

Mark Pruhenski
Town Manager

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www.townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2900
Fax: (413) 528-2290

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 6, 2023, at 6:00 PM

Please click the link below to join the webinar

<https://us02web.zoom.us/j/84727797185>

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.

5:00 PM: Members will make a site visit to 304 North Plain Road, Housatonic, MA for review of an Access to a Public Way / Driveway Permit.

1. CALL TO ORDER SELECTBOARD REGULAR MEETING
2. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
3. TOWN MANAGER'S REPORT
 - a. Housatonic Water Works
 - b. Community Preservation Act
4. LICENSES AND PERMITS
 - a. Southern Berkshire Chamber of Commerce, Betsy Andrus, Executive Director, for permission to hold the 2023 Holiday Stroll downtown on Saturday, December 9, from 3:00 to 8:30 pm, to use the Town Hall steps for the tree and menorah lighting, and to reserve four parking spaces on Main Street and five parking spaces at the front of Town Hall.
 - b. Southern Berkshire Chamber of Commerce, Betsy Andrus, Executive Director, for a one-day Temporary Hawkers/Peddlers/Vendors license for downtown at the First Congregational Church for the Holiday Stroll, on Saturday, December 9, 2023 from 3:00 to 8:30 pm.
5. PUBLIC HEARINGS
 - a. 268 Main St. New Liquor License Application – Lucy's Rendezvous
 - i. Open public hearing
 - ii. Public comments; speak in favor or opposition
 - iii. Close public hearing
 - iv. Selectboard discussion
 - v. Motion; decision

- b. 425 Park St. New Liquor License Application – Common or Garden Pub LLC
 - i. Open public hearing
 - ii. Public comments; speak in favor or opposition
 - iii. Close public hearing
 - iv. Selectboard discussion
 - v. Motion; decision
- c. 70 Railroad St. Transfer Liquor License Application – Triplex Cinema Inc.
 - i. Open public hearing
 - ii. Public comments; speak in favor or opposition
 - iii. Close public hearing
 - iv. Selectboard discussion
 - v. Motion; decision

6. PREVIOUS BUSINESS

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

7. NEW BUSINESS

- a. Master Plan Outreach- Planning Board/Chair Brandee Nelson
- b. Holiday Parking---Lift time restrictions for parking during the holiday season (November 24th – December 31st).

8. 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.

9. SELECTBOARD'S TIME

10. MEDIA TIME

11. CONVENE INTO EXECUTIVE SESSION (and not return to open session)

- a. Executive Session under MGL Ch. 30A, sec. 21(a) for the following purpose: (3) To discuss strategy with respect to litigation, regarding Housatonic Water Works. And, (6) To consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works.
 - i. Motion: Move that the Board meet in executive session pursuant to MGL Ch. 30A sec. 21(a) for the following purpose: (3) To discuss strategy with respect to Housatonic Water Works because an open discussion may have a detrimental effect on the litigation position of the Board. And, (6) to consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works because an open discussion may have a detrimental effect on the negotiating position of the public body, and not to return to open session
 - ii. Roll Call Vote
- b. Executive Session under MGL Ch. 30A, sec. 21 (a) for the following purpose: (7) To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements.

- i. Motion: Move that the Board meet in executive session pursuant to MGL Ch. 30A sec. 21 to approve executive session minutes from the following meetings:
 1. September 13, 2023.
- ii. Roll Call Vote

12. ADJOURNMENT

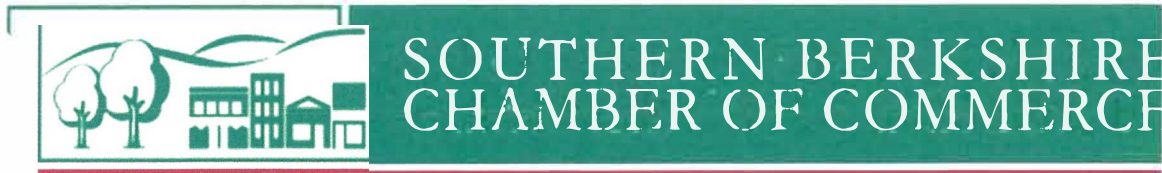
NEXT SELECTBOARD MEETING

November 20, 2023 December 4, 2023 December 18, 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.



