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TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

Selectboard Priority Planning Meeting & Selectboard and Planning Board Special Joint Meeting via
Zoom and in person at 334 Main Street Great Barrington MA Order of Agenda for
Monday, January 29, 2024, at 6:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86357047699>

Webinar ID: 863 5704 7699

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 the Governor's July 16, 2022 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the 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 PRIORITY PLANNING MEETING
2. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
3. NEW BUSINESS
 - a. Priority Planning
 - b. Letter of Support Massachusetts Department of Transportation (MA DOT) -
Transportation Improvement Plan (TIP)
4. 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.
5. SELECTBOARD'S TIME
6. MEDIA TIME
7. ADJOURNMENT

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1. CALL TO ORDER SELECTBOARD AND PLANNING BOARD SPECIAL JOINT MEETING
(IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE SELECTBOARD
PRIORITY PLANNING MEETING)
 2. NEW BUSINESS
 - a. Proposed Housing-related Zoning Amendments – Discussion with Planning Board

3. CITIZEN SPEAK TIME

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4. MEDIA TIME

5. ADJOURNMENT


NEXT SELECTBOARD MEETING

February 12, 2024

February 26, 2024

March 11, 2024

March 25, 2023



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.

Agenda 3 a.

PROJECT/TASK <small>UPDATED: 1-24-2024</small>	RATED 1-3 & LONG-RANGE	RESPONSIBLE DEPT.	COMMENTS/UPDATES	STATUS
High Priority Projects				
#1 Housatonic Water Works	1	TM/DPW	Relief program in-place. Financial evaluation underway. Next Step: Public presentation of anticipated costs.	WIP
Affordable & Workforce Housing- Aging in Place	1	SB/AHTF/PB/Planning	CDBG rehab program, CPA grants, North Plain Rd. site, AHTF RFP awards, zoning for co-housing.	WIP
Ambulance Service Study	LONG-RANGE	Fire Dept.	ARPA funds for ambulance replacement approved (\$136k). Annual subsidy supported by voters in 2023.	WIP
Cook's Garage Property	1	TM/Planning	Bldg. is deteriorating. Staff rec: HIC and SB discuss next steps.	
Employee Recruitment & Retention	1	TM/HR	New priority added June 2023. Full-time HR Director on staff as of Nov. 1, 2023.	
Heating and Cooling Centers	2	DPW/EMD	New priority added June 2023. COA Commercial kitchen in FY25 Capital. Re-purpose PD generator for Housy Dome.	WIP
Hous. Com. Center (updates/conf. room/grants)	2	TM/DPW	Weatherization/insulation, LED lighting, storage locker projects completed. Heating system being evaluated now.	WIP
Housatonic School	1	TM/Planning	Special permit issued, school sold, development agreement in place to create 8 apartments	Completed
Housatonic Fiber	1	Planning Dept	Staff to write bid this spring; pursue municipal fiber grants this spring	WIP
Infrastructure (Bridges/Roads/Sidewalks/Complete Streets)	1	TM/DPW	Public Works Director will provide detailed update at meeting: roads, bridges, sidewalks, and buildings town-wide.	WIP
Main Street Pedestrian Safety and Traffic	1	DPW/PD/TM	Majority of work completed in fall 2023. Crosswalk to be colored and stamped in spring 2024.	WIP
Public Safety Staffing Plan	1	TM/FD/PD	Review call volumes and estimate staffing needs--- draft proactive long-range plan to accommodate growth if needed.	WIP
Ramsdell Library Entrance/Accessibility	1	TM/DPW	Construction completed in fall 2023. Spring touch-up is planned for early 2024.	Completed
Reid Cleaners Property	1	TM/Planning Dept.	Testing underway to determine clean-up parameters. Cleanup could begin 2024.	WIP
Short-term Rental Compliance	2	SB/TM	Registration portal built and live at this time. 110 STR's registered. First offense fines issued (67).	WIP
Sustainable Waste Management	1	BOH	New priority added in June 2023. BoH launched a pilot program for compostable materials at the transfer station	WIP
Trip Hazards Main Street	1	DPW	Main Street work completed in several locations in fall 2023.	Completed
Website and URL for email addresses	1	IT Coordinator/Town Clerk	Website re-design in final stages. Migration in-process. Final design expected in late February/early March.	WIP
Moderate Priority Projects				
5G Technology	LONG-RANGE	Planning Dept.	Not currently on our to-do list.	
Childcare	2	SB/TM	New priority added in June 2023.	
Committee Charters- Policy for Member Removal	2	SPM	Updated charters need to be drafted for approval by SB for some boards and committees.	
Dog Park	LONG-RANGE	TM/ACO/DPW	Commit staff time to locating and developing a plan to establish a town dog park.	
Econ. Dev/Sm. Biz Assistance and Job Creation	LONG-RANGE	Planning Dept.	Focus has been on the housing and transportation required to support economic dev/job creation.	WIP
Elevator Repairs	1	DPW	Project is being prepped for bidding.	WIP
Fire Department Study	2	TM/Fire Dept.	Initial recommendations complete. This task will be assigned to the new Fire Chief to continue.	
Fire Station (Old) Easement- Telephone Pole/utility	3	TM/DPW	On hold at the moment. Will work with DPW Superintendent, N-Grid, and Property Owner if/when needed.	
Inclusiveness/Diversity (Town Hall/Town-wide)	1.2.3	TM	Translation tablets @ all town buildings. Trust PolICY posted in PD and Town Hall lobbies.	WIP
Marketing to young families	LONG-RANGE	TM/Planning Dept.	Welcome new residents initiative launched in winter 2021. New residents tab on website homepage.	
Master Plan Review w/PB	2	Planning Dept.	For continued discussion at SB/PB joint meetings.	
Open Space and Recreation Plan	2	Planning Dept.	Update OSRP. Targeted for 2024. DLTA Grant.	WIP
Parking- Downtown	2	TM/Planning Dept.	Discuss next steps & strategies to manage parking, wayfinding/awareness, working with private sector.	
Rest of River Status	1	Planning Dept./TM	Town to continue review/comment of technical documents as they are submitted to EPA.	WIP
Selectboard Policies	1	TM/SB	Working document. Should be reviewed and updated in 2024.	
Sign Zoning (+Banners)	LONG-RANGE	Building Dept.	Determine if sign code re-write is desired.	
Speed Bumps/Speed Calming Measures	2	DPW	New priority added in June 2023.	
Zoning Enforcement	1	Building Dept.	Active enforcement of zoning issues and signs. Proactive vs. Reactive approach	WIP
Completed Projects				
ADA Committee/Disability Related Issues	1	TM/BLDG	Commission formed.	Completed

