020-Now	SAGE MONTESSORI SCHOOL Board of Trustees, President and Clerk	Cape Cod, MA
2018-2019	BROCKTON INTERFAITH COMMUNITY (BIC) Volunteer, Cooperative Team	Brockton, MA

BIC, a member of the Massachusetts Communities Action Network, is a community organizing nonprofit which advocates and organizes for issues which impact the well-being of Massachusetts residents (e.g. education justice, economic justice, etc.)

- Leveraging my business acumen to support BIC's effort in establishing an ecosystem of cooperative businesses in the areas of housing, childcare, health and food
- Preparing and writing grants
- Training volunteers on how to develop quality work plans to better coordinate their work

Plot and Site Plan Summary

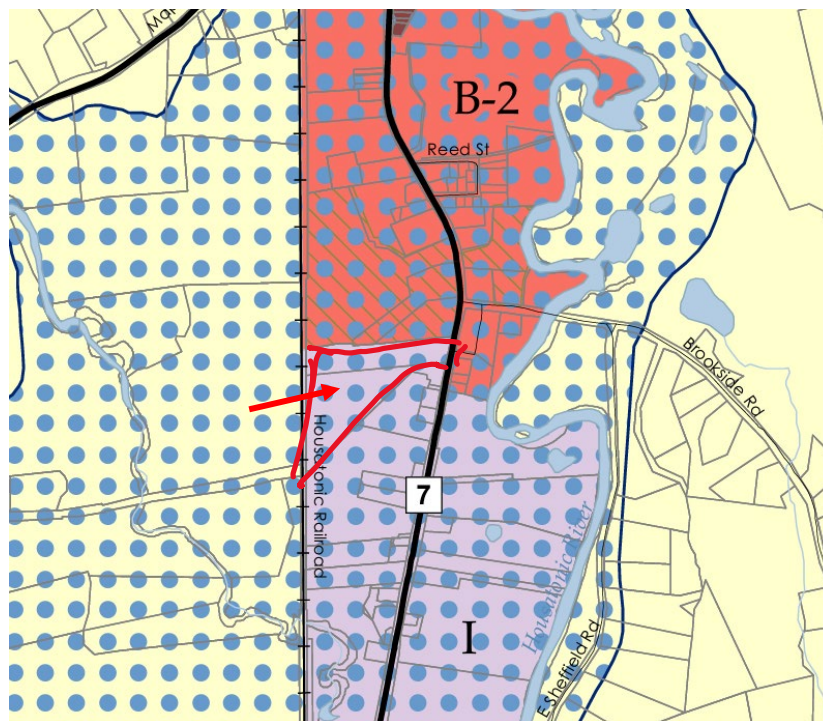
Midori's Garden LLC

The purpose of this document is to describe the site where Midori's Garden is located and demonstrate compliance with Section 10.5 of the town of Great Barrington's Zoning Bylaws.

Pursuant to Section 10.5, a plot plan of the entire property, with features clearly portrayed, will be submitted for review by the Great Barrington Planning Board. The submitted plot and site plan shall also include representation of proposed exterior security measures. (*Section 7.18.3*)

Please see images and associated descriptions below. Full size versions of all images are available upon request.

Great Barrington Zoning Map Section



920 Main St (or South Main St) is zoned as (I) Light Industry.

Current Site and Use

This property is 17-acres located in the transitional corridor on Route 7, south of downtown. We are zoned Light Industry and the land has been and continues to be in agricultural use. The structures on the property consist of a single-family house (our permanent, full-time residence), a barn with 2 run-in shelters attached and a 3-season cabin. The structures are clustered towards Main Street, so the pasture and farmland behind are not visible from the road.

Our closest neighbors are the newly opened affordable housing development, Windrush Commons, The Pediatric Development Center (PDC), and the Brookside Manor senior housing development.

We acquired this property in 2022. We are in the process of establishing a medicinal herb and honey farm called Gathered Waters.

Our Vision for Site Development

We love this land -- the beautiful meadows and wetlands. Therefore, we aim to minimize our impact on the landscape. Most of our land will remain as wildflower meadow for our honeybees. Some garden plots throughout will be dedicated for intentionally cultivating native medicinal herbs. Of course, the wetlands will remain untouched.

The Midori's Garden site will be located right in the middle a wildflower meadow. We intentionally designed the site to be small so it's manageable by a small team of employees we can trust and the site itself does not take over our home.

In alignment with our desire to minimize alterations to the land, we have opted for an outdoor cultivation site with only high tunnels and temporary structures such as small sheds and a shipping container for processing and storing. No permanent foundations will be used. Per state regulations, the site must be fenced in. We will utilize natural appearing fencing materials and cultivate native perennials alongside the exterior fence to maintain a pleasing aesthetic. Within the fence, the roof of the high tunnels will be visible, but the other temporary structures would not be visible.

Our outstanding "construction" to fully equip Midori's Garden is:

- Installing one more hoop house/high tunnel
- Acquiring 1 shipping container for storage, a freezer container, and one small processing shed
 - Ensure any runoff from rainwater on hoop house, containers or sheds is draining properly by grading surrounding land; ideally, we can collect it in rain harvesting barrels to use for irrigation.
- Acquiring portable bathrooms and eventually building a small, bathroom shed with composting toilet
- Installing a 6' security fence around the site perimeter – these are just fence posts that go a few feet into the ground.
- Planting aromatic medicinal herbs in and around the perimeter fence including climbing perennials alongside fencing
- Installing any posts for security cameras as needed
- Adding irrigation tank and laying irrigation

We are confident that this site design allows us to maintain or even improve the character of our property.

Drainage

Proper drainage is critical to be good stewards of the land, good neighbors, and to ensure our plants aren't water logged. Due to our site design, we anticipate very minimal if any interruption to the flow of water. We have monitored the site for the last year and determined it to be suitable to allow for adequate draining. Additionally, we have accessed the ability to absorb additional water from irrigation by cultivating tomatoes and peppers in our high tunnel. We have not noticed any impact on drainage thus far.

We are taking on the following measures and considerations to ensure continued proper drainage:

1. Site selection- cultivation area was then strategically designed to work with the existing drainage system and avoid disrupting the natural flow of water.
2. High Tunnels and Outdoor Planting: High tunnels and outdoor planting directly into the ground can actually benefit drainage. High tunnels typically have open ends, allowing water to flow freely through the structure and minimize the risk of water accumulation within the growing area. The plants planted in the ground can further help absorb excess water, especially in a wet area.
3. Rainwater Harvesting: Rainwater harvesting (from the rooves of our hoophouse, shed and processing container) is part of our irrigation strategy. This practice can actually help alleviate pressure on the local drainage system. By collecting and using rainwater on-site, we reduce the amount of runoff entering the wetlands, which can be beneficial for the natural drainage of the area.
4. Monitored City Water Usage – If we must use city water for irrigation, it will be carefully controlled to avoid over-saturation of the soil and excessive runoff. This again is required for cannabis to grow successfully.
5. Retaining Natural Features: Since our changes to the land are so minimal, we are retaining the natural features like vegetation and soil types that contribute to the area's ability to absorb and channel water effectively.
6. Compliance with Regulations: Our cultivation plans will strictly adhere to all local and federal regulations concerning wetlands, floodplains, and drainage.
7. Regular Monitoring and Adaptation: Every season, we will monitor how the site is draining. Especially during heavy rainfall or extreme weather events. Any issues related to drainage will be addressed promptly, and we will make the necessary adjustments to the cultivation setup if required to maintain proper drainage.