2023 Holiday Shop, Sip & Stroll

The Southern Berkshire Chamber is requesting permission to have this year's Holiday Stroll, scheduled for Saturday, December ~~20~~²³, 2023. Have a full calendar of events with 26 activities planned, all FREE and accessible to prevent barriers for anyone in our community.

We request the use of the four parking spaces at the base of Railroad Street for our Hayride Loading and unloading. We request the use of the 4 parking spaces on Main Street, two on each side of the entrance to the Congregational Church parking lot. Also, the five parking spaces in front of the Town Hall to the north side. We would like to use the steps of the Town Hall for the menorah and Town tree lighting and would need the use of the podium and power.

As always, we truly appreciate the help from the Town Hall, GB DPW, GB Fire Department, GB Highway Department and the GB Police.

I have included the list of activities and the event map as it is at this moment.

Thank you.

Betsy Andrus
SBCC Executive Director



TOWN OF GREAT BARRINGTON
Temporary Weekday Entertainment License Application
\$25.00 per day

The undersigned hereby applies for a license in accordance with the provisions of MA General Laws, Ch.140 Sec.183A amended, Ch.351, Sec.85 of Acts of 1981 and Ch.140 Sec.181.

Name: Betsy Andrus

Business/Organization: Southern Berkshire Chamber

D/B/A (if applicable): _____

Address: 40 Railroad Street Great Barrington

Mailing Address: PO Box 810

Phone Number: 413-528-4284

Email: betsy@southernberkhisrechamber.com

TYPE: (Check all that apply) ☐ Concert ☐ Dance ☐ Exhibition ☐ Cabaret ☐ DJ

☒ Live band with up to 7 pieces, including singers ☒ Public Show

☐ Other (please explain) _____

INCLUDES: ☒ Live music ☐ Recorded music ☐ Dancing by entertainers/ performers

☐ Dancing by patrons ☐ Amplification system ☒ Theatrical exhibition

☐ Floorshow ☐ Play ☒ Moving picture show ☐ Light show ☐ Jukebox

☐ Other (please explain) _____

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (M.G.L.Chp.140 Sec.183A)

____ YES

No NO

Please circle: INDOOR or OUTDOOR Entertainment

Exact Location of Entertainment (include sketch): Downtown GB from Mason Library to Saint James Pl

Date(s) of Entertainment*: Saturday, December 9, 2023

*Does not include SUNDAY

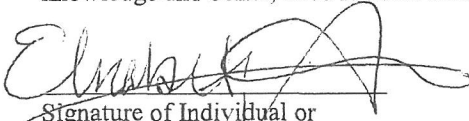
Start & End Times of Entertainment: 3-8:30pm with set-up/ clean-up from 6:00am- 10pm

Does your event involve any of the following? (Check all that apply)

- ☒ Food ☐ Temporary Bathrooms ☒ Tents ☐ Stages ☒ Temporary Signs
☐ Electrical Permits ☐ Building Permits ☒ Police Traffic Details ☐ Street Closures

ALL entertainment licenses will be reviewed by the Design Review Team (DRT), which is comprised of several Town departments, for comments/concerns on this application.

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.


Signature of Individual or
Corporate Officer

10/19/23
Date

TOWN USE ONLY:

DRT Review with Conditions: DRT has reviewed and has
no issues. Chamber to coordinate with DPW re:
parking & Health re: vendors. (CR)

APPROVAL DATE: _____

LICENSE # _____

COMMONWEALTH OF MASSACHUSETTS
TOWN OF GREAT BARRINGTON
APPLICATION FOR A TEMPORARY HAWKERS, PEDDLERS, AND VENDORS
LICENSE

FEE: \$35.00

DATE: 10.19.23

LICENSE NUMBER: _____

TO THE LICENSING AUTHORITY:

The undersigned hereby applies for a Temporary Hawkers, Peddlers and Vendors License in accordance with the provisions relating thereto:

APPLICANT'S NAME: Betsy Andrus

NAME OF BUSINESS: Southern Berkshire Chamber

BUSINESS ADDRESS: 40 Railroad Street GB.

BUSINESS TELEPHONE: 528-4284 HOME TELEPHONE: 413-329-6784

LOCATION WHERE LICENSE IS TO BE USED: Downtown GB.

Stroll Holiday Market - 1st Congo Parkway lot.

DAYS & HOURS OF OPERATION: Sat. Dec. 9th. 2023

Insurance Company: Wheeler & Taylor

Current Insurance Certificate on file: Yes ☒ No ☐ *If no, please provide with application.