CodeRED Protocols	1	TM/EMD/FIRE/PD/BOH/DPW	Updated on 6-11-19 and effective on same. Outreach ongoing to large employers.	Completed
Columbus Day/Indigenous Peoples' Day	LONG-RANGE	TM	Proclamation approved by SB.	Completed
Court House Improvements	1	TM/DPW	Bathroom work completed. Carpeting and blinds completed.	Completed
COVID-19 State of Emergency 2020-21	1	ALL	State and local State of Emergency lifted on June 15, 2021.	Completed
COVID-19 Public Health Emergency 2021-2022	1	Health Department	Added back to the priority list at 1-31-22 meeting. COVID Task Force disbanded in June 2022. Email updates only.	Completed
Downtown (Pride/energy/marketing/entertainment)	2	Planning/Cultural District	Active outdoor dining/entertainment program. Crosswalk project and Cultural District flags, marketing etc. (Ongoing)	Completed
Email Signatures for staff and SB	1	TM/IT Director	Standardized email signature for all gb.org accounts in place. Desktop only.	Completed
EV Charging Stations	2	DPW	DPW incorporating into plans for Taconic lot and future plans for Town Hall lot.	Completed
Fire Station- Castle St. (lease status and surplus items)	1	ALL DEPTS/DPW	Building cleared on 11-20-20 and sold. Remediation work is beginning.	Completed
Forensic Audit	1	TM/Finance Director/Treas	Substantially complete at this time. Information has been handed over to authorities.	Completed.
Front Entrance to Town Hall (Steps)	1	DPW	TH front steps are completed January 2022.	Completed
Hosting Community Discussions w/BRIDGE	2	TM	Completed trainings through MVP Project.	Completed
HR Director (Shared Position)	2	TM	Position was fully funded by CC Grant. Job Desc. Completed and position posting in July 2021.	Completed
Joint Meetings w/Planning Board	1	TM	Regular meetings held every other month.	Completed
Laundromat	1	TM	SB request for staff to assist w/local start-up laundromat establishments to the extent possible.	Completed
Mission Statement for SB and Town	1	TM	Updated Mission Statement approved by the SB in June 2022.	Completed
MMRHS Entrance- Safety Improvements	1	SB/TM/BHRSD	Intersection Conflict Warning System installed recently. No additional work is expected at this time.	Completed
Open Mtg/Public Records training for boards	1	TM/Town Clerk	Two trainings were held and open to all town board members and staff. April 4th and April 12, 2022 (Move to Ops Cal)	Completed
Personnel Policy/Manual	1	TM/Treasurer-Coll./Fin. Dir.	Final Draft approved by the SB in February 2021.	Completed
Privacy Issues in Town Hall Offices	1	TM/DPW	Addressed by office move with Town Clerk and Assessor	Completed
Senior Work-off Program (Re-boot)	1	TM	New forms, SWO member assigning tasks and working closely w/Seniors.	Completed
Standardize hours for Town Hall	1	TM	8:30--4:00 M-F Full time staff on until 5:00	Completed
Sewer Rate Study	2	DPW/TM	Sewer rate study completed in winter 2021.	Completed
Systemic Racism Proclamation	1	TM	Proclamation approved in July 2020. Trust Policy Committee formation on hold after 3 rounds of advertising .	Completed
Town Counsel Policy (on use/access/etc.)	1	TM	SB Policies and Procedures approval on 7-22-19.	Completed
Town Meeting(s) Schedule (2-night?)	1	TM/SB/Planning Bd	2-Night ATM schedule approved by SB w/input from PB and Moderator.	Completed
Water Bottle Ban/Water in Public Buildings	1	TM	Water Stations installed and functional. Ban in full effect 11/1/19. Water stations in 3 locations.	Completed
Website Designate as Posting Board (Agendas)	1	Town Clerk	Approved by SB and Attorney General. Official posting location as of 1-1-20.	Completed
Key				
Current High Priority Projects noted in Pink				
Moderate Priority Projects noted in Yellow				
Completed Projects noted in Green	SB= Selectboard	TM= Town Manager	EMD= Emergency Management DirectorDPW= Dept. of Public Works	