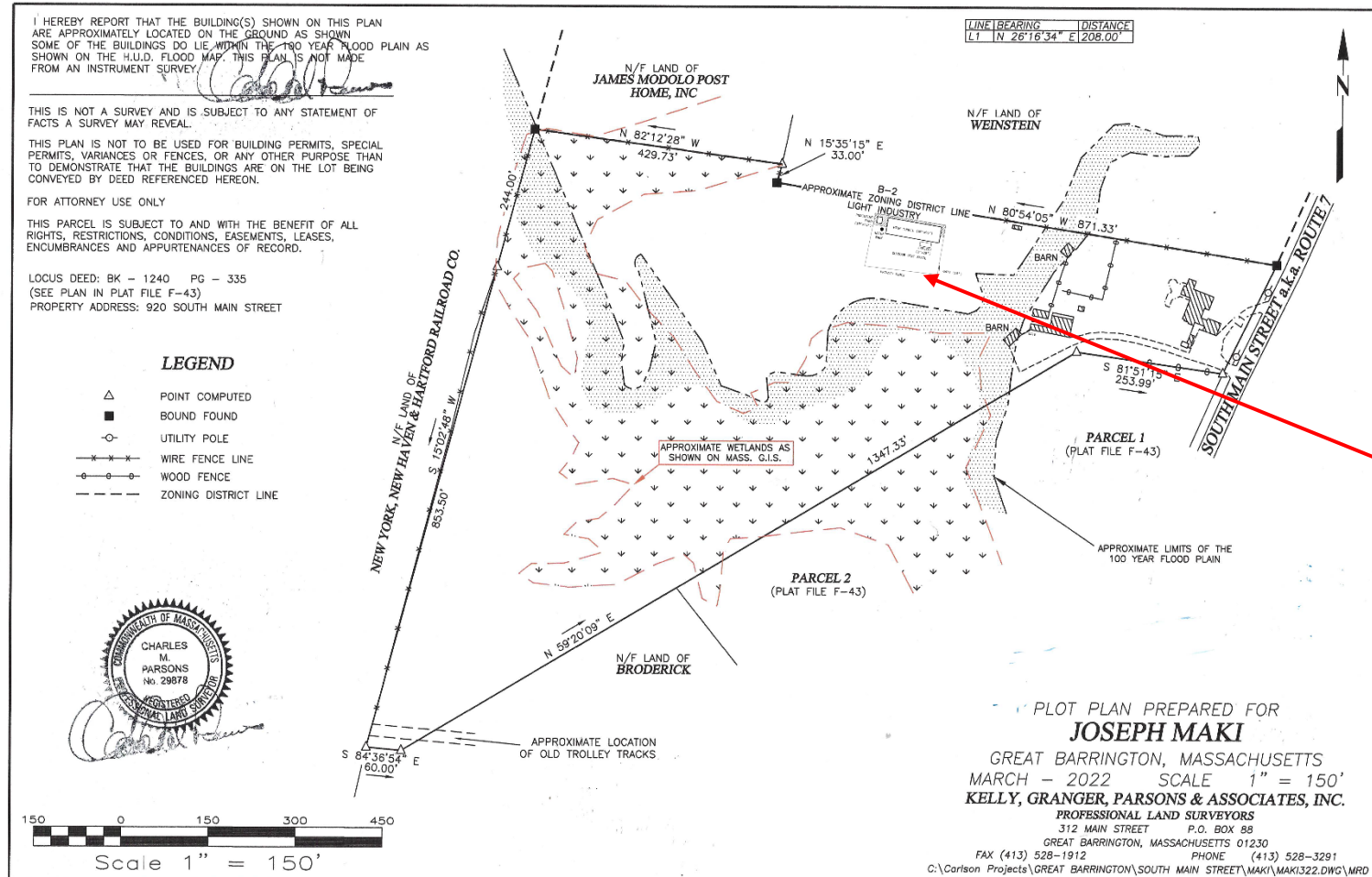
Landscaping for Odor Mitigation

Since we are a very small outdoor grow, the only period of the year where the cannabis plants will produce a noticeable smell is from the middle of the flowering period of the plant, until harvest. This is typically part of September and early October. Based on nearby outdoor grows that also use high tunnels (CannaProvisions and The Pass in Sheffield) and the very small size of

our grow, we DO NOT anticipate any abutters or anyone on the street will be able to notice the smell. (And the processing into a tincture does not produce a noticeable odor.)

However, to mitigate this risk and assure our community members, we have planned to leverage the other herbs and flowers we already cultivate on our farm. We will strategically plant our other aromatic herbs in the areas where their odor-producing terpenes will counter the cannabis' odor-producing terpenes. The strong aromatics of lavender, basil, lemon balm, chamomile and others together will reduce the cannabis scent. It may ultimately smell like a pleasant poppori! As a bonus, it will be visually beautiful.

Plot Plan – 920 South Main St. Great Barrington, MA

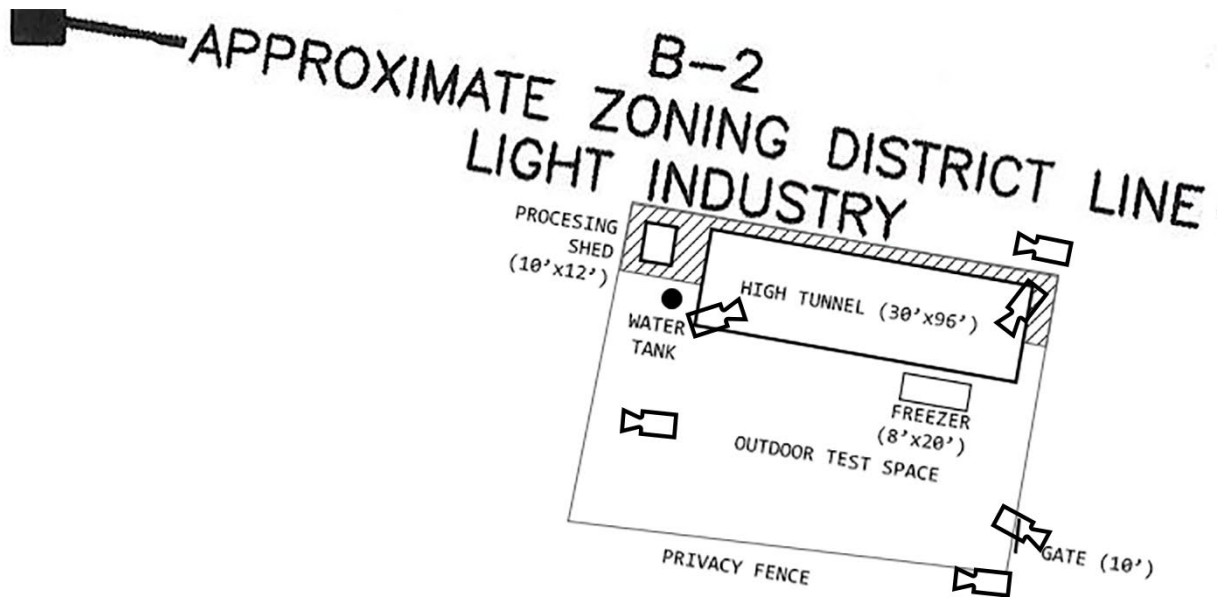


Midori's
Garden
Site,

Year 1
Footprint

The site is located on land that is outside all identified wetlands and wetlands buffer areas (based on Plot Plan and GIS data). It is also positioned, behind our residence, in a way where is it not visible from the road.

Site Plan - Year 1

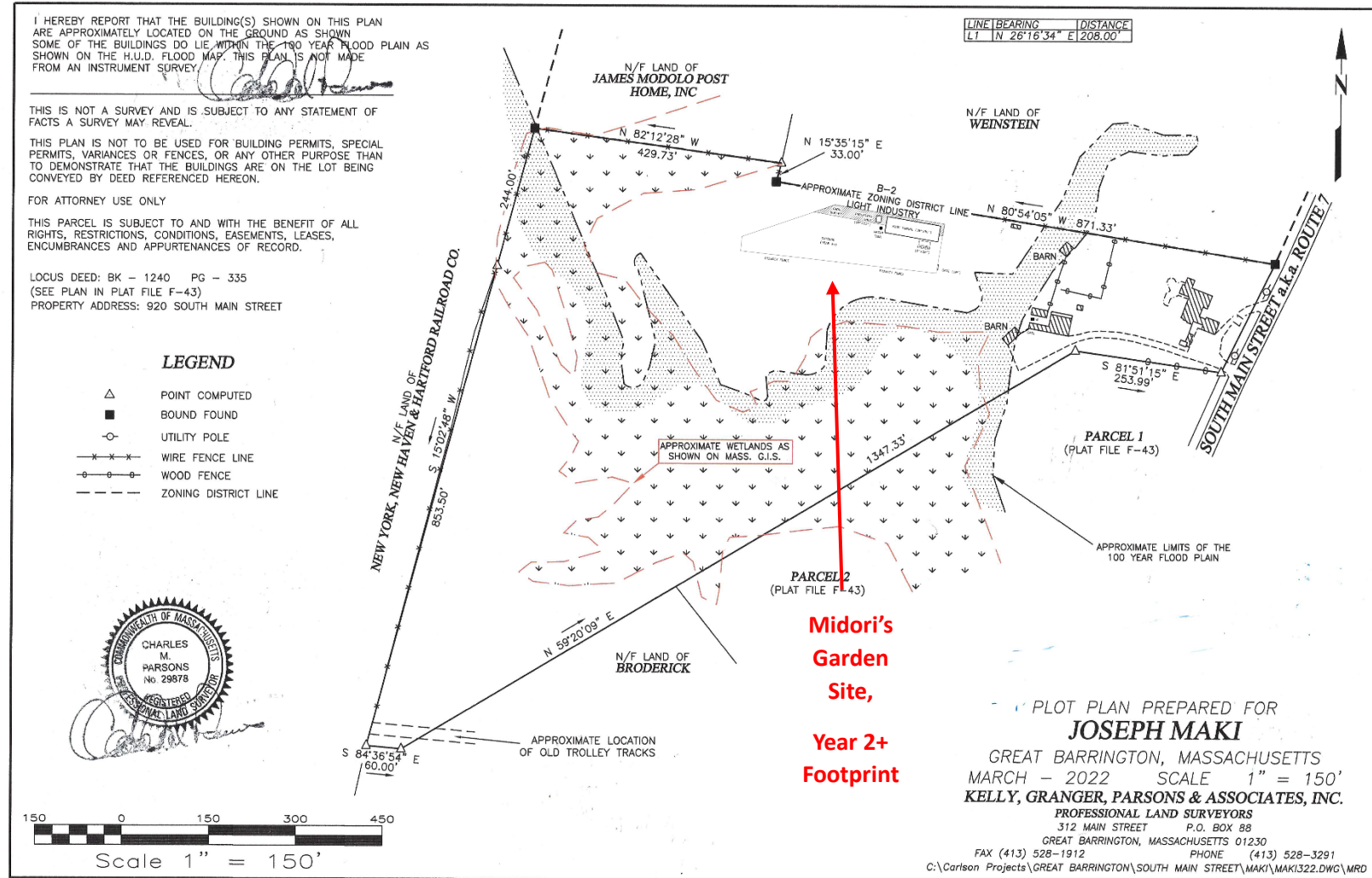


In Year 1, an area of 82 ft. by 136 ft will be fenced-in as the business site.

Security cameras will be installed as shown.