GOODS/MERCHANDISE TO BE SOLD: pre packaged foods, Jewlery,

Make and Model of vehicle/mobile hardware: crafts, Antiques,

Registration #: _____

Holiday gifts! Food for sale.

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Southern Berkshire chamber

Signature of Individual or Corporate Name

By: Eliana
Corporate officer (if applicable)

SS# _____

FID# _____

Review:

- Board of Health Officer: Approve/Deny Date: _____ Signature: _____
- Public Works Superintendent: Approve/Deny Date: _____ Signature: _____
- Chief of Police: Approve/Deny Date: _____ Signature: _____
- Town Manager: Approve/Deny Date: _____ Signature: _____



SOUTHERN BERKSHIRE CHAMBER OF COMMERCE

2023 Holiday Stroll Activities

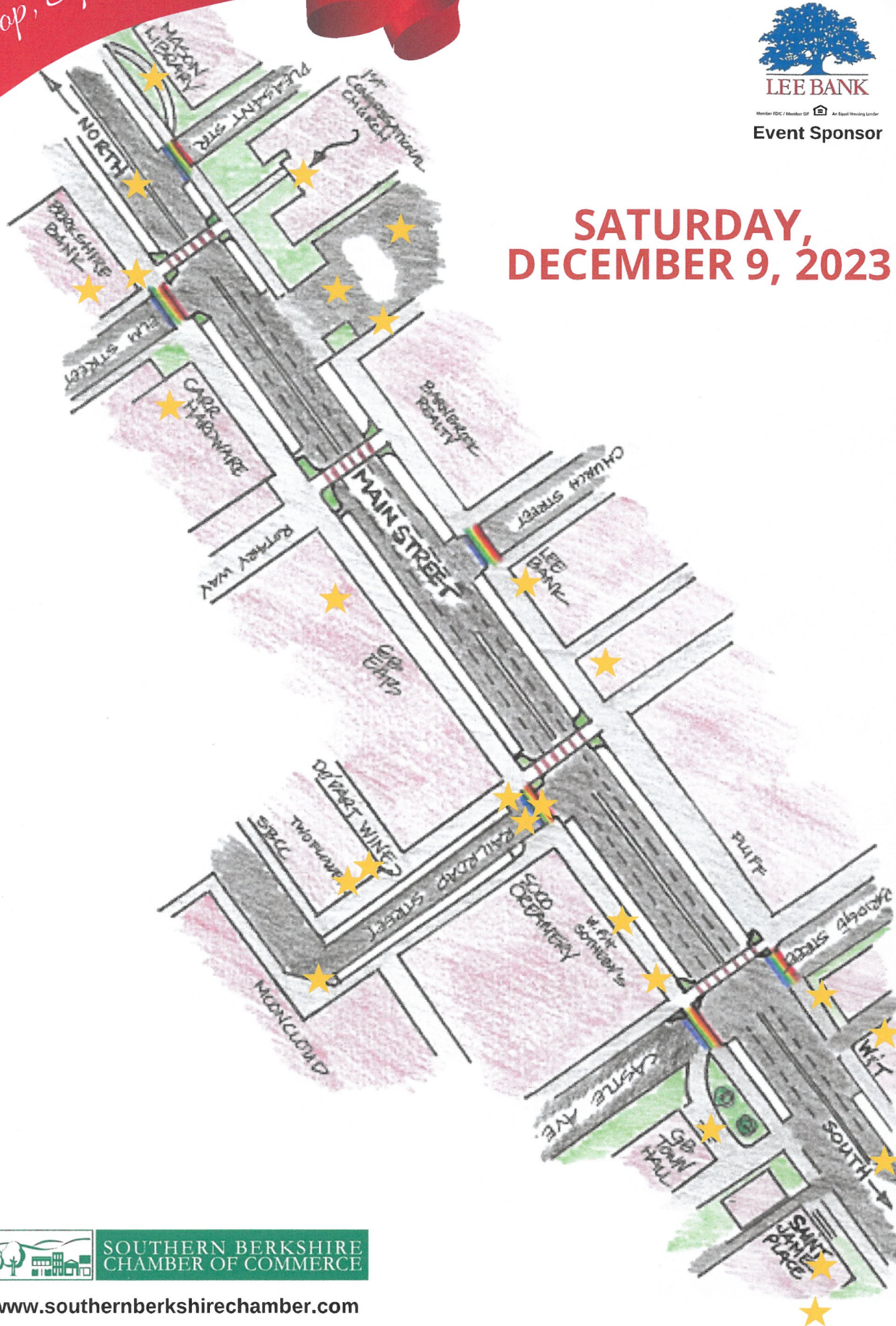
<u>3:00-4:00pm</u>	<u>Sponsor</u>	<u>Location</u>
Mason Library Hour-	Mason Library	Mason Library
<u>4:00- 7:00pm</u>		
Face Painting -	Lee Bank	Lee Bank
Holiday Model Railroad -	Saint James Place	Saint James Place
Letters to Santa-	Kwik Print	Carr Hardware
Adult Wreath Making-		
Rudolf's Way-	Kiwanis Sheffield	front of Berkshire Bank
Kids Games-	Kiwanis Sheffield	Holiday Market TD Bank
Kids Crafts -	CHP Berkshires	1 st Congregational Church
Bonfire & Music-	Wheeler & Taylor Inc.	behind Wheeler & Taylor
Holiday Photo Cut-	Greylock Federal Credit Un	throughout downtown
Street Vendors-	Mod Pot & Plants	1 st Congregational parking lot
Gingerbread House Decorating-	Salisbury Bank	Bon Dimanche
Holiday Selfie Booth-	WP Sotheby	W. Pitt Sotheby's
Elf Passport NEW-		
S'mores by Fire -	Muddy Brook PTO	Holiday Market TD Bank
Holiday Balloon Characters -	Iredale Cosmetics	
Holiday Family Movie -	Mahaiwe Preform. Arts	Mahaiwe Performing Arts
Winter Ice Sculpture-	Pittsfield Coop Bank	in front of Pittsfield Coop Bank
<u>4:30 at the base of Railroad Street</u>		
Character Parade w/ Santa -	Berkshire Money	base of Railroad Street
<u>4:40- 7:30pm</u>		
Hayride -	Taft Farms	base of Railroad Street
<u>4:45- 6:45pm</u>		
Santa & Gifts-	Berkshire Bank	Berkshire Bank Lobby
<u>5:00- 7:00pm</u>		
Berkshire Hills Chorus -	Adams Com. Bank	beginning at the base of Railroad, then through town ending on the steps of Town Hall
<u>5:30 - 7:00pm</u>		
Live Windows -	Fairview	throughout town
<u>6:00?</u>		
Parade of Lights-	Area Fire Departments	Through town
<u>7:00pm</u>		
Menorah/Tree lighting-	Berkshire Money	Steps of the Town Hall
<u>7:30- 8:15pm</u>		
Vocalis Youth Choir-	Verizon Wireless	Saint James Place

