

Mark Pruhenski  
Town Manager

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## TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

Selectboard Regular Meeting

Order of Agenda for Monday, February 22, 2021, at 6:00 PM, Via Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87552621871?pwd=V2NoY2hadFNlcXJZcmE1ZDl1UDBiUT09We>

binar ID: 875 5262 1871

Passcode: 835835

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 March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Great Barrington Selectboard will be conducted 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](http://www.townofgb.org). For this meeting, members of the public who wish to listen to the meeting may do so by following the instructions at the top of the agenda. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

\*\*\*\*\*ALL VOTES ARE ROLL CALL\*\*\*\*\*

1. CALL TO ORDER SELECTBOARD REGUALR MEETING
2. APPROVAL OF MINUTES
  - a. September 21, 2020
  - b. October 5, 2020
3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
4. TOWN MANAGER'S REPORT
  - a. Housatonic Water Works – Updates
  - b. Housatonic Improvement Committee – Updates
  - c. Current Board/Committee Vacancies
  - d. Fairgrounds – Updates
  - e. Memorial Field Improvements
  - f. Main Street Bus Shelters
  - g. Signage Updates – Lover's Lane, Taconic Ave/North Plain Road Underpasses
5. LICENSES AND PERMITS
  - a. Sandra Mathews, The Coffee Bar GB LLC d/b/a Two Flower for an annual Common Victualler License at 34 Railroad Street.
  - b. Recommendation to the Zoning Board of Appeals on special permit application #918-21 from 17 Mahaiwe Group, LLC, c/o Brian Hazelton, for the expansion of a nonconforming structure at 17 Mahaiwe Street.
6. PUBLIC HEARINGS
  - a. Special Permit application from 17 Mahaiwe Group LLC, c/o Brian Hazelton, Great Barrington, MA for a mixed-use development at 17 Mahaiwe Street consisting of a single

family home and a contractor's yard, per Zoning Bylaw section 3.1.4, F(1), and for an increase in impervious surface in the Water Quality Protection Overlay District per Zoning Bylaw section 9.2.

- i. Open Public Hearing
- ii. Explanation of Project
- iii. Speak in Favor/Opposition
- iv. Motion to Close or Continue Public Hearing
- v. Motion re: Findings
- vi. Motion re: Approval/Denial/Table

7. NEW BUSINESS

- a. Strategic Sustainability and Livability Committee- composting and food waste diversion.
- b. Agricultural Committee Appointments
- c. Continuation of Town Meeting discussion on Police operations.
- d. Endorse grant application(s) to the Berkshire Regional Planning Commission for 2021 District Local Technical Assistance

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. ADJOURNMENT

NEXT SELECTBOARD MEETING

Joint Budget Meeting February 24, 2021

Joint Budget Meeting March 2, 2021

Regular Meeting March 8, 2021

Regular Meeting March 22, 2021



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.*



COMMONWEALTH OF MASSACHUSETTS  
TOWN OF GREAT BARRINGTON  
APPLICATION FOR COMMON VICTUALLER LICENSE

FEE: \$25.00 (Payable to the Town of Great Barrington) DATE: 2/2/21

**NOTICE:**

As provided by MGL Chapter 140, the sale of food for immediate consumption on the premises of the vendor has an intimate relation to the public health, and such activity cannot be conducted without the proper license and permit.

**TO THE LICENSING AUTHORITY:**

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

OWNER(S) NAME: Sandra Mathews

NAME OF BUSINESS: The coffee burgh LLC

D/B/A (if applicable): TWO FLOWER

BUSINESS MAILING ADDRESS: 34 Railroad street Great Barrington

BUSINESS TELEPHONE: 4136453470 HOME TELEPHONE: 9085687904

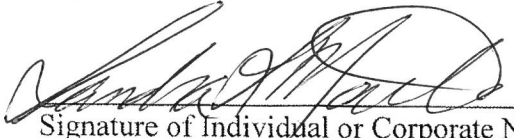
LOCATION WHERE LICENSE IS TO BE USED: 34 Railroad St  
Great Barrington Ma 01230

DAYS OF OPERATION: 7 days

HOURS OF OPERATION: 2pm - 3pm

DESCRIPTION OF PREMISES: Coffee, Tea Light Lunches

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 Name

By: owner  
Corporate Officer (if applicable)

SS# \_\_\_\_\_ or FID# 85-3418581



PDF in folder

TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

ZONING BOARD OF APPEALS

SPECIAL PERMIT # 918-21

NAME, ADDRESS, AND PROJECT: Special Permit application from 17 Mahaiwe Group LLC, c/o Brian Hazelton, Great Barrington, MA for the expansion of a nonconforming barn at 17 Mahaiwe Street, Great Barrington, filed in accordance with Section 5.3 and 10.4 of the zoning bylaw.