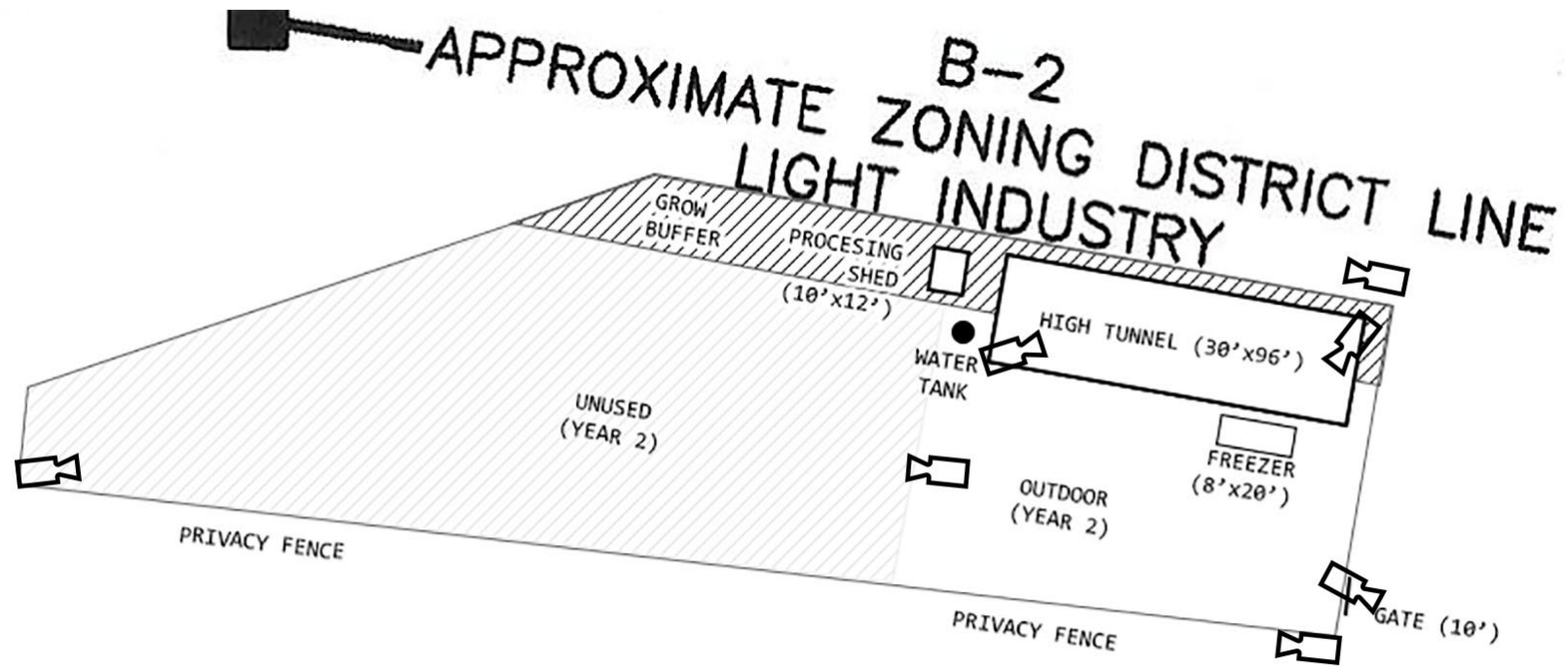
Plot Plan

(with Year 2 Site Plan)



In Year 2, the site will expand in the same location to an area of roughly 82 ft by 320 ft. This is the final site footprint.

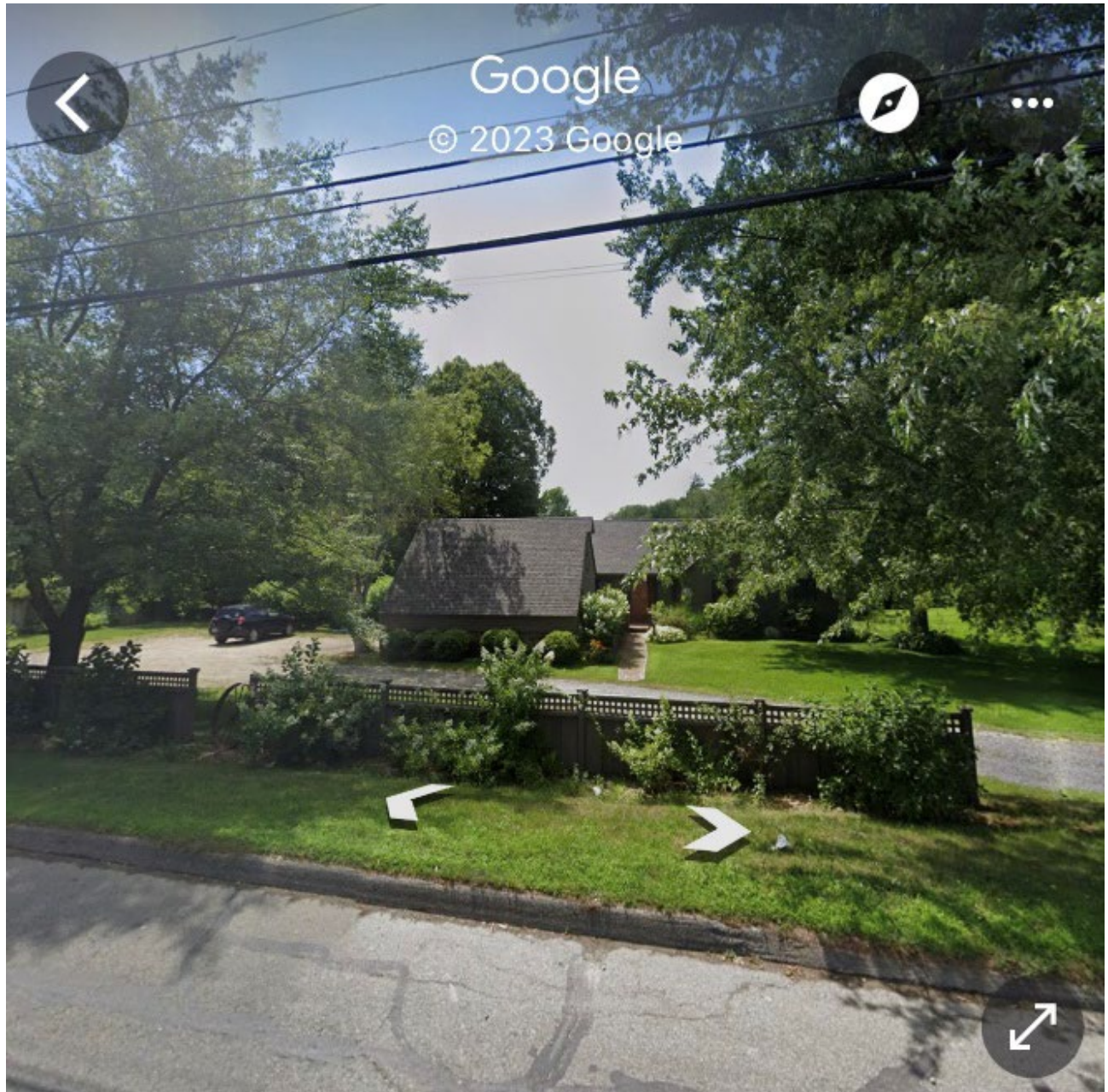
Site Plan – Year 2 and beyond



Security cameras will be installed as shown.

In Year 3 and subsequent years, additional plants will be grown in the space labeled "unused Year 2", but the overall footprint will remain the same.

Street view of property



920 South Main St has ~200 ft of frontage. Our residence blocks the view into the rear of the property. Therefore, the proposed site is blocked from public view.

Aerial view of site (facing Main St)

Our house



This site is located ~500 ft from Main St. There is also wooded area to the North (left side in this image) which blocks the view from abutters.

The Midori's Garden site will be fenced in per state and local regulations, and all cannabis cultivation and processing will be done within that area. However, other herbs and livestock are grown throughout this property, as part of our family farm- Gathered Waters.

Berkshire Southern District Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 270325
Document Type	: DEED
Recorded Date	: April 22, 2022
Recorded Time	: 03:23:10 PM
Recorded Book and Page	: 02773 / 91
Number of Pages(including cover sheet)	: 5
Receipt Number	: 65948
Recording Fee (including excise)	: \$3,119.00

MASSACHUSETTS EXCISE TAX
Southern Berkshire ROD 001
Date: 04/22/2022 03:23 PM
Ctrl# 012925 30417 Doc# 00270325
Fee: \$2,964.00 Cons: \$650,000.00

Berkshire Southern District Registry of Deeds
Michelle Laramée-Jenny, Register
334 Main Street, Suite 2
Great Barrington, MA 01230-1894
413-528-0146
<http://www.masslandrecords.com/BerkSouth/>

QUITCLAIM DEED

I, **JOHN J. BRODERICK, JR.**, being married to Donna L. Broderick, of Great Barrington, Berkshire County, Massachusetts, for consideration paid in the amount of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00), grant to **JOSEPH WALTER MAKI and MICHELLE A. MAKI**, husband and wife, as Tenants by the Entirety, now of 920 South Main Street, Great Barrington, MA 01230 with **QUITCLAIM COVENANTS**, the land in the Town of Great Barrington, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

Locus: 920 South Main Street, Great Barrington, Massachusetts

PARCEL I:

A certain parcel of land located on the westerly of Route 7, in Great Barrington, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at a point in the assumed westerly side line of said roadway in line of land now or formerly of one Stockfisch, said point being the northeasterly corner of the premises hereby conveyed; thence westerly along the southerly line of said Stockfisch to a point in the southwesterly corner of said Stockfisch; thence northerly in line of land now or formerly of said Stockfisch 36 feet to a point in line of land now or formerly of The James A. Modolo Post Home, Inc.; thence westerly along the southerly line of said James A. Modolo Post Home, Inc., to a point in the line of land now or formerly of the New York, New Haven and Hartford Railroad Company; thence southerly along land now or formerly of said New York, New Haven and Hartford Railroad Company 244 feet to a point in line of other land now or formerly of the grantors herein, said point being also the southwesterly corner of the premises hereby conveyed; thence easterly along said grantors' roadway, said point being also the southwesterly corner of the premises hereby conveyed; thence northerly along the westerly side line of said roadway 208 feet to the point of beginning.