Holiday Shop, Sip & Stroll!



Member FDIC / Member SIF An Equal Housing Lender
Event Sponsor

**SATURDAY,
DECEMBER 9, 2023**



**SOUTHERN BERKSHIRE
CHAMBER OF COMMERCE**

www.southernberkshirechamber.com



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

Agenda 5 a.

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME Kamehameha LLC dba Lucy's Rendezvous

ADDRESS 268 Main St, Suites B & C

CITY/TOWN Great Barrington

STATE MA

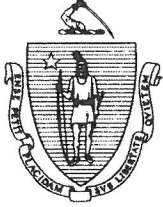
ZIP CODE 01230

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | <input type="checkbox"/> Other | | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

Great Barrington

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

On-Premises-12

TYPE

§12 General On-Premises

CATEGORY

All Alcoholic Beverages

CLASS

Annual

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

We are applying for a year round all alcohol license for Lucy's Rendezvous, located at 268 main st. Our bars focus on gathering, a simple but classic second living room. We will be devoid of TV's and other distractions, and will focus on quality service, conversation and well chosen product.

Is this license application pursuant to special legislation?

☐

Yes

☒

No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name

Kamehameha LLC

FEIN

93-3268002

DBA

Lucy's Rendezvous

Manager of Record

Preston Zack Morris

Street Address

268 Main St, Suites B & C, Great Barrington, MA, 01230

Phone

Email

lucys.rendezvous@gmail.com

Alternative Phone

Website

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

Approximately 900 sq ft including the two bathrooms, on the first floor, with an entrance on the "alley" between main street and the big central parking lot, with secure storage at the basement level.