REVIEW MEETINGS

These Boards and Commissions will hold meetings on the following dates to consider your application and make a recommendation to the ZBA (dates or times may be subject to change):

CONSERVATION COMMISSION \* Wednesday, January 27, 2021, 6:30 PM, via Zoom  
*\* Call the Conservation Agent in advance of the meeting to see if you should attend.*

BOARD OF HEALTH \*\* Thursday, February 4, 2021, 6:30 PM, via Zoom  
*\*\* Call the Health Agent in advance of the meeting to see if you should attend.*

PLANNING BOARD Thursday, February 11, 2021, 6:00 PM, via Zoom  
*Applicant must attend*

SELECTBOARD Monday, February 22, 2021, 6:00 PM, via Zoom  
*Applicant must attend*

SPECIAL PERMIT PUBLIC HEARING

The **PUBLIC HEARING** before the **ZONING BOARD OF APPEALS** is scheduled for Tuesday, February 23, 2021, at 7:40 PM, via Zoom video/teleconference meeting. A Zoom link will be sent in advance of the hearing date. *Applicant must attend.*

The ZBA will conduct a site visit at 4:30 PM the same day. Applicants or their representatives are requested to be present at that time.



Town of Great Barrington
Massachusetts

TOWN CLERK
ZBA-1
Rev. July 2013
GREAT BARRINGTON

Application to the
Zoning Board of Appeals

JAN 13 2021 PM 2:

INSTRUCTIONS

You may download this form and fill it in on your computer. Fill out all applicable information. Save and print the form, and sign it where required. When you are ready with your form and all supporting plans and materials, call the Town Planner to set up a time to file the application. You will need to submit the original and 14 full copies of the entire package. It may not be submitted electronically, but submissions made by mail are acceptable. Incomplete applications and those not accompanied by the required fee or copies may be rejected. The Town Planner can be reached at (413) 528-1619, x.7 (Note, for Comprehensive Permit applications, please call the Town Planner.)

FOR OFFICE USE ONLY

Filing Date: 1/13/21
Received and checked for completeness by: CR
Number Assigned: 918-21
Date filed with the Town Clerk 1/13/21

FOR ZBA USE:

Advertising dates: 1/26/21 & 2/2/21
Public hearing date: 2/23/21

TIMELINE: The Zoning Board of Appeals (ZBA) will set a public hearing date that is at least 45 days but no more than 65 days from the date of your filing. The hearing date will be posted at Town Hall and in accordance with the Open Meetings Law, and notice of the hearing will be sent to the Applicant and/or Applicant's agent and abutting property owners by mail, and advertised for two consecutive weeks in the local newspaper.

A. WHAT ARE YOU SEEKING?

Check all that apply. If you are unsure, please consult with the Town Planner, Building Inspector, or ZBA Secretary (413-528-4953)

- VARIANCE (exempts a property from some Zoning requirements)
SPECIAL PERMIT (for changes to nonconforming uses, structures)
APPEAL (to overturn a decision of Building Inspector or a Board)

B. SITE / PROPERTY INFORMATION

Address of Subject Property 17 Mahaiwe Street
Assessor's Map No. 22 Lot No. 51
Registry of Deeds Book No: 2386 Page: 1
Zoning District(s) B2 General Bus.
Overlay Districts (if any) WQPOD Water Quality Protection Overlay

C. APPLICANT AND OWNER INFORMATION

Applicant's Information

Name (please print) 17 Mahaiwe Group LLC Phone (area code first) (413) 464-3362
Street Address 17 Mahaiwe Street
City, State, Zip Code Great Barrington, MA 01230
If Applicant is a corporation, provide name of contact person: Brian Hazelton
Email Address brian@woodtostone.com Signature [Handwritten Signature]

- Check here if Applicant and Property Owner are the same, and skip to the next section.
Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Note that the Property Owner must sign below to indicate permission to file this Application.

Enter Property Owner's information EXACTLY as it appears on the most recent tax bill.

Property Owner's Information

Name (please print) Phone (area code first)
Street Address
City, State, Zip Code
Email Address Signature



**D. VARIANCES** If you are requesting a variance, please answer all of the following. Attach additional sheets if necessary.

- 1) From which Section(s) of the Zoning Bylaw do you request a variance?
- 2) What will the requested variance(s) enable you to do?
- 3) If the variance(s) is not granted, what hardship will that cause you?
- 4) What special circumstances relating to soil condition, shape or topography of land or structures, affect your property but not other properties in the same zone?
- 5) Explain why your special circumstances are not a result of your own actions.
- 6) If the variance(s) is not granted, what rights will you be deprived of that other properties in the same zone enjoy?
- 7) Explain why a variance will not give you any special privileges that other properties in the same zoning district don't have.

**E. SPECIAL PERMITS** If you are requesting a special permit, please answer all of the following. Attach additional sheets if necessary.

- 1) A special permit is being requested in order to (please describe project):   
 Section 5.2     Section 5.3     Section 5.5  
 Section 5.6     Section 5.7     Section 10.4
- 2) Reason(s) that this property is not in conformance with the Zoning Bylaw
- 3) Are there any previous Special Permits or Variances for this property?  No     Yes  
If yes, provide date(s), and name of issuing Board

**F. APPEALS** If you are seeking an appeal, please answer all of the following. Attach additional sheets if necessary.

- 1) This application is to appeal the decision of  Building Inspector     Planning Board     Board of Selectmen
- 2) Date of decision
- 3) Nature of the decision
- 4) Applicable Section(s) of the Zoning Bylaw
- 5) Describe your interpretation of the nature of the decision and the remedy you seek. Attach additional sheets if needed.