PARCEL II:

All that certain piece or parcel of land situated on the westerly side of Route 7, Great Barrington, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe to be set, said pipe being N 81° 51' 15" W a distance of 253.99 feet from an iron pipe to be set in the westerly sideline of said Route 7, said point being in line of other land of John J. Broderick & J. Suzanne Broderick and the northeast corner of the parcel herein described.

Running thence S 59° 20' 09" W a distance of 1347.33 feet along other land of Barbara N. Broderick (Lots 1 & 2) to an iron pipe to be set;

Running thence N 84° 36' 54" W a distance of 60.00 feet along other land of Barbara N. Broderick to an iron pipe to be set in line of land of now or formerly of the New York / New Haven / Hartford Railroad Company;

Running thence N 15° 02' 48" E a distance of 853.50 feet along land now or formerly of the New York / New Haven / Hartford Railroad Company to an iron pipe found, said pipe being southwest corner of land of said J. & J. S. Broderick;

Running thence S 81° 51' 15" E a distance of 1007.26 feet along said land of John J. Broderick & J. Suzanne Broderick to the point and place of beginning, containing 10.343 acres of land.

The above described premises are conveyed subject to:

1. Easement to Massachusetts Electric Company, recorded in the Southern Berkshire Registry of Deeds in Book 391, Page 831, insofar as said easement affects the premises.
2. Easement to Quinnehtuc Company, insofar as said easement affects the premises.
3. Drainage easement to the Town of Great Barrington, insofar as said easement affects the premises.
4. Easement to Pittsfield Electric Company, insofar as said easement affects the premises.

Meaning and intending to convey and hereby conveying the same premises as Parcel 4 on map entitled "Plan of Land Surveyed for Barbara N. Broderick, In Great Barrington, Massachusetts, March - 1990, Sale 1" = 80'" prepared by Kelly, Granger, Parsons and Associates, Inc., of Great Barrington, Mass., recorded in the Southern Berkshire Registry of Deeds in Plat File F-43.

Being all and the same premises conveyed to the Grantor herein by deed of John J. Broderick, Jr. and J. Suzanne Broderick, dated May 29, 2001 and recorded at the Southern Berkshire Registry of Deeds in Book 1240, Page 335.

I, Donna L. Broderick, being married to John J. Broderick Jr. (Grantor) hereby release any rights I may have in Homestead.

The Grantor herein releases all rights of homestead and other interest in the premises, and affirms there are no other persons entitled to the protection of the homestead act.

Witness my hand and seal this 20th day of April, 2022.


JOHN J. BRODERICK, JR.


DONNA L. BRODERICK

COMMONWEALTH OF MASSACHUSETTS


Berkshire, ss.

On this 20th day of April, 2022, before me, the undersigned notary public, personally appeared, **JOHN J. BRODERICK, JR. and DONNA L. BRODERICK**, who both proved to me through satisfactory evidence of identification, being (check whichever applies):

☐ driver's license or other state or federal government document bearing a photographic image,

☐ oath or affirmation or a credible witness known to me who knows the above signatory, or

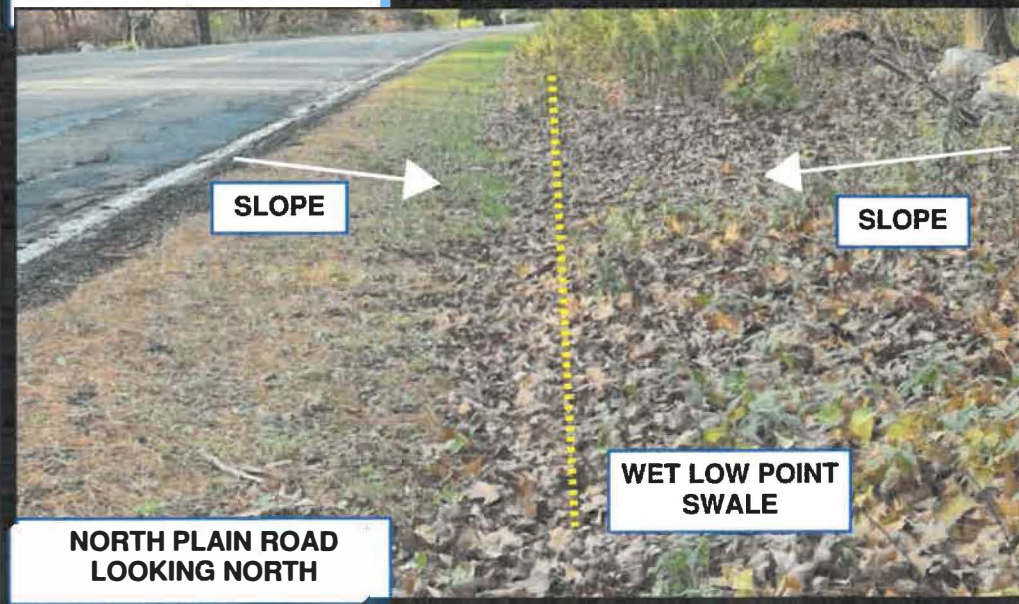
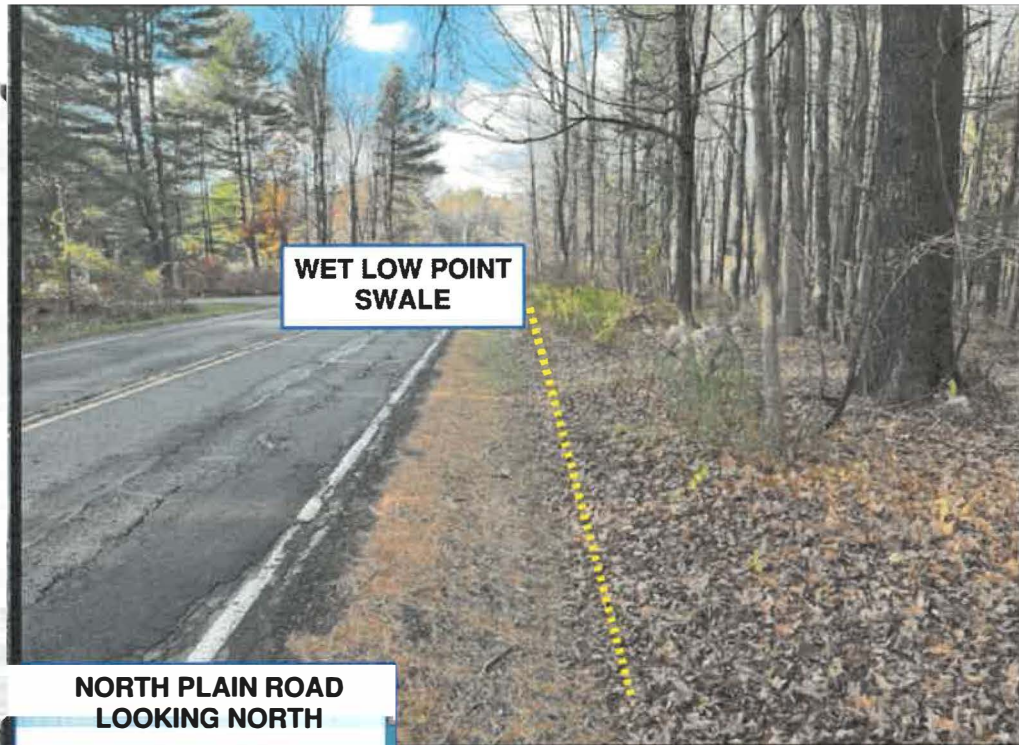
☒ my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.