Total Square Footage:

900

Number of Entrances:

1

Seating Capacity:

46

Number of Floors

1

Number of Exits:

1

Occupancy Number:

46

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:

Joad Bowman

Phone:

413-441-3480

Title:

Manager of Somalupe, Which is Manager of Kamehameha

Email:

joadhenry@gmail.com



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

Agenda 5 b.

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

APPLICATION FOR A NEW LICENSE

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

ENTITY/ LICENSEE NAME

ADDRESS

CITY/TOWN

STATE

ZIP CODE

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A NEW LICENSE

Municipality

Great Barrington

1. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

TYPE

CATEGORY

CLASS

On-Premises-12

\$12 Restaurant

All Alcoholic Beverages

Annual

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

This liquor license application is for an All-Alcoholic Restaurant for "Common or Garden Pub," (Common or Garden LLC) located at 425 Park St. Housatonic, MA 01230. Common or Garden Pub is a Scottish/American inspired pub that will offer televised sports, live music and community events, an affordable bar menu, mixed drinks and a variety of draft and canned beer. Days of operation will be Wednesday through Sunday.

Is this license application pursuant to special legislation?



Yes



No

Chapter

Acts of

2. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Entity Name

Common or Garden LLC

FEIN

92-3520470

DBA

Common or Garden Pub

Manager of Record

Kristen Williams

Street Address

425 Park Street Housatonic, MA 01230

Phone

413-329-7533

Email

commonorgardenpub@gmail.com

Alternative Phone

Website

www.commonorgardenpub.com

3. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

The premises is on the first floor of a two story building. It consists of 1 bar room with a capacity of 56 and a dining room with a capacity of 43, two entrances/exits (one in the bar area and one in the dining room area), and a kitchen, prep area & office to the side and rear.

Total Square Footage:

3886

Number of Entrances:

2

Seating Capacity:

99

Number of Floors

1

Number of Exits:

2

Occupancy Number:

116

4. APPLICATION CONTACT

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:

Kristen Williams

Phone:

413-329-7533

Title:

Owner

Email:

williams.kr91@gmail.com



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

Agenda 5 c.

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION
MONETARY TRANSMITTAL FORM**

APPLICATION FOR A TRANSFER OF LICENSE

**APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL
LICENSING AUTHORITY.**

ECRT CODE: RETA

Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)

**PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE
PAYMENT RECEIPT**

ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)

00103-RS-0464

ENTITY/ LICENSEE NAME Triplex Cinema, Inc.

ADDRESS 70 Railroad Street

CITY/TOWN Great Barrington

STATE MA

ZIP CODE 01230

For the following transactions (Check all that apply):

- | | | | |
|--|---|---|---|
| <input type="checkbox"/> New License | <input type="checkbox"/> Change of Location | <input type="checkbox"/> Change of Class (i.e. Annual / Seasonal) | <input type="checkbox"/> Change Corporate Structure (i.e. Corp / LLC) |
| <input checked="" type="checkbox"/> Transfer of License | <input type="checkbox"/> Alteration of Licensed Premises | <input type="checkbox"/> Change of License Type (i.e. club / restaurant) | <input type="checkbox"/> Pledge of Collateral (i.e. License/Stock) |
| <input type="checkbox"/> Change of Manager | <input type="checkbox"/> Change Corporate Name | <input type="checkbox"/> Change of Category (i.e. All Alcohol/Wine, Malt) | <input type="checkbox"/> Management/Operating Agreement |
| <input type="checkbox"/> Change of Officers/
Directors/LLC Managers | <input type="checkbox"/> Change of Ownership Interest
(LLC Members/ LLP Partners,
Trustees) | <input type="checkbox"/> Issuance/Transfer of Stock/New Stockholder | <input type="checkbox"/> Change of Hours |
| | | <input type="checkbox"/> Other <input type="text"/> | <input type="checkbox"/> Change of DBA |

**THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS
APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL**

Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3
Chelsea, MA 02150-2358



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358
www.mass.gov/abcc

APPLICATION FOR A TRANSFER OF LICENSE

Municipality

Great Barrington

1. TRANSACTION INFORMATION

☒ Transfer of License

☐ Alteration of Premises

☐ Change of Location

☐ Management/Operating Agreement

☐ Pledge of Inventory

☐ Pledge of License

☐ Pledge of Stock

☐ Other

☐ Change of Class

☐ Change of Category

☐ Change of License Type
(\$12 ONLY, e.g. "club" to "restaurant")

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

2. LICENSE CLASSIFICATION INFORMATION

ON/OFF-PREMISES

On-Premises-12

TYPE

\$12 General On-Premises

CATEGORY

All Alcoholic Beverages

CLASS

Annual

3. BUSINESS ENTITY INFORMATION

The entity that will be issued the license and have operational control of the premises.