## G. REQUIREMENTS FOR ALL APPLICATIONS

By checking the items below, applicant acknowledges that each application is accompanied by each of the items listed below.

- Plot Plan of the entire property or tract. The Board may require the plan to be signed by a licensed surveyor or engineer, particularly if the matter involves dimensional issues. The plan should include those items listed in Section 10.5.3 of the Zoning Bylaw, including two locus maps--one USGS survey map and one current zoning map-- illustrating property location.
- A current list of all abutters within 300 feet of the property, including address of owner, map and lot number. The list must be obtained from the Assessor's office and certified by the Assessor's office. Call 413-528-1619, x. 5.
- At least one copy of the application and plans / specifications shall be no larger than 11 x 17 inches.

## H. APPLICATION FEE

Application fees are calculated at \$150 per request. (For example, if one box in **A.** is checked, the fee is \$150. For two boxes, the fee is \$300.)

- Check here to confirm that your check in the appropriate amount is enclosed. Make checks payable to Town of Great Barrington.

## I. TECHNICAL REVIEW FEES

- The Zoning Board of Appeals may hire independent consultants whose services shall be paid for by the applicant(s) under the terms of the Rules and Regulations of the Zoning Board of Appeals, and in accordance with Chapter 44, Section 53G of the Massachusetts General Laws. Check here to acknowledge and be bound by these regulations. Failure to acknowledge shall cause this application to be rejected as incomplete. Please also sign here: [Signature], attorney for applicant

## J. ADDITIONAL INFORMATION

**Recommending Boards:** All applications to the Zoning Board of Appeals are referred to the Planning Board, Conservation Commission, Board of Health, and Board of Selectmen for comments and recommendations. Applicants should be prepared to attend those meetings in order to brief those boards of their project and answer any questions.

**Site Visits:** The ZBA and recommending Boards may contact the Applicant to request a site visit. Applicants agree to facilitate access to the site at a mutually convenient date and time.

**Timeline/ Procedures:** The ZBA conducts its business in accordance with Massachusetts General Laws. Accordingly, the ZBA will hold its Public Hearing not later than 65 days after the filing of the application. A decision for a variance or appeal will be rendered not later than 100 days from the filing date. A decision for a special permit will be made not later than 90 days after the close of the Public Hearing. The decision will be filed with the Town Clerk within 20 days of the date of the decision. The appeal period lasts for 20 days after the filing with the Town Clerk. On the 21st day, if no appeals are filed, or once all appeals are resolved, the applicant shall have the decision certified by the Town Clerk. The Applicant is responsible for then filing the decision with the Registry of Deeds, at which time the decision becomes effective.

**Guidance and Counsel:** In preparing this application and when presenting the case to the ZBA, applicants are advised to be fully familiar with, or seek counsel from a qualified person who is familiar with, the Zoning Bylaw and other rules, regulations, and laws as may be appropriate. If you wish to discuss the completeness of this application, or have any questions about this application, please contact the ZBA's Secretary, Bernard Drew, at 413-528-4953, or the Town Planner at 413-528-1619, x. 7. However, we will not discuss the merits or strategy of your case.

**Applicant's Signature:** "I have read and I understand all of the information on this application."

[Signature], attorney for applicant (signed)      1/8/2021 (date)

Print Form

### Need Help? Just call us.

Town Planner: (413) 528-1619, x.7

Building Inspector / Zoning Enforcement Officer:  
(413) 528-3206

ZBA Secretary: (413) 528-4953

For bylaws, regulations, maps, and other useful information, visit us online at [www.townofgb.org](http://www.townofgb.org)

## **Overview**

The applicant, 17 Mahaiwe Group, LLC (the “Applicant”), seeks a special permit pursuant to Sections 5.3 and 10.4 of the Town of Great Barrington Zoning Bylaw (the “Bylaw”) with respect to the property owned by the Applicant (the “Property”) located at 17 Mahaiwe Street (Assessor’s Map No. 22, Lot No. 51). The Property is located in the MXD (Mixed Use Transitional) zoning district, within the WQPOD (Water Quality Protection Overlay District) overlay district. The Property is a 0.5 acre parcel that contains a two-story single-family home as well as a free-standing barn (the “Barn”) containing approximately 1170 square feet.

The Barn is a pre-existing non-conforming structure, which appears on Sanborn Fire Insurance Maps circa 1920s.

The Applicant previously received a building permit for the construction of exterior stairs to the second floor on the western elevation of the Barn in connection with the creation of a home office in connection with the Applicant’s affiliated company, Wood to Stone, LLC.

The Applicant seeks to alter the pre-existing, non-conforming structure by improving the ground level of the Barn to include creation of space suitable for meetings with clients of Wood to Stone, LLC and construction of a dedicated restroom for employees of Wood to Stone, LLC, as well as the construction of sheds to store masonry tools and provide for dry storage of building materials and travel trailers. There will be no vehicles or hazardous materials will be stored in the Barn.

The proposed alteration of the Barn is not substantially more detrimental than the existing use to the neighborhood. There are several professional offices and other commercial uses in the immediate vicinity of the Property, all of which contribute to the harmonious commercial and residential nature of the neighborhood. Moreover, the appearance of the Barn will be improved as a result of the Applicant’s proposal (copies of elevations are included herewith).