Louis J. Oggiani, Notary Public
My commission expires: 7/31/2026

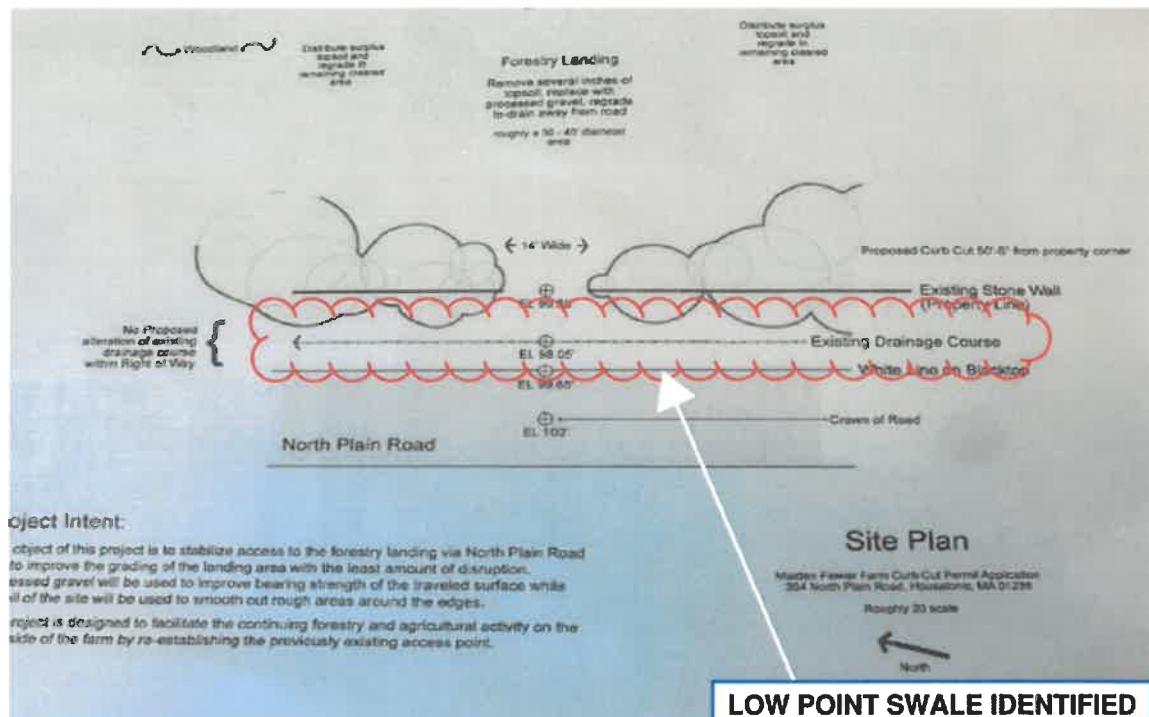


Louis J. Oggiani
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
7/31/2026

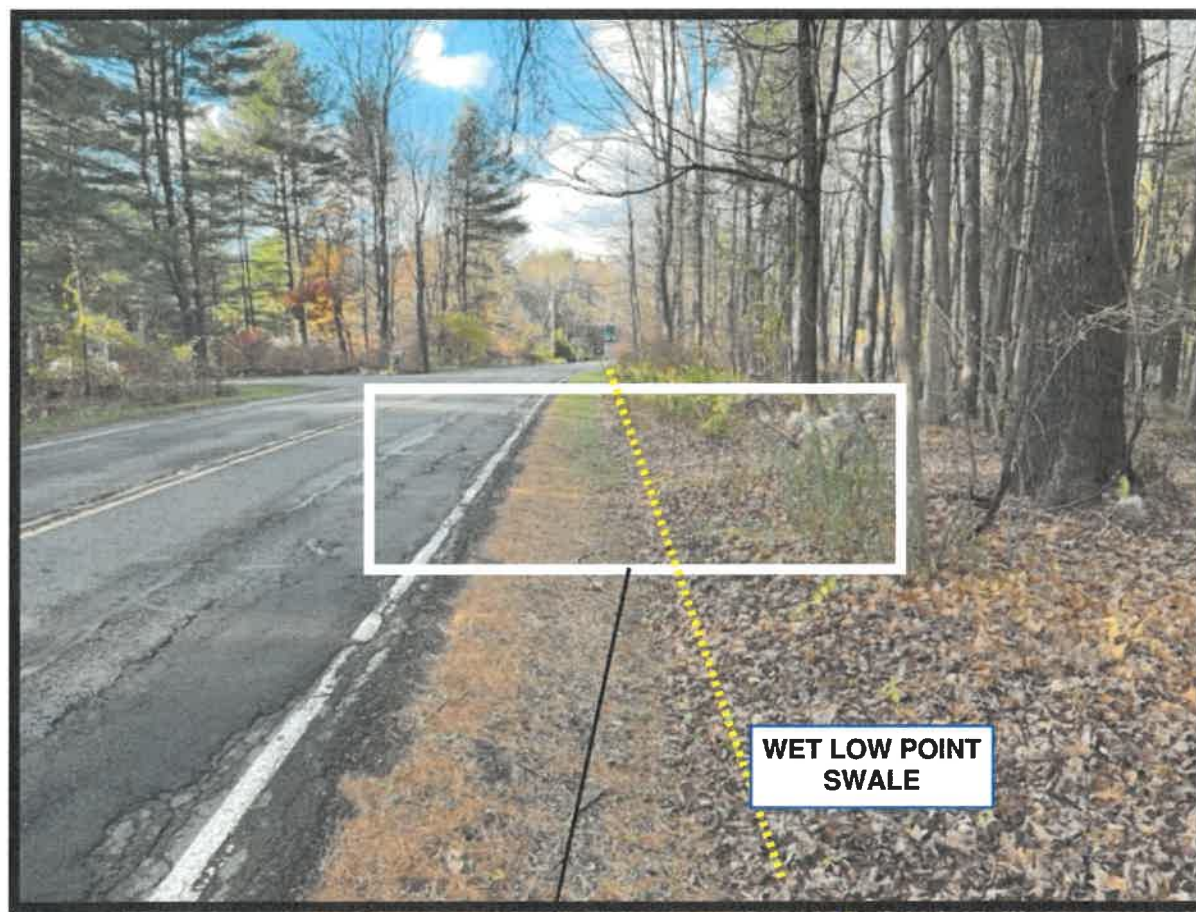
304 NORTH PLAIN ROAD EXISTING CONDITIONS



304 NORTH PLAIN ROAD



LOW POINT SWALE IDENTIFIED BY APPLICANTS PLAN AND VERIFIED IN THE FIELD



ENLARGED SECTION ON NEXT PAGE

**PROPOSED
DRIVEWAY IN
ROW**

The Applicant is not proposing to perform any improvements in the proposed driveway within the Town Right of Way (ROW), outlined in red above.

By not making improvements in accordance with the Town By-Law, Route 41 will be subject to tracking earth materials from the lot and the swale (low point) into the road way.

If the applicant was to construct the portion of the driveway in the Town ROW in accordance with the bylaw and into the lot the application would be acceptable, including a culvert in the low point that allows the water to traverse in the swale and the the portion of the driveway in the Town ROW needs to slope away from the edge of the as not to discharge water into the traveled way.

Joe Aberdale
DPW Superintendent
E-mail: jaberdale@townofgb.org
www.townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230
Telephone: (413) 528-0867 x1

TOWN OF GREAT BARRINGTON MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

To: Selectboard
From: Joe Aberdale, DPW Superintendent
Date: October 2, 2023

Subject: Driveway Permit Application, 304 North Plain Road

Dear Selectboard,

Be advised this Driveway Permit Application for 304 North Plain Road would constitute the third driveway to this parcel which is not consistent Article II, Access to Public Ways. (Attached)

The easterly edge of Route 41, North Plain Road at this location is quite often wet. The applicant is proposing no improvements to the driving surface off the edge of North Plain Road within the Town Right of Way, this would equate to wet soils being tracked into the road.

Given the information provided, the DPW would recommend against issuing this driveway permit.

Town of Great Barrington

Form date: August 2015

Selectboard

Application for Access to a Public Way / Driveway Permit

Fee \$50.00

Paid Credit card

Number

9/28/23

INSTRUCTIONS

RETURN FIVE (5) COPIES OF THIS FORM AND ALL ACCOMPANYING PLANS, ALONG WITH THE \$50.00 FEE to the Department of Public Works office in Town Hall, 2nd Floor, 334 Main Street, Great Barrington, MA 01230. Plans must show the location of the driveway on the property and must also indicate all details needed in order to determine that driveway regulations are met, including paving material, width, grade, drainage, culverts, angle to street, etc. See Chapter 153 of the Town Code for driveway regulations.

Application Date September 27, 2023

Name of Applicant / Property Owner David Long & Georgene Poliak

dave@maidenflowerfarm.com

Mailing address P.O. Box 393, Great Barrington, MA 01230

Phone number 413.854.4406

Location of proposed driveway / highway entrance 304 North Plain Road, Housatonic, MA 01236

Contractor who will perform the work Self

Address & phone number of contractor 304 North Plain Road, Housatonic, MA 01236

Proposed construction date October

Type of driveway (gravel, asphalt, etc.) Gravel, Minimal disruption of existing grade and drainage within Right of Way

Print Form

Submit five (5) copies of completed form and plans.

Applicant hereby agrees to notify the Great Barrington DPW Superintendent of the date and time of driveway construction at least 24 hours before construction is begun. Applicant further agrees to conform to all requirements of the Town of Great Barrington regulations governing access to public ways and to all conditions that may be placed on this permit. See Chapter 153 of the Town Code for regulations and design requirements.

Applicant's Signature: [Signature]

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

After consultation with review staff, and after full consideration of the application and the applicable requirements, I recommend that this application be:

- () approved as submitted
- () approved with conditions attached
- () disapproved for reasons attached
- () resubmitted with changes suggested per attached

Staff Reviews Received:

	Received	Conditions Recommended	Other Permits Required
Conservation:	()	()	()
Fire Chief:	()	()	()
Planning:	()	()	()

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

Pursuant to its vote of _____ in favor and _____ opposed, at its meeting on _____, the Great Barrington Selectboard granted permission to construct or alter this access to a public way at the address and in the location indicated in this application, in accordance with the plans accompanying this application, and subject to any conditions attached.

For the Selectboard: _____, its _____
(signature) (title) (date)



MAIDEN FLOWER FARM

September 27, 2023

To the Selectboard of the Town of Great Barrington:

I am submitting this application for a curb cut on the south end of the frontage of 304 North Plain Road in order to provide farm and forest management access to the south side of the property.

After speaking with the Building Inspector (Ed May), it is not clear that a permit is actually required since this access point existed prior to my parents' purchase of the property in 1969. However, use of this access has been infrequent over the years – the last regular use being in the 1980s when my father was actively doing timber stand improvement in the areas that we are now returning to work. It was agreed in my conversation with Ed that the most prudent and above board way to proceed was to simply apply for this permit to answer any questions the town may have.

We do not wish to disturb the existing Town Right of Way or its existing drainage. The roadside is already very solid, level, and clear with adequate drainage. Our property drains away from the road, so we do not expect any significant change related to drainage. Visibility at that point is very good. Since use will remain intermittent, we do not anticipate enough traffic to warrant modification within the Right of Way.

On our property that abuts the Right of Way (at the treeline), we intend to remove a small amount of topsoil (and problematic rocks) at the access point and replace the material with gravel to improve drainage and stability. Any topsoil or gravel remaining will be redistributed and graded on site within the landing area. We would use only one or two trucks of processed gravel (20-30 tons) - just enough to stabilize the access to the core of the landing. The intent is to have as minimal a visual impact as possible and let the access fully blend back into the landscape as it regrows through time.

This access is necessary for planned work in the southern half of the property. We are a highly diversified, permaculture-oriented farm that is developing a variety of forest products in its product mix. We are entering the second year of a forest management plan that includes selective cutting of timber and increased removal of invasive species in this area. Use would be light and intermittent with short periods of higher activity (such as during log harvest). The woodlot is managed in ways that try to minimize any impact on the neighborhood.