Current or Seller's License Number

00103-RS-0464

FEIN

92-3409388

Entity Name

Triplex Cinema, Inc.

DBA

Manager of Record

Ben Elliott

Street Address

70 Railroad Street, Great Barrington, MA 01230

Phone

(413) 528-8886

Email

ben@thetriplex.org

Add'l Phone

Website

thetriplex.org

4. DESCRIPTION OF PREMISES

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. If this application alters the current premises, provide the specific changes from the last approved description. You must also submit a floor plan.

FOUR CINEMA THEATER. LOBBY (CONCESSION, STAFF PREPARATION, AND STORAGE SPACES ON MAIN CENTRAL FLOOR). ONE MAIN ENTRANCE LOCATED ON MAIN FLOOR OPENING TOWARD RAILROAD ST. DRIVE WAY IN TACONIC PARKING LOT. FIVE EXITS ARE LOCATED ON MAIN FLOOR ONE IN BACK THEATER, ONE IN MAIN LOBBY, AND ONE AT BOTTOM OF 2ND FLOOR EMERGENCY STAIRWELL. ALL ALCOHOL WILL BE STORED IN LOCKED CLOSET IN BACK STOREROOM SEATING WILL BE AVAILABLE IN THE LOBBY.

Total Sq. Footage

7000

Seating Capacity

614

Occupancy Number

614

Number of Entrances

2

Number of Exits

5

Number of Floors

3

Town of Great Barrington

Agenda 6 a.
Form date: August 2015

Selectboard

Application for Access to a Public Way / Driveway Permit

Fee \$50.00

Paid credit card
Number *file*
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: 

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:

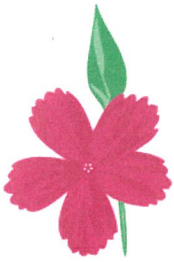
	Received	Conditions Recommended	Other Permits Required
Conservation:	()	()	()
Fire Chief:	()	()	()
Planning:	()	()	()

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.