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

Entire DPW:

- Improving safety of all our operations.

Roads:

- Roads:

- The Town of GB has approximately 90 centerline miles of roads in its infrastructure, of those 90 miles less than 4 miles are not paved. The Town paved the following: In FY22 +/- 10,000 feet of road; FY23 +/- 9,200 feet of road; FY24 7,098 feet of road completed with additional 2,100 feet of road to be completed in the spring. The DPW is proposing to complete approximately 10,000 feet of road in FY25.

- Roadway Facts to Consider:

The Town of GB has nearly 100 miles of roads. With proper maintenance, the life expectancy of a road is 20-25 years depending on its use. This equates to approximately 4 miles (+/- 21,000 linear feet) of roadway replacements each year.

- Main Street, Great Barrington:

- Pedestrian Safety – Two new crosswalks will be painted and textured in the spring of 2024.
- Mass DOT Grant – Bottleneck Reduction – Studying Main Street to make recommendations for traffic flow improvements. Phase 2 – Mass DOT may fund the improvements

- **FY24 Phase 2 Paving** – COMPLETED - Grove Street, Waubeck Street & Chestnut Ridge.

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

- **FY24 Phase 3 Paving** – Monument Valley Road from Route 7 to Muddy Brook Circle. Currently in design. Targeted to start construction as soon as school closes in June 2024.

Roads continued:

- **Pearl Street** – COMPLETED - Regraded & paved after rainfall damage caused on July 10, 2023.
- **Upper Castle Hill** – Repaving completed.
- **Hart Street & Gilmore Ave FY25 Phase 1** – Working on design plans to upgrade the drainage. Intended for construction with FY25 funding.
- **FY25 Phase 2 Paving** – Gilmore Ave (GB); Hart St., Kirk St., North St., & Fairview Terr. (Housatonic) in the spring of 2025 with FY25 funding.
- **Crack Sealing** – In FY24 we crack sealed 11.6 miles of roadway and all of our bridge decks with the funding approved. We are looking to perform additional crack sealing in FY25.
- **Winter Road Maintenance**
 - **Liquid De-icing** – Has been rolled out and is performing well.
 - **FY25** – We are looking to expand our liquid de-icing to the secondary roads and sidewalks. We are also looking to install road temperature monitoring equipment on the trucks.
 - **Private Roads the Town Performs Winter Maintenance on**
 - The DPW had a great response from the residents of these private roads. 85% of the private roads we perform winter maintenance on were improved by the residents as requested.