It should be noted that there are two other driveways that service this property (one on either side of the farmhouse). These drives provide adequate access to the main farm and the north side of the woodlot. The curb cut being applied for is intended to provide better access to the south.

Thank you for your time and consideration.

David Long & Georgene Pollak.
Owners of Maiden Flower Farm

MAIDEN FLOWER FARM
304 NORTH PLAIN ROAD
GREAT BARRINGTON, MA 01930

maidenflowerfarm.com

Woodland

To active woodland

⊕
EL 97.65'

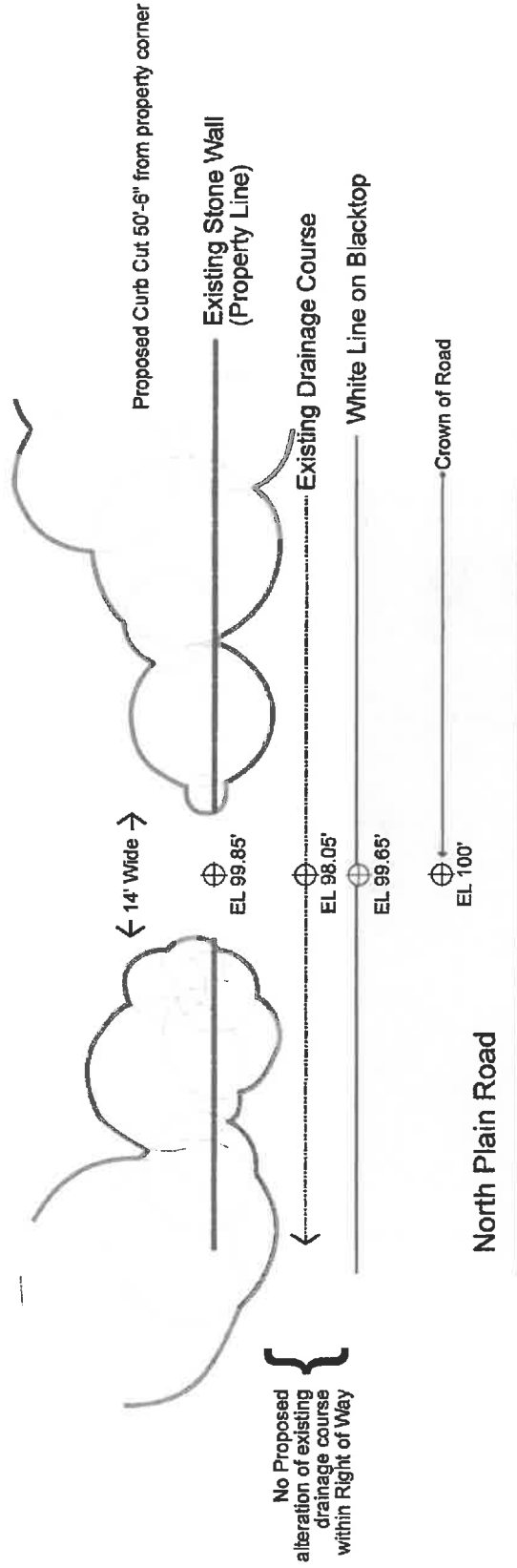
Distribute surplus
topsoil and
regrade in
remaining cleared
area

Forestry Landing

Remove several inches of
topsoil, replace with
processed gravel, regrade
to drain away from road
roughly a 30' - 40' diameter
area

Distribute surplus
topsoil and
regrade in
remaining cleared
area

Woodland



Project Intent:

The object of this project is to stabilize access to the forestry landing via North Plain Road and to improve the grading of the landing area with the least amount of disruption. Processed gravel will be used to improve bearing strength of the traveled surface while topsoil of the site will be used to smooth out rough areas around the edges.

This project is designed to facilitate the continuing forestry and agricultural activity on the south side of the farm by re-establishing the previously existing access point.

Site Plan

Maiden Flower Farm Curb Cut Permit Application
304 North Plain Road, Housatonic, MA 01236

Roughly 20 scale

North

Locus & Context Map



304 NORTH PLAIN RD
Housatonic, MA 01236

Owner:
David Long & Georgene Poliak

Mailing Address:
PO BOX 393
GT BARRINGTON, MA 01230

Lot Size: 28.42 Acres
Use Code: 101
Year Built: 1800
Residential Area: 2,268 Sq. Ft.
Building Style: COLONIAL
Number of Units: 1
Number of Rooms: 9

Book, Page: 1674, 268
Property ID: 027.0-0000-0016.0
Location ID: M_45643_889372

Abutters of 304 North Plain Road

North Plain Road

- 298 **LONG DAVID & GEORGENE POLIAK**, PO Box 393, Gt Barrington, Ma 01230-0393
- 296 **TOWNSEND AMY, 2 MILLS CROSS RD**, Staatsburg, Ny 12580-5105
- 294 **DOHERTY LEIGH A**, 294 North Plain Rd, Housatonic, Ma 01236-9722
- 295 **MCDONALD DAVID**, PO Box 383, Gt Barrington, Ma 01230-0383
- (0) **FLYNN ETHAN A & SARAH RUTH**, 341 13 St Nw, Calgary, Ab T2n 1z3
- 303 **BAUCH DEBORAH R**, 78 Macintosh Lane, Boxborough, Ma 01719-2012
- 305 **BRONSON JANE HANSFORD**, 6 Mead St, New Canaan, Ct 06840-5701
- 307 **HIGGINS RANDALL S**, 307 North Plain Rd, Housatonic, Ma 01236-9741
- 309 **BONNER BARBARA TRUSTEE**, PO Box 584 Housatonic, Ma 01236-0584
- 310 **MANNHEIMER MARK L**, 310 North Plain Rd, Housatonic, Ma 01236-9741

Deer Trail Road

- 3 **LEE TRACY BEN**, 329 Stockbridge Rd #1, Gt Barrington, Ma 01230-1286
- 5 **SHUMSKY TIMOTHY J**, PO Box 295, Housatonic, Ma 01236-0295
- 6 **STRICKLAND RONALD L**, 6 Deer Trail Housatonic, Ma 01236-9000

Crimson Lane

- 3 **MARKOWITZ DAVID M**, 28 Westwood Dr, Queensbury, Ny 12804-1752
- 4 **SAPORITO GUY A & MARY C**, PO Box 434, Housatonic, Ma 01236-0434

Van Deusenville Road

- 45 **PLUM BERNIE M**, 45 Van Deusenville Rd, Gt Barrington, Ma 01230-1153
- 53 **BACHETTI JEANNE M**, 1710 County Rd, Gt Barrington, Ma 01230-9318



TOWN OF GREAT BARRINGTON MASSACHUSETTS

BOARD OF ASSESSORS

EXECUTIVE SUMMARY

FY2024 Tax Classification Hearing held on November 20, 2023

BACKGROUND: At the Tax Classification Hearing the Selectboard is required to vote to implement one or a combination of four classification options for distributing the tax levy among property owners. The options are: **1) Open Space Discount, 2) Residential Exemption, 3) Small Commercial Exemption or 4) Single or Split Tax Rate.**

The Town currently has a single tax rate with no exemptions or discounts given to specific classes of property. A vote to grant discounts or exemptions to specific property classes will result in a higher tax rate for non-qualifying property owners as the tax burden is shifted away from the exempted recipients. A vote in favor of more than one option will result in different tax rates for different property classes. **Regardless of the classification option(s) chosen the amount of the overall tax levy will not change.**

Historically and as part of their annual budget policy, the Selectboard and Finance Committee has endorsed the single tax rate option providing no exemption or discount to a particular property class or group. Voting a residential factor of 1.00 affirms a single tax rate and the proportionate sharing of the tax levy between all classes of property. Voting a residential factor of less than 1.00 would split the tax rate, thereby shifting the tax burden away from the residential class and onto commercial, industrial and personal property owners. Two separate tax rates would be created, a lower tax rate for residential and open space and another, higher tax rate, for commercial, industrial and personal property owners. Land enrolled in Ch. 61, 61A or 61B would be subject to the higher tax rate as it will be classified as commercial for taxation purposes.

Exemption & Discount Options

Open Space Discount

Open Space is defined as land maintained in an open or natural condition and must contribute significantly to the benefit and enjoyment of the public. It does not include lands taxable under the provisions of MGL Chapter 61, 61A, or 61B, lands with a permanent conservation restriction or lands held for the production of income. The Open Space discount is up to 25% of the selected residential factor. By discounting a certain percentage of value attributable to Open Space the tax levy burden is shifted onto residential rate payers thereby increasing their tax rate. Presently, no lands are classified as Open Space because those that might benefit receive a greater discount by enrollment in Chapter Land options.

Recommendation: The Board of Assessors does not recommend adoption of the Open Space Discount

Residential Exemption

The *Residential Exemption* grants an exemption to property that is the principal residence or domicile of a taxpayer. Under M.G.L c.59, § 5C the exemption amount may not exceed 35% of the average assessed value of all residential class properties. Granting the exemption increases the residential tax rate as it shifts the tax burden, within the entire residential class, away from lower valued owner occupied dwellings to dwellings valued at greater than the breakeven, multi-family properties, apartment buildings, vacant land and non-domiciled property owners. Properties of domiciled taxpayers valued below the breakeven will pay fewer taxes while those valued higher will pay more. Currently, only fourteen of 351 Massachusetts communities grant Residential Exemptions. These communities are typically large cities or towns with many nonowner-occupied properties like apartment buildings, or resort communities with many seasonal residents (Boston, Brookline, Cambridge, Somerville & Chelsea) or a disproportionately large number of second homes (Cape Cod & the Island communities).