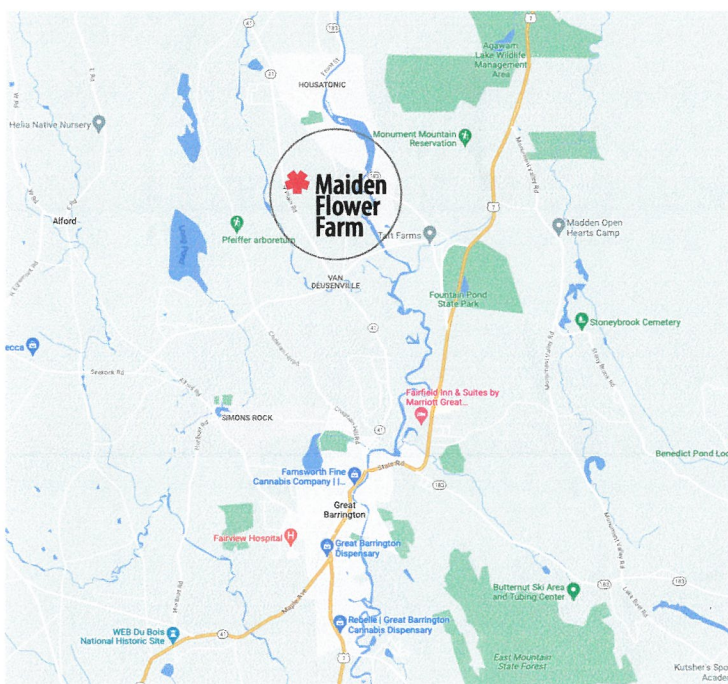
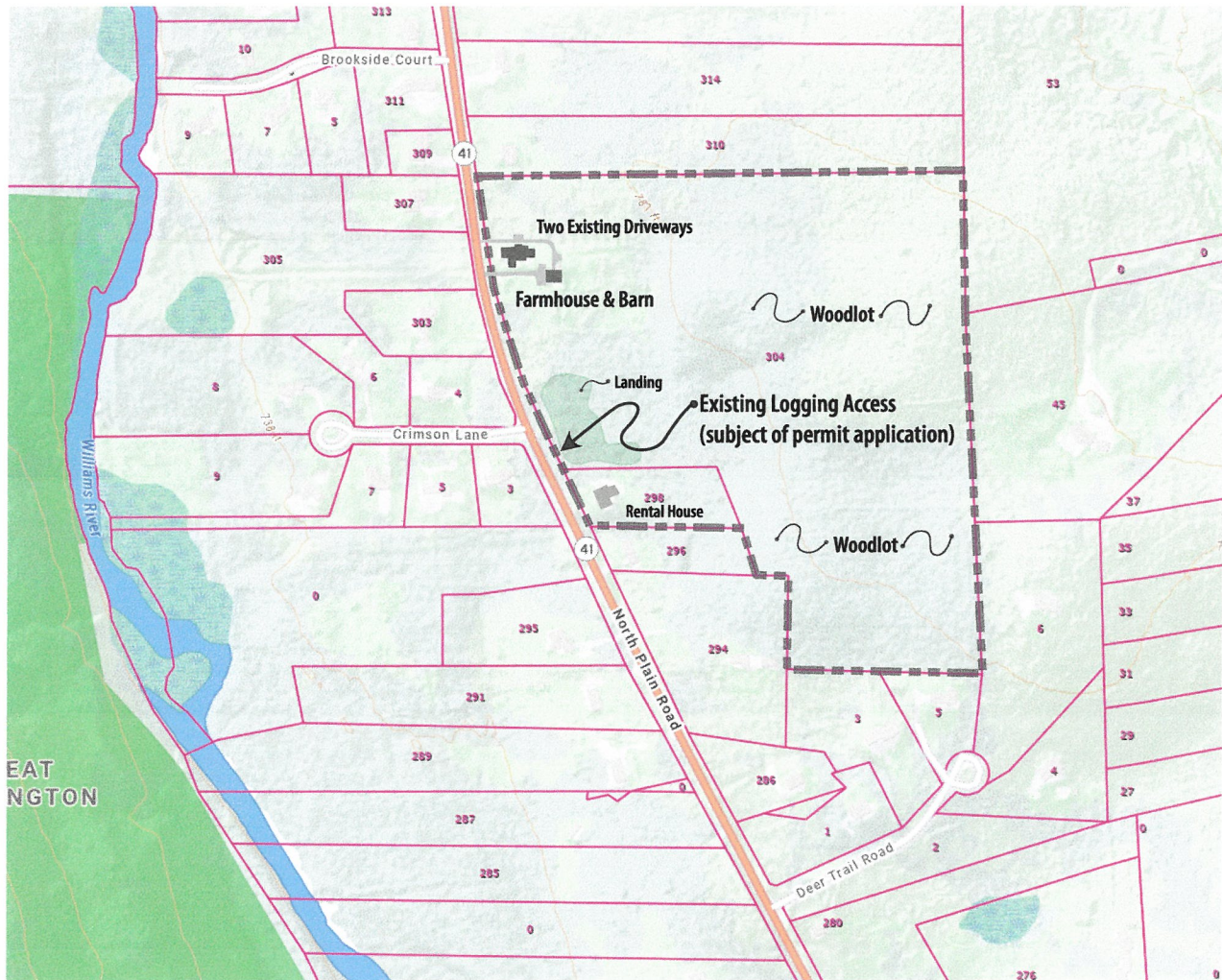
David Long & Georgene Poliak.
Owners of Maiden Flower Farm

304 North Plain Road,
Housatonic, MA 01236

farmers@maidenflowerfarm.com

maidenflowerfarm.com

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

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.

Planning Board Master Plan
Committee Assignments

Agenda 7 a.