Ultimately, the Applicant seeks to formally permit this Property as a Mixed Use Development with the primary structure returned to use as a single-family home (from professional offices) and the Barn being modified along with a proposed shed to formally establish a contractor’s yard for Wood to Stone, LLC. In order to achieve this goal, the Applicant has filed the required Site Plan Review & Special Permit applications to the Town of Great Barrington Planning Board and Select Board, respectively.

## **Consistency with Master Plan**

The Applicant’s proposed use of the Barn is consistent with the goal of adaptive reuse, as set forth in Appendices Community Master Plan, Volume II Town of Great Barrington, MA. In this case reuse of the Barn is a viable alternative to demolishing the Barn.



### **Special Permit Required Findings**

*Social, economic, or community needs which are served by the proposal;*

The proposed project allows the Applicant to keep a successful construction business in Great Barrington providing employment for numerous tradesmen while increasing the value of the Property through the renovations and addition planned while allowing the Hazelton family to continue residing in Great Barrington.

*Traffic flow and safety, including parking and loading;*

The proposed project will reduce the overall vehicle trips to and from the Property as compared to the previous use of the single-family home, which served numerous professionals with offices open to the public and their clients. With the Hazelton family residing and working on the Property as well as the limited staff and material deliveries that occur to this location, there will be minimal disruption to the neighborhood. The amount of proposed parking exceeds the minimum requirements set forth in the Bylaw.

*Adequacy of utilities and other public services;*

The Property is currently served by municipal water and sewer and will continue to be so served with minimal increase in the contribution of flow as a result of the addition of an employee restroom. The additional Title 5 capacity of the proposed office space is less than that of a 3-bedroom single family home.

*Neighborhood character and social structures;*

The project as proposed allows for the ability for a single-family residence as well as a business to function on the same parcel. The subject parcel is centered on a street which contains both residential and commercial uses, as allowed in the MXD zoning district

*Impacts on the natural environment;*

The project as proposed proposes a number of improvements to the natural environment. First and foremost, the Applicant seeks to remove a number of invasive and hazardous trees that threaten the subject parcel as well as surrounding parcels. Secondly, the Applicant seeks to replant healthy, fruit bearing trees along the frontage of the Property to provide a natural screen and enhancing the overall curb appeal of the Property. The proposed additions will allow for more equipment and materials to be stored under cover with lighting proposed in a way to avoid any impacts to abutters. A series of stone drywells and subsurface infiltration bed will ensure proper recharging of the groundwater table from the proposed roof runoff.

*Potential fiscal impact, including impact on town services, tax base, and employment.*

The project as proposed will provide numerous fiscal benefits to the Town of Great Barrington, including increased value of the Property, which will increase tax collections, additional personal property tax to be collected by the town, providing a space for Wood to Stone, LLC to meet with clients, which will increase their volume of business allowing them to thrive and grow their business with their location providing great opportunity for them to be accessible to customers and providing a better client experience.



Bruce Firger, Assessor  
John Katz, Assessor

Shaun McHugh, Principal Assessor  
E-mail: [smchugh@townofgb.org](mailto:smchugh@townofgb.org)

Carol Strommer  
Administrative Assessor  
E-mail: [cstrommer@townofgb.org](mailto:cstrommer@townofgb.org)



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-2220 x 5  
Fax: (413) 528-1026

## TOWN OF GREAT BARRINGTON MASSACHUSETTS BOARD OF ASSESSORS

November 23, 2020

ABUTTERS TO PROPERTY OF: 17 MAHAIWE GROUP LLC  
17 Mahaiwe Street, Map 22 Lot 51, Book 2386 Page 1