Recommendation: The Board of Assessors does not recommend adoption of the Residential Exemption

Small Commercial Exemption

The *Small Commercial Exemption* may be applied to certain commercial properties whose assessment is less than \$1,000,000 and occupied by businesses certified by the Department of Employment & Training as having no more than an average of ten employees in the previous year. If adopted, up to 10% of the assessed value of an eligible property would be exempt. The property owner is the direct beneficiary of the tax savings and is not required to pass any savings onto the tenants. The total gross value of the Small Commercial Exemption is redistributed to the non-qualifying commercial property owners in the form of a higher tax rate.

Recommendation: The Board of Assessors does not recommend adoption of the Small Commercial Exemption

Single or Split Tax Rate

Adopting a *Single Tax Rate* requires the Selectboard to vote to maintain a residential factor of 1.00. A Single Tax Rate allows for all classes of property to pay only their share of the tax levy without shifting the tax burden to any particular property class. Voting to split the tax rate shifts the tax burden from the residential class to the commercial, industrial and personal property (CIP) classes and requires the Selectboard to vote for a residential factor of less than 1.00. The minimum residential factor for the Town as set by the Department of Revenue is .827457 which allows for a “CIP” shift of 1.50.

Recommendation: The Board of Assessors recommends adopting and maintaining a Single Tax Rate

Notables for Fiscal Year 2024

Levy for FY 24 is \$27,803,300; an increase of \$1,621,082.

FY	Levy	% Change From Prior Year
2024	\$27,803,300	6.19%
2023	\$26,182,218	4.02%
2022	\$25,134,939	2.02%
2021	\$24,636,380	2.68%
2020	\$23,993,431	2.10%

Total Taxable Value \$2,001,677,517

Property Class	FY 2024	FY 2023	Difference	% Change
Residential	\$1,656,301,569	\$1,517,743,428	\$138,558,141	9.1%
Commercial	\$264,127,448	\$264,856,479	(\$729,031)	-0.3%
Industrial	\$14,587,000	\$14,553,200	\$33,800	0.2%
Personal Property	\$66,661,500	\$63,657,730	\$3,003,770	4.7%
Total	\$2,001,677,517	\$1,860,810,837	\$140,866,680	7.6%

Tax Rate

The tax rate is calculated by dividing the tax levy (\$27,803,300) by the total value of all taxable property 2,001,677,517 x 1,000. This yields a tax rate of \$13.89 per \$1,000 of valuation, a decrease of \$.18 from last year's rate.

FY	Tax Rate	Change From Prior Year
2024	\$13.89	-\$0.18
2023	\$14.07	-0.79
2022	\$14.86	\$1.13
2021	\$15.99	\$0.24
2020	\$15.75	\$0.03

Excess Levy Capacity \$1,967,216

Excess levy capacity is the difference between the maximum allowable levy and the amount levied. It is also the amount of additional monies the Town is allowed to raise through taxation but chooses not to.

Fiscal Year	Max Allowable Levy	Levy	Excess Levy Capacity
2024	\$29,071,882	\$27,803,300	\$1,268,581
2023	\$28,149,434	\$26,182,218	\$1,993,375
2022	\$27,128,315	\$25,134,939	\$1,993,375
2021	\$25,932,998	\$24,636,380	\$1,296,618
2020	\$24,973,637	\$23,993,431	\$980,206

New Growth \$21,274,563 / \$299,333

New growth is value created through the construction of new homes, additions, substantial remodels or the creation of condos. Lot splits, subdivisions, new personal property assets and an increase in non-domiciled property ownership also contributes to new growth. The impact new growth has on expanding the levy limit is calculated by multiplying new growth value (\$21,274,563) by the prior year tax rate (\$14.07). For FY23 this yields \$299,333 in tax levy growth or new tax dollars to the Town.

FY	New Growth	Residential	Commercial	Industrial	Personal Property	New \$\$
2024	\$21,274,563	\$10,721,341	\$1,338,300	\$0	\$9,214,922	\$299,333
2023	\$26,231,037	\$15,978,500	\$1,701,347	\$0	\$8,551,190	\$389,794
2022	\$36,541,397	\$28,479,567	\$1,511,100	\$0	\$6,550,730	\$584,296
2021	\$24,758,096	\$14,191,500	\$6,301,766	\$0	\$4,264,830	\$389,940
2020	\$12,358,418	\$5,642,793	\$2,050,200	\$96,400	\$4,569,025	\$194,274

Median & Average Single Family Home \$440,100 / \$548,589

Single family home value increases are the result of the ongoing cyclical inspection program. Analysis of 2024 single family arms-length sales indicated support for an upward adjustment to residential values when compared to assessments.

Fiscal Year	Median Value	Median Tax	Change From Prior Yr.	Average Value	Average Tax	Change From Prior Yr.
2024	\$440,100	\$6,113	\$491	\$548,589	\$7,620	\$573
2023	\$399,600	\$5,622	\$445	\$500,895	\$7,047	\$413
2022	\$348,400	\$5,177	\$157	\$446,493	\$6,634	\$230
2021	\$313,950	\$5,020	\$80	\$400,508	\$6,404	\$124
2020	\$313,650	\$4,940	\$135	\$398,754	\$6,280	\$133

Median & Average Commercial \$495,500/ \$824,573

The median assessed value remain the same as the previous year.

The average assessed value Decreased from \$831,500 to \$824,573

The average commercial property valued at \$824,573 will pay **\$754.00 less.**

Fiscal Year	Median Value	Median Tax	Change From Prior Yr.	Average Value	Average Tax	Change From Prior Yr.
2024	\$495,500	\$6,883	(\$89)	\$826,145	\$11,475	(\$127)
2023	\$495,500	\$6,972	(-144)	\$824,573	\$11,602	-\$754
2022	\$478,900	\$7,116	(\$431)	\$831,500	\$12,356	-\$497
2021	\$472,000	\$7,547	(\$155)	\$803,825	\$12,853	\$187
2020	\$489,000	\$7,702	\$839	\$804,169	\$12,666	\$589

Fire District Notables

Tax Rate \$1.64 The tax rate is calculated by dividing the Fire District's proposed FY'24 tax levy by the total value of all District taxable property or, $\$1,664,176 \div \$1,014,741,553 \times 1000 = \1.64 . The District tax rate will go up \$0.63 over last year's rate of \$1.01.

FISCAL IMPACT: Not applicable beyond the FY 24 property tax levy that be maintained at \$27,803,300.

NEXT STEPS/TIMEFRAME: Vote the tax classification at the Classification Hearing held Monday, November 20, 2023 which will allow the second half FY 24 tax bills to be mailed on or before December 31, 2023.

RECOMMENDATION: Adoption of a single tax rate of \$13.89 per \$1,000 of valuation for all classes of property for FY24.

PREPARED & PRESENTED BY: _____
Ross A. Vivori
Principal Assessor

Date: _____

REVIEWED AND APPROVED: _____
Mark Pruhenski
Town Manager

Date: _____

Chris Rembold

From: Gary Frenkel <garyjfrenkel@gmail.com>
Sent: Sunday, September 17, 2023 12:59 PM
To: Chris Rembold
Cc: Julie Anidjar; Michael Peretti; Brooke Davida; Bobby Houston; Mary Stephen
Subject: Updates to the Recommended Tree List

****CAUTION:****

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Hi Chris,

We connected a few months back regarding the town website's recommended tree list.

In the past few months, the tree committee (copied) has [reviewed the current list](#) and would like to request that we make the following updates:

1. Provide additional data about each recommended species
2. Make it easier for both the town, its citizens, and businesses to select trees to plant on their property.
3. Recommend additional trees to broaden options, with focus on shade trees, native evergreens, and a few species already in our town inventory that we'd like to see more of.

[The revised list we're proposing is located here](#), with the additional species highlighted in yellow.

Can you please let us know what additional processes we need to follow in order to move forward? Our hope is to replace the existing list of recommended trees and begin promoting this updating list where appropriate.

Thank you,

Gary Frenkel
Secretary, Great Barrington Tree Committee

EXISTING LIST**Great Barrington Tree Committee****Recommended Trees for Planting**

Large Trees:	
Shagbark Hickory	Carya ovata
Red Maple	Acer rubrum
Sugar Maple	Acer saccharum
Northern Red Oak	Quercus rubra
Pin Oak	Quercus palustris
White Oak	Quercus alba
Scarlet Oak	Quercus coccinea
Saw Tooth Oak	Quercus acutissima
Eastern White Pine	Pinus strobus
Sycamore	Platanus occidentalis
Tulip Tree	Liriodendron tulipifera
Black Gum	Nyssa sylvatica
Yellow Buckeye	Aesculus flava
Bald Cypress	Taxodium distichum
Kentucky Coffee tree	Gymnocladus dioica
American Linden	Tilia americana
American Beech	Fagus grandifolia
Medium Trees :	
River Birch	Betula nigra
Eastern Hornbeam	Ostrya virginiana
Sargent Cherry	Prunus sargentii
Snow Goose Cherry	Prunus serrulata
Common Pawpaw	Asimina triloba
Fringe Tree	Chionanthus virginicus
Sourwood	Oxydendrum arboreum
Sassafras	Sassafras albidum
American Yellowwood	Cladrastis kentuckia
Small Trees :	
Flowering Dogwood	Cornus florida
American Holly	Ilex opaca
Common Witch Hazel	Hamamelis virginiana
Red Buckeye	Aesculus pavia
Crabapples	Malus spp
Eastern Redbud	Cercis canadensis