Category	Action or Strategy	Description	Lead and Responsibility	Assignment Category	No Regrets	Building Blocks	Near Term Projects	Vision Projects	Cost to the Town	PROGRESS TO DATE (August 2023)
CHARACTER	7	Revitalize the Housatonic school campus, attending to the concerns and opportunities outlined in the Task Force Report, including the building itself and parking, and recognizing that the market has not interested in the school building. Explore a CDBG grant. LU H.2	Selectboard (Town Manager)	Selectboard			Plans, funding or strategies established	Activity by 2015	C \$	Good Progress. Selectboard has designated a developer who will create 8 moderate-income rental apartments while preserving the historic building.
COMMUNITY	78	Create a municipal affordable housing trust fund managed by a housing committee. Proactively advertise this fund. HO 2.4	Selectboard (Town Manager, Financial Coordinator, Town Planner)	Selectboard			X		A \$	Completed.
COMMUNITY	109	Resolve the status of the Housatonic School, attending to recommendations of the Housatonic School Campus Task Force, ongoing maintenance or operational costs, and plans for Ramsdell Library and the Community Center. SF 4.1	Selectboard (Town Manager, Planning Board, Town Planner)	Selectboard			X		C \$\$\$	Resolved. Selectboard has designated a developer to create housing units. See also #7.
COMMUNITY	110	Keep the District Court at the former Dewey School. Conduct building improvements and complete negotiation of long-term lease. SF 4.2	Selectboard (Town Manager, DPW Superintendent)	Selectboard	Already in process		X		C \$	Completed.
CONNECTIONS	122	Improve winter sidewalk maintenance in neighborhoods. Consider a regulation that requires homeowners and businesses to clear their sidewalks within 24 hours of a snow event; attend to concerns of the disabled and the elderly for whom this might be a burden. TR 1.6	Selectboard (Town Manager, DPW Superintendent, Police Chief)	Selectboard			X		n/a	Nothing to report
CONNECTIONS	124	Commit that every street or road improvement, such as widening, intersection redesign, repaving, and guardrails, also accommodate pedestrians and bicycles. Mandate this in all public roads, subdivision roads, and the driveways of any new commercial development. Attend especially to the needs of our youngsters and senior citizens. Where the road is state maintained, e.g., all of Route 7 and Route 23 outside of downtown, advocate to Mass DOT to include bike lanes. TR 1.8	Selectboard (DPW Superintendent, Town Planner)	Selectboard	X				n/a	Completed
CONNECTIONS	152	Lobby for and support Housatonic Railroad's efforts to restore passenger railroad service. ED 7.1	Selectboard, Town Manager	Selectboard	X				n/a	Nothing to report
COMMERCE	158	Establish an economic development committee as a liaison between businesses and town government, to track and understand the town's position and changing needs, and to focus on implementing Plan goals and strategies. ED 1.1	Selectboard (Town Manager)	Selectboard		X			n/a	EDC was created but subsequently dissolved
COMMERCE	164	Continue to invest in a quality K-12 school system. Close scrutiny of the school budget should continue, but so should the desire to invest in our schools as a basic foundation of our quality of life and our workforce development. ED 5.1	Selectboard (Town Manager)	Selectboard				X	A \$\$	Consolidation discussions underway.
COMMERCE	165	Renovate the high school to better meet the educational needs of our youth and to bring the building up to 21 st century learning and safety standards. ED 5.2	Selectboard (Town Manager)	Selectboard				X	C \$\$\$	Consolidation discussions underway.

Planning Board Master Plan
Committee Assignments

<u>Category</u>	<u>Action or Strategy</u>	<u>Description</u>	<u>Lead and Responsibility</u>	<u>Assignment Category</u>	<u>No Regrets</u>	<u>Building Blocks</u>	<u>Near Term Projects</u>	<u>Vision Projects</u>	<u>Cost to the Town</u>	<u><i>PROGRESS TO DATE</i></u> <u><i>(August 2023)</i></u>
COMMERCE	166	Support vocational and technical training. Education should continue its goal of better preparing students for the jobs that Great Barrington wants to attract and retain, and also for the jobs that will always be here. ED 5.3	Selectboard (Town Manager)	Selectboard			X		A \$\$	<i>Vocational programs increasing and likely to be increasing when a new high school is built</i>
COORDINATION & COLLABORATION	198	Create a housing committee, or form a partnership with the Housing Authority or Community Development Corporation of South Berkshire, that will work with town staff, homeowners, Realtors, and other professionals in town and region-wide to implement these housing strategies. HO 3.1	Selectboard (Town Manager)	Selectboard			X		n/a	<i>Housing subcommittee created. Regional housing discussions resulted in county-wide report 2022. Locally, Housing Trust and nonprofits communicate regularly.</i>
COORDINATION & COLLABORATION	208	Make consistency with the Master Plan a consideration in developing and evaluating the Capital Improvement Plan. Since capital spending is such a large and visible component of the annual budget, such a requirement would ensure infrastructure investments support, and do not detract from, the vision and goals of the Master Plan. LU G.1	Selectboard	Selectboard	X				n/a	<i>Included in Town Manager's development of annual budgets</i>