MAP	LOT	ABUTTER
22	44	Bellco Realty Inc., PO Box 99, South Egremont, MA 01258-0099
22	57	Six Ten Manville Street LLC, PO Box 99, South Egremont, MA 01258-0099
22	45,47,80,79A	26 Manville LLC, PO Box 628, Gt. Barrington, MA 01230-0628
22	46	Construct Inc., 41 Mahaiwe St., Gt. Barrington, MA 01230-1901
22	48,50	Donald E. Willis Jr. & Priscilla Ann Willis, 6366 Silent Harbor Drive, Huntington Beach, CA 92648-2678
22	49	Pat L & Kathleen Greco, Co-Trustees, 29 Mahaiwe St., Gt. Barrington, MA 01230-1901
22	52	Laura I. Meiser, 22 Manville St., Gt. Barrington, MA 01230-1912
22	53	Elizabeth D. Fetherolf, Trustee, 20 Mahaiwe St., Gt. Barrington, MA 01230-1912
22	54	Lawrence & Nancy Bronstein, 15 Mahaiwe St., Gt. Barrington, MA 01230-1901
22	56,38	Topa Enterprises LLC, Tom Doyle, 32 Mahaiwe St., Gt. Barrington, MA 01230-1960
22	27	Wainwright Property LLC, 518 Main St., Gt. Barrington, MA 01230-2006
22	28	Patricia J. White & Mary Ann Croker, 45 Russell St., Gt. Barrington, MA 01230-1346
22	30	Pope Street LLC, 138 East St., Mt. Washington, MA 01258-9710
22	32,29	Armand L. Ferron Jr., 19 Pope St., Gt. Barrington, MA 01230-1907
22	31	Michael J. Kernan, 12 Mahaiwe St., Gt. Barrington, MA 01230-1902
22	33	Eliyho & Barbara F. Matz, 22 Mahaiwe St., Gt. Barrington, MA 01230-1902
22	34	Carolann Blanco, 60 Old Joe Rd., Gt. Barrington, MA 01230-9313
22	35,37	Ruppert C. & Annalia D. Young, 5307 Asterwood Dr., Dublin, CA 94568-7717
22	36	Raul Junior Escobar, 54 State Rd., Gt. Barrington, MA 01230-389
22	39	Diane Niewinski, Daniel Niewinski & David Niewinski, 29 Pope St., Gt. Barrington MA 01230-1907
22	40,43B	Duet Ventures Inc., 38 Silver St., Gt. Barrington, MA 01230-1925
22	43	38 Mahaiwe LLC, PO Box 736, Monterey, MA 01240-0736
22	43A	Beartown LLC, PO Box 736, Monterey, MA 01240-0736
22	58	Michael Heath, 541 Main St., Gt. Barrington, MA 01230-2001
22	63	Doranne Raflowitz, PO Box 360, Gt. Barrington, MA 01230-0360
22	73	Merritt B. & Gail M. Heady, 562 Main St., Gt. Barrington, MA 01230-2010
22	74	Ivan & Miral Kruh, 7 Manville St., Gt. Barrington, MA 01230-1911
22	75,76	Judith A. Haywood, 11 Manville St., Gt. Barrington, MA 01230-1911
22	77	Matthew & Patricia Barlow, 15 Manville St., Gt. Barrington, MA 01230-1911
22	78,79	Edwin E. & Alice C. Leason, 17 Manville St., Gt. Barrington, MA 01230-1911
22	81	Paul A. Kleinwald, 578 Main St. #2, Gt. Barrington, MA 01230-2081
22	82	Wards Nursery Inc, 600 Main St., Gt. Barrington, MA 01230-2010
22	U1	55 Michael Hanagan & Miriam Cohen, 12 Drouilhet Lane, Poughkeepsie, NY 12603-3134
22	U2	55 Roberta Hantgan, Trustee, 1 Powder Mill Sq. #308, Andover, MA 01810-6512
22	U3	55 Victoria Fleming, 12 Manville St. #3, Gt. Barrington, MA 01230-1952
22	U4	55 Christopher E. Ryan, 12 Manville St. #4, Gt. Barrington, MA 01230-1952

The above list of abutters to the subject property is correct according to the latest records of this office.

Shaun McHugh, Principal Assessor

Selectboard February 22, 2021 meeting

Agenda item 6.a

Special Permit Public Hearing

Packet includes the following:

Public hearing notice

Special Permit Application

Board of Health letter

Planning Board letter

Correspondence from Abutters

Draft Findings and basis of decision

Draft Motions

## **TOWN OF GREAT BARRINGTON**

### **PUBLIC HEARING**

The Great Barrington Selectboard will hold a public hearing on Monday, February 22, 2021 at 6:00 pm, via Zoom remote video/teleconference, to act on the Special Permit application from 17 Mahaiwe Group LLC, c/o Brian Hazelton, Great Barrington, MA for a mixed-use development at 17 Mahaiwe Street consisting of a single family home and a contractor's yard, per Zoning Bylaw section 3.1.4, F(1), and for an increase in impervious surface in the Water Quality Protection Overlay District per Zoning Bylaw section 9.2.

The Zoom link and meeting ID will be listed on the meeting agenda, which is posted to the calendar on the Town website at least 48 hours in advance. Interested parties may contact the Planning Department at [crembold@townofgb.org](mailto:crembold@townofgb.org) for more information.

Steven Bannon, Chair

Please publish January 26 and February 2, 2021

Berkshire Eagle

**TOWN OF GREAT BARRINGTON**  
**Application for a Special Permit**  
**to the Board of Selectmen or Planning Board**

FORM SP-1  
REV. 11-2013

FOR OFFICE USE ONLY

Number Assigned 919-21 Date Received 1/13/21  
Special Permit Granting Authority SB  
Copy to Recommending Boards 1/14/21  
Advertised 1/26/21 & 2/2/21  
Public Hearing 2/22/21  
Fee: \$150.00 Paid:

APPLICATION FOR SPECIAL  
PERMIT UNDER TOWN ZONING  
BYLAWS FOR TOWN OF  
GREAT BARRINGTON,  
MASSACHUSETTS

MAP 22 LOT 51 BOOK 2386 PAGE 1 ZONING DISTRICT(s) B2 General Bus.

Site Address: 17 Mahaiwe Street

Date of Application January 8, 2021

Applicant's name and complete mailing address 17 Mahaiwe Group LLC

17 Mahaiwe Street, Great Barrington, MA 01230

Applicant's phone number ( 413 ) 464-3362 Applicant's email address: brian@woodtostone.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:

17 Mahaiwe Group LLC

97 Castle St, Great Barrington, MA 01230

I (we) request a Special Permit for: use of the property as a Contractor's Yard and a special permit  
under the Water Quality Protection Overlay District

Under Section(s) 9.2 and 10.4 of the Great Barrington Zoning Bylaws.

**APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:**

One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

1. Completed application form, including signatures.
2. Brief written description of how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)
3. Site Plan, drawn to scale, applicable to the site and the proposed use of said site for which this special permit is requested.
4. Any other specifications necessary to further describe the site or proposed use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" X 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, walkways and parking areas. All proposed landscaping, parking, loading, and similar improvements must be in compliance with the applicable sections of the Zoning Bylaw.
5. Certified list of abutters within 300' on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.

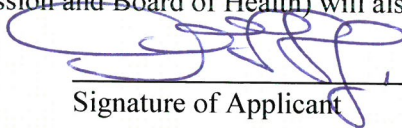


FORM SP-1  
REV. 11-2013

- 6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USGS map enlarged and showing the site location within the Town.
- 7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase in impervious surfaces, the SPGA may require calculations or expert analysis of the plan.
- 8. Landscaping Plan drawn to scale and showing existing and proposed landscaping.
- 9. If applicant and owner are different, a letter signed by the owner of the property authorizing the applicant to apply for the special permit.

**SPECIFICS:**

- 1. All site plans and specifications must be signed and dated by the preparer.
- 2. **ALL OWNERS** of property must also sign the application.
- 3. A copy of special permit procedures is available upon request.
- 4. Fee for application is \$150.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds \$150.00, the applicant shall pay the balance due upon notification from the Granting Authority.
- 5. Once all the necessary papers, maps, etc. are compiled into the required Original and Fourteen sets, call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application. The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen or Planning Board will be scheduled. Meetings of recommending boards (e.g. Planning Board, Conservation Commission and Board of Health) will also be arranged at this time.

  
 \_\_\_\_\_  
 Signature of Applicant

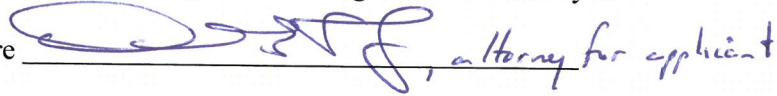
\_\_\_\_\_  
 Signature of Co-Applicant (e.g. Property Owner, if different)

\*\*\*\*\*

**PLEASE READ AND SIGN BELOW**

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD, AND APPROVED BY THE BOARD OF SELECTMEN, FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO THE APPLICANT IF REQUESTED.

I have read the above regulation and agree to be bound by it.

Signature   
 \_\_\_\_\_  
 Signature of Co-Applicant (e.g. Property Owner) \_\_\_\_\_

Date 1/8/2021  
 \_\_\_\_\_

February 9, 2021

To whom it may concern,

I'm Brian Hazelton, owner of 17 Mahaiwe St, and sole proprietor of Wood to Stone. I appreciate the opportunity to introduce myself, 17 Mahaiwe, and the proposed projects at the property. I became a resident of the Berkshires as a young child in 1986, and therefore have the same love and appreciation of our beautiful corner of the world as all of you joining me tonight. I grew up north of here, but through high school and college years often visited Great Barrington as the hub of the southern Berkshire area, enjoying all aspects and benefits the downtown area provided for people of all ages. In my mid-20's. I had the opportunity to join a building company in Great Barrington, which I jumped to take. Now 15 years later, I'm a homeowner, business owner, and active parent in the community that I love.

The company that I've been creating for the past 9 years is built upon sustainability, environmental awareness, and positive relationships with municipalities, clients, and the community. As a member of NESEA and other organizations that promote good practice and sustainability in construction practices, we have found ourselves a niche of remodeling older buildings and homes rather than demolition and new construction. Over the years, it led me to a love and appreciation of the old properties surrounding us and a mission to save and restore as many as we can.

This is what first led my partners and I to 17 Mahaiwe st. We were looking for office space and storage for Wood to Stone, but additionally viewed the buildings on the property as in need of our attention. Having been told it has been used for the majority of the last 35 years as a shop and storage for multiple building companies, we felt we had found our spot. For the first three years of ownership, my partners and I investigated many options for the property. These ranged from adding more commercial space to the second lot, to building an apartment building, to creating a cabinetry workshop. As each of these ideas was discussed and professionals consulted, we discovered the limitations of the mixed use zoning would not allow us to pursue these pathways. We then became aware that even the way we were actively using the property was not compliant.

After watching the concerns of neighbors unfold about large development projects in our neighborhood and the respectful limitations we would be challenging, the property was not an asset to the partnership that had initially purchased 17 Mahaiwe. However, my wife and I had fallen in love with the property, we decided to buy out the partners and convert the commercial building to our residence. With this change of plans, we began the process to create a private office to run our company, close down the existing offices, and consulted the professionals you will hear from shortly to insure we are developing our property in the appropriate manner.