PROPOSED NEW LIST

Common Name	Latin Name	Native to Western MA?	Cultivated Max Height (ft)	Cultivated Max Spread (ft)	Growth Rate	Leaves	Pests & Diseases	Salt Tolerance	Image
Red Maple	Acer rubrum	Yes	60	60	Medium-Fast	Deciduous	Winter moth	Poor	http://texastreeplanting.tamu.edu/tre
Sugar Maple	Acer saccharum	Yes	75	50	Medium	Deciduous	Winter moth	Poor	https://i.ebavimg.com/images/g/iKcA
Yellow Buckeye	Aesculus flava	No	75	35	Medium	Deciduous		Moderate	https://s3.amazonaws.com/eit-plant
Horsechestnut	Aesculus hippocastanum	No	75	70	Medium	Deciduous		Moderate	
Red Buckeye	Aesculus pavia	No	20	20	Slow-Medium	Deciduous		Moderate	https://s3.amazonaws.com/eit-plant
Common Pawpaw	Asimina triloba	No	20	20	Medium	Deciduous		Poor	https://www.plantmegreen.com/cdn/
River Birch	Betula nigra	Yes	70	60	Medium-Fast	Deciduous		High	https://hgic.clemson.edu/wp-content
Shagbark Hickory	Carya ovata	Yes	80	35	Slow	Deciduous		Moderate	https://s.vimg.com/aah/nc-forestry/s
Northern Catalpa	Catalpa speciosa	No	60	40	Medium-Fast	Deciduous		Moderate	https://shop-static.arborday.org/med
Japanese Katsura	Cercidiphyllum japonicum	No	60	30	Medium-Fast	Deciduous		Moderate	https://i.etsystatic.com/9817393/r/l/B
Eastern Redbud	Cercis canadensis	No	30	35	Medium	Deciduous		Poor	https://i.etsystatic.com/12435877/r/l/
Fringe Tree	Chionanthus virginicus	No	20	20	Slow	Deciduous		Poor	https://www.monrovia.com/media/ca
American Yellowwood	Cladrastis kentukea	No	50	55	Medium	Deciduous		Moderate	https://botanyphoto.botanicalgarden
Flowering Dogwood	Cornus florida	Yes	25	25	Slow-Medium	Deciduous		Poor	https://www.coldstreamfarm.net/wp-
American Beech	Fagus grandifolia	Yes	70	70	Slow-Medium	Deciduous	Beech leaf disease	Poor	https://upload.wikimedia.org/wikipedi
Ginkgo	Ginkgo biloba	No	80	40	Slow-Medium	Deciduous		High	https://img.myloview.com/posters/at
Common Honeylocust	Gleditsia triacanthos	No	70	70	Fast	Deciduous		High	https://upload.wikimedia.org/wikipedi
Kentucky Coffee Tree	Gymnocladus dioica	No	75	50	Slow-Medium	Deciduous		Poor	https://www.hmiadvantage.com/wp-c
Common Witch Hazel	Hamamelis virginiana	Yes	30	20	Medium	Deciduous		Good	https://www.bhg.com/thmb/TEcJVyc
American Holly	Ilex opaca	No	50	40	Slow-Medium	Evergreen		Moderate	https://www.tnursery.net/cdn/shop/i
Mountain Laurel	Kalmia latifolia	Yes	15	15	Slow	Evergreen		Poor	
Tulip Tree	Liriodendron tulipifera	Yes	90	50	Fast	Deciduous		Poor	https://www.vdberk.co.uk/media/585
Crabapple	Malus spp	No	20	15	Medium	Deciduous		Moderate	https://www.gardenia.net/storage/ap
Black Gum (Tupelo)	Nyssa sylvatica	Yes	50	30	Slow-Medium	Deciduous		Moderate	http://cdn.shopify.com/s/files/1/0672
Eastern Hornbeam	Ostrya virginiana	Yes	40	25	Slow	Deciduous		Poor	
Sourwood	Oxydendrum arboreum	No	30	20	Slow	Deciduous		Moderate	
Red Pine	Pinus resinosa	Yes	80	30	Medium	Evergreen		Poor	
Eastern White Pine	Pinus strobus	Yes	80	40	Fast	Evergreen	Needlecast	Poor	https://upload.wikimedia.org/wikipedi
Sycamore (American Planetree)	Platanus occidentalis	Yes	100	100	Medium-Fast	Deciduous		Moderate	https://www.gardenia.net/storage/ap
London Planetree	Platanus x acerifolia	No	100	80	Medium	Deciduous		Moderate	
Sargent Cherry	Prunus sargentii	No	30	30	Medium	Deciduous		High	
Snow Goose Cherry	Prunus serrulata	No	25	25	Medium	Deciduous		Moderate	
Callery Pear	Pyrus calleryana	No	50	35	Fast	Deciduous		High	
Saw Tooth Oak	Quercus acutissima	No	60	50	Medium-Fast	Deciduous	Spongy moth	Moderate	https://www.siteone.com/médias/sys
White Oak	Quercus alba	Yes	80	80	Slow-Medium	Deciduous	Spongy moth	High	https://www.mushroomexpert.com/tr
Scarlet Oak	Quercus coccinea	Yes	75	50	Medium	Deciduous	Spongy moth	Moderate	https://greatplainsnursery.com/wp-c
Pin Oak (Swamp Oak)	Pin Oak (Swamp Oak)	No	75	40	Medium	Deciduous	Spongy moth	Poor	https://m.media-amazon.com/image
Northern Red Oak	Quercus rubra	Yes	75	75	Fast	Deciduous	Spongy moth	High	https://www.estabrooksonline.com/in
Rosebay rhododendron	Rhododendron maximum	Yes	15	12	Slow	Evergreen		Poor	
Sassafras	Sassafras albidum	No	60	40	Medium-Fast	Deciduous		Poor	
Mountain Ash	Sorbus americana	Yes	40	40	Medium	Deciduous		Poor	
Bald Cypress	Taxodium distichum	No	70	30	Medium	Deciduous		Moderate	https://landscapeplants.oregonstate
American Linden (Basswood)	Tilia americana	Yes	80	50	Medium	Deciduous		Poor	https://upload.wikimedia.org/wikipedi
American Elm	Ulmus americana	Yes	80	50	Medium-Fast	Deciduous	Dutch elm disease	High	https://upload.wikimedia.org/wikipedi

Last updated: Aug 25, 2023

Primary source: Manual of Woody Landscape Plants (6th ed.), Michael A. Dirr

From: don@howearchitecture.com <dvharchitect@howearchitecture.com>
Sent: Tuesday, November 7, 2023 10:06 AM
To: Mark Pruhenski <MPruhenski@Townofgb.org>
Cc: Carrie Chen <chencarrie@gmail.com>; Abby Schroeder <ABBYJS125@gmail.com>
Subject: HDC Regular Member Vacant Position

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Mark,

I am extremely pleased to forward Carrie Chen as an extremely strong candidate for the currently vacant Regular Member Position (2024) on the Historic Districts Commission. Her background and credentials will be a great asset to the Commission. Her Bio is attached.

Don Howe, Chair HDC

CARRIE CHEN BIO

Carrie Chen was born in Taichung City, Taiwan, in 1969. The fourth of six children, Carrie's passion for design was influenced by her parents; her father is a renowned architect and developer, while her mother is a talented tailor. Carrie's appreciation of religion and culture began early in life; she attended a Catholic high school and studied Buddhism and its philosophy from age six. She attended Tun Hai University, graduating with high honors in Fine Art and Landscape Design in 1992. She then received a Taiwan fellowship program scholarship. She spent a year in Europe, culminating in a thesis about changes in landscapes and architecture from ancient times to the present day.

1993, Carrie moved to Seattle, WA, and studied interior design at the Art Institute of Seattle. Her professional career began at Bio Architecture Formosa as a junior designer. She focused on creating healthy environments that eliminated the boundary between humans and nature for a variety of industries in both New York and Taiwan. In 2000, Carrie was recruited by Belt Collins International as a senior design principal for Southeast Asia, and in 2005, she joined ONE Landscape as a partner. Both these positions allowed her to expand her passion for sustainable architecture, first in a creative and later in an executive role. 2015, Carrie sold her partnership but continued to work as a consultant.

During this time, Carrie pursued her artistic aspirations. In 2000 and 2002, her paintings were featured in the group women's show at National Dr. Sun Yat-Sen Memorial Hall.

2015, Carrie moved from Seattle to upstate New York and displayed her business acumen in various fields. From 2011 to 2020, she was the principal designer for Casana Cashmere; from 2017 to 2019, she created the Casana T House in Hillsdale, NY; in 2018, she established

The Barrington is a boutique bed and breakfast in the heart of Great Barrington (named the best small town in America by *Smithsonian Magazine*). Most recently, she opened the Carrie Chen Gallery in Great Barrington. The gallery builds upon the region's long artistic history, displaying dynamic contemporary work by both local and international artists.

Carrie has also explored charitable endeavors. She served on the school board for the Clyde Hill district in Washington, establishing an after-school science program in 2006, funded by an auction committee that raised over a quarter of a million dollars yearly. From 2005 to 2013, she was a member of Bellevue Lifespring, devoted to fostering stability and self-sufficiency for underprivileged students. She is also a member of NCARB and AIA, based in Hong Kong, and has been a board member of Wei Retreat Tinmu Lake and BTL Hospitality Group since 2017. She became a board member at The Mahaiwe Performing Art Center in 2022, serving on the Development and Gala Auction committees.

Currently, she divides her time between Manhattan, Copake, NY, and Great Barrington, MA, with her husband, Stanley Cohen. She has two daughters: Natalia, 24, who graduated from Carlton College and advocated for women's issues at the Nebraska Women's Fund from 2021 to 2023; currently, she holds a position at a new science museum, Kiewit Luminarium in Omaha, Nebraska, where she is involved in community outreach and gift programs. Sabrina, 28, is an impact investing consultant at Avivar Capital and a Go Eco conservation program volunteer. She is in Raja Ampat, Indonesia, for a Marine Biology program. Carrie practices Reiki energy healing, feng shui, gardening, and farming in her free time.

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