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

- **Trouble Spots** –

- Alford Road at Division Street intersection has been improved; LED signs, increased visibility, designed to reduce speed through the intersection.
- Highway is actively addressing roadside swales and problem driveways that are creating traffic hazards.
- In the year ahead, Highway will be focusing on:
 - Improving and creating a new philosophy;
 - Becoming proactive instead of reactive.

- **Town Gardens**

- 4,400 bulbs have been planted for spring flowers.
- In 2024 gardens are proposed for Stanley Park and The Housatonic Roundabout.

- **Street Lighting** – NGRID is in the process of switching our street lights to LED at no cost to the Town. The target completion date is June of 2024. This should save 50 kilowatts per hour for each hour the lights are on.

Infrastructure Improvements:

- **Drainage Improvement** – COMPLETED - Quarry Street cross-lot drainage line has now been connected into East Street to eliminate Humphrey Street flooding & icing. *In the future DPW will need to address the cross lot drainage line between Quarry St. and East St.*

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

Infrastructure Improvements continued:

- **Drainage & Sewer Taconic Ave & Castle Hill Area** – Phase 1 design is under way. Phase 1 construction is targeted for FY26 and the following 3-4 years.
- **Drainage Study Route 41** – COMPLETED - Route 41 in the vicinity of Welcome and Pearl Streets. *Construction funding has not been requested in FY25.*
- **Park Street / Route 183** – Attempting to have this road become a Mass DOT TIP project for road, sidewalk and bike lane improvements.
- **Transfer Station:**
 - Permits up to date.
 - One Compactor replacement has been completed (Working on second compactor replacement).
 - With grant funding we are in the process of replacing our safety rail.
 - Will add textile recycling in the next few months.
 - Kiosk is on the list.

Sidewalks:

- **West St. & Lewis Ave.** sidewalks will be completed in the spring of 2024.
- **Housatonic Rail Trail** – Phase 1 has been completed.
- **Sidewalk Improvements** - Alford Road from Castle Hill Road to Haley Road. In design, targeting construction in the summer of 2024.

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

Wastewater Treatment:

- **Pump Station Upgrades** – In progress, 80% completed.
- **Fairground Electric Service Replacement** – Currently working through the details of the replacement on the current easement.
- **Collection System Improvements** - Tentatively the sewer main on Christian Hill Road will be scheduled for lining to eliminate a large source of water infiltration. This project was the result of the FY23 Inflow & Infiltration Study.
- **Year 4 of the Inflow & Infiltration Study** - Under contract and will be recommending improvement work for FY25 projects.
- **Emergency Sewer Line Replacement** – Completed an emergency sewer line replacement in the back of the Fairgrounds.

Town Buildings:

- **Building Asset Management Program** – Draft report for Town Hall, Mason Library, Ramsdell Library, Courthouse, and GBFD has been received. Immediate, short term and long term items have been identified. FY25 funding is being requested to perform a study of 3 additional buildings.
- **Highway Garage** – Fire & security alarm installation has been completed and functioning.
- **Senior Center:**
 - Parking lot reconstruction & repaving has been completed.
 - A new sidewalk and picnic table pad have been installed.
 - New exterior lighting has been installed.
 - A commercial dishwasher has been installed.

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

- **Senior Center continued:**

- Electric panel has been upgraded to meet code.
- DPW is looking into improving parking lot lighting.
- In FY25, the DPW is looking to upgrade the kitchen to support the daily operations, as well as establishing the building as a shelter.

- **Town Hall:**

- Step 1 of the CCTV system has been installed in the foyer.
- A new fire alarm panel has been installed. This installation will support the elevator upgrade.
- Elevator upgrades proposed for FY25.

- **Elevators** – All three town elevators currently have yearly certificates.