This all being said, we are proposing the project, with the neighbors concerns in mind. Reducing the amount of traffic on Mahaiwe St, turning a solely commercial property into a mixed use residential and bringing another family back to Mahaiwe St., rehabilitating the buildings on the property, and insuring the environmental impact is low.... These are all aspects of this proposal. In addition to this, and after hearing their direct concerns about our project, we have made permanent arrangements to store all heavy machinery off site, and we have solidified an offsite fabrication shop elsewhere. This would mean

that all custom stone and carpentry projects will not be done there, and the buildings would be used as an office and dry storage only. We are proposing that the major construction vehicles will be stored off site, this would include: dumptruck, excavator, skid steer, and the two trailers associated with these machines. The only vehicles that would be continually stored there are: an f250 pick up truck, a subaru used for estimating trips, and a service minivan, all domestic sized vehicles. There would be the occasional storage of enclosed trailers and a very small(6'x8') dump trailer when they are not on projects.

The Master Plan of Great Barrington deemed this Mixed Use Zone, not only because of the way the neighborhood has naturally progressed, but in my belief, also to promote business owners to develop and work in the downtown area in the diverse neighborhood that creates it. I truly believe that our projects that conform and fit into the neighborhood. We believe that our plan fully aligns with the Master Plan and will add value to the neighborhood in many ways.

I am one example of what our town and surrounding communities need, an almost "native" that grew up here, went away to college, and returned to raise a family, start a business, and positively impact my community in as many ways as possible. Myself, my company of 12 diverse Berkshire residents, and my development team before you today are committing to work with the town and the neighbors to be a part of the positive and necessary growth our community needs.

In conclusion, I thank the members of the board and my fellow residents present for coming to this meeting to hear about our project and to weigh in their concerns and support. Special permits are granted on an individual basis, and I believe as professionals, neighbors, and town officials we can come up with a final scenario that is beneficial for all. Thank you again for your time, and I look forward to continuing through this process with you.

Sincerely,

Brian Hazelton

Bruce Firger, Assessor  
John Katz, Assessor

Shaun McHugh, Principal Assessor  
E-mail: [smchugh@townofgb.org](mailto:smchugh@townofgb.org)

Carol Strommer  
Administrative Assessor  
E-mail: [cstrommer@townofgb.org](mailto:cstrommer@townofgb.org)



Town Hall, 334 Main Street  
Great Barrington, MA 01230  
Item 6.a., p. 7  
Telephone: (413) 528-2220 x 5  
Fax: (413) 528-1026


## TOWN OF GREAT BARRINGTON MASSACHUSETTS BOARD OF ASSESSORS

November 23, 2020

ABUTTERS TO PROPERTY OF: 17 MAHAIWE GROUP LLC  
17 Mahaiwe Street, Map 22 Lot 51, Book 2386 Page 1

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
22	44	Bellco Realty Inc., PO Box 99, South Egremont, MA 01258-0099
22	57	Six Ten Manville Street LLC, PO Box 99, South Egremont, MA 01258-0099
22	45,47,80,79A	26 Manville LLC, PO Box 628, Gt. Barrington, MA 01230-0628
22	46	Construct Inc., 41 Mahaiwe St., Gt. Barrington, MA 01230-1901
22	48,50	Donald E. Willis Jr. & Priscilla Ann Willis, 6366 Silent Harbor Drive, Huntington Beach, CA 92648-2678
22	49	Pat L & Kathleen Greco, Co-Trustees, 29 Mahaiwe St., Gt. Barrington, MA 01230-1901
22	52	Laura I. Meiser, 22 Manville St., Gt. Barrington, MA 01230-1912
22	53	Elizabeth D. Fetherolf, Trustee, 20 Mahaiwe St., Gt. Barrington, MA 01230-1912
22	54	Lawrence & Nancy Bronstein, 15 Mahaiwe St., Gt. Barrington, MA 01230-1901
22	56,38	Topa Enterprises LLC, Tom Doyle, 32 Mahaiwe St., Gt. Barrington, MA 01230-1960
22	27	Wainwright Property LLC, 518 Main St., Gt. Barrington, MA 01230-2006
22	28	Patricia J. White & Mary Ann Croker, 45 Russell St., Gt. Barrington, MA 01230-1346
22	30	Pope Street LLC, 138 East St., Mt. Washington, MA 01258-9710
22	32,29	Armand L. Ferron Jr., 19 Pope St., Gt. Barrington, MA 01230-1907
22	31	Michael J. Kernan, 12 Mahaiwe St., Gt. Barrington, MA 01230-1902
22	33	Eliyho & Barbara F. Matz, 22 Mahaiwe St., Gt. Barrington, MA 01230-1902
22	34	Carolann Blanco, 60 Old Joe Rd., Gt. Barrington, MA 01230-9313
22	35,37	Ruppert C. & Annalia D. Young, 5307 Asterwood Dr., Dublin, CA 94568-7717
22	36	Raul Junior Escobar, 54 State Rd., Gt. Barrington, MA 01230-389
22	39	Diane Niewinski, Daniel Niewinski & David Niewinski, 29 Pope St., Gt. Barrington MA 01230-1907
22	40,43B	Duet Ventures Inc., 38 Silver St., Gt. Barrington, MA 01230-1925
22	43	38 Mahaiwe LLC, PO Box 736, Monterey, MA 01240-0736
22	43A	Beartown LLC, PO Box 736, Monterey, MA 01240-0736
22	58	Michael Heath, 541 Main St., Gt. Barrington, MA 01230-2001
22	63	Doranne Rafterowitz, PO Box 360, Gt. Barrington, MA 01230-0360
22	73	Merritt B. & Gail M. Heady, 562 Main St., Gt. Barrington, MA 01230-2010
22	74	Ivan & Miral Kruh, 7 Manville St., Gt. Barrington, MA 01230-1911
22	75,76	Judith A. Haywood, 11 Manville St., Gt. Barrington, MA 01230-1911
22	77	Matthew & Patricia Barlow, 15 Manville St., Gt. Barrington, MA 01230-1911
22	78,79	Edwin E. & Alice C. Leason, 17 Manville St., Gt. Barrington, MA 01230-1911
22	81	Paul A. Kleinwald, 578 Main St. #2, Gt. Barrington, MA 01230-2081
22	82	Wards Nursery Inc, 600 Main St., Gt. Barrington, MA 01230-2010
22	U1	55 Michael Hanagan & Miriam Cohen, 12 Drouilhet Lane, Poughkeepsie, NY 12603-3134
22	U2	55 Roberta Hantgan, Trustee, 1 Powder Mill Sq. #308, Andover, MA 01810-6512
22	U3	55 Victoria Fleming, 12 Manville St. #3, Gt. Barrington, MA 01230-1952
22	U4	55 Christopher E. Ryan, 12 Manville St. #4, Gt. Barrington, MA 01230-1952

The above list of abutters to the subject property is correct according to the latest records of this office.

Shaun McHugh, Principal Assessor 



**SITE PLAN REVIEW & SPECIAL PERMIT APPLICATION**

**FOR**

**17 MAHAIWE GROUP, LLC**

**17 MAHAIWE STREE  
GREAT BARRINGTON, MA**

**DECEMBER 2020**



**PREPARED BY:  
WHITE ENGINEERING, INC.  
55 S. MERRIAM STREET  
PITTSFIELD, MA 01201  
(PH) 413-443-8011  
(FX) 413-443-8012  
[BWHITE@WHITEENG.COM](mailto:BWHITE@WHITEENG.COM)**

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**Great Barrington, MA**

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**Project Narrative**

**Stormwater Calculation Worksheet**

**Stormwater Checklist**

**Stormwater Pollution Prevention Plan (SWPPP)**

**Soils Data**

**Lighting Cut Sheet**

**White Engineering, Inc. Site Plan**

**Building Elevations**

## **Introduction**

17 Mahaiwe Street in Great Barrington, MA is a 0.5 acre parcel that contains a two story single family home with 2,182 square feet as well as a free-standing barn containing approximately 1170 square feet and is owned by 17 Mahaiwe Group, LLC. The parcel is located on the South side of Mahaiwe Street approximately halfway between South Main Street and Maple Avenue and lies within the MXD- Mixed Use Zoning Overlay District. The property is served by a single curb cut with an existing gravel driveway and gravel parking area and is serviced by municipal water and sewer. The single family home had served as an office building housing numerous professionals including multiple practicing attorneys, landscape designer as well as the office for the applicant's construction firm, Wood to Stone, LLC. The home was last occupied as an office on October 15, 2020. The existing barn recently received a permit to construct stairs to the second story of the barn for the creation of home office space for Wood to Stone, LLC. The proposed project seeks to improve the barn on the ground level to be suitable for clients to have an accessible space to meet with Wood to Stone, LLC representatives to discuss projects as well as provide a dedicated restroom for employees. Along with that there will be sheds constructed to store masonry tools as well as dry storage of building materials and travel trailers. There will be no indoor vehicle storage on-site nor will there be storage of hazardous materials.

The applicant seeks to formally permit this property as a Mixed Use Development with the primary structure being returned to use as a single family home and the existing barn being modified along with a proposed shed to formally establish a contractors yard for Wood to Stone, LLC. In order to obtain all necessary permission the applicant is filing the required Site Plan Review & Special Permit applications to the Town of Great Barrington.

## **Stormwater Narrative**

Stormwater management for the project involves a number of techniques to comply with Massachusetts Stormwater Management Standards as well as the requirements of the Water Quality Protection District (WQPOD). Since the property lies within Zone II of the water supply the proposed used is allowed within the WQPOD subject to other requirements of the Great Barrington Zoning Bylaw. The soils for the site are Hydrologic Group A which has the greatest permeability. This was determined based upon test pits completed on December 28, 2020 which showed a depth to 9' of pure sand with approximately 10% gravel. As a secondary justification I reviewed the soils test pit logs our firm prepared for the project on the corner of Mahaiwe Street & South Main Street as well as the peer review we prepared on behalf of the town of Great Barrington for the project proposed at the end of Manville Street indicating deep, well-draining soils with lack of evidence of a seasonal high groundwater table. Please find enclosed with this a Stormwater Checklist identifying how the project meets all ten (10) of the Stormwater Management Standards. A brief summary of compliance is found below.

### **Standard 1 - There are no untreated discharges proposed.**

The project has been designed to reduce the amount of gravel driveway and parking areas and directing clean roof runoff directly to subsurface infiltration best management practices.

**Standard 2 - Peak Rate Attenuation**