- **Courthouse:**

- Carpet/flooring replacement continuing 95% complete, all lighting has been upgraded.
- Weatherization of this building is needed. Applying for Green Communities Grant for this work.
- Discuss Special Article approach for Town Meeting.

- **Town Hall Campus** – In design and conceptual stage. Construction late summer of 2024.

- **Mason:**

- Rooftop AC replacement has been completed.
- HVAC control system is not functional and needs to be replaced. Applying for Green Communities Grant for this work.

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

- CPA approval has been received for the main exterior stair replacement, needs Town Meeting approval.
- **Town Buildings continued:**
- **Ramsdell Library:**
 - Boiler has been replaced.
 - Handicap accessibility project has been completed.
 - Applying for Green Communities Grant for heating system energy efficiency improvements.
- **GBPD:**
 - Dispatch AC & Heating unit has been installed, and will be integrated into the larger HVAC replacement project.
 - Emergency generator replacement has been completed.
 - The old generator is being evaluated for possible mobile emergency use.
 - Long term HVAC solution is in the design process.

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

Parks:

- **Benches** - The Building & Grounds group continues constructing “Castranova Style” benches for distribution throughout town.
- **Memorial Field Reconstruction** – In progress. Weather permitting the target is to have the field open for baseball late spring.
- **Olympia Meadows:**
 - Softball field – infield refresh was completed by Building & Grounds.
 - Driveway in the park has been re-graded by Building & Grounds.
 - Both dugouts on the Softball Field and Little League Field are being reconstructed by Building & Grounds and a contractor.
- **Grove Street Parks –**
 - Additional parking has been constructed by Building & Grounds.
 - The court has been made handicap accessible.
 - New play equipment is scheduled for delivery in March and will be installed by Building & Grounds.
 - CPA has approved funding for the reconstruction of the multi-purpose court, which requires Town Meeting approval. The design is commencing.
- **Lake Mansfield** – Reconstruction is underway and on schedule.

TOWN INFRASTRUCTURE UPDATE

(Bridges/Roads/Sidewalks/Buildings/Parks)

SELECTBOARD JANUARY 29, 2024

Bridges:

- **Cottage Street, Division Street & Brown Bridge** – MADOT is currently initiating bid advertising in FY25 (this could change based on funding).
- **Brookside Road Bridge over Housatonic River** – In design stage for a temporary bridge installation in the future.
- **Division Street over Williams River** - Has been evaluated. Options for rehabilitation, related costs, and resulting lifespan have been generated. Looking to perform the design work in FY25 and rehabilitation in FY26.
- **Pumpkin Hollow Bridge** – Is a wooden bridge constructed in 1999. Wooden bridges need annual maintenance. A maintenance program is being generated for this bridge.

Cemeteries:

- Consultant has been engaged and is working on revising the rules & regulations and a paperwork process that will be in compliance with MGL. Part of this process will be recommending a new fee structure.
- Over the next 3-5 years we will be looking to implement computer based mapping.

Draft for PB / SB Joint Meeting 1-29-24

COHOUSING RESIDENTIAL DEVELOPMENT

Amend Section 11 to add the following definition:

COHOUSING RESIDENTIAL DEVELOPMENT: a residential building or buildings in which residential units consist of private sleeping quarters and in which facilities such as bathrooms, dining rooms, kitchens, and laundry facilities may be shared with other residents.

Add new section 8.11:

8.11 COHOUSING RESIDENTIAL DEVELOPMENT

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

8.11.2 General. Cohousing, 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 Cohousing developments shall require site plan approval in accordance with Section 10.5.

8.11.3 Requirements.

1. Area: Individual Cohousing units shall have a minimum of 150 square feet of net usable area.
2. Management: All Cohousing 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 at a ratio of at least one for every eight occupants shall have shower or bathtub facilities.

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 Cohousing 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.

Permitted Use		ZONING DISTRICT ¹														
		R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2
A. Residential uses																
(12)	Cohousing development	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

BY RIGHT HOUSING

Based on PB discussion on Jan. 11 and 25, this proposal amends the Table of Use Regulations, to allow rows A(3) Multi-Unit Residential Developments and A(7) Mixed Use Developments to be by right uses in several zones and special permit by Planning Board in others.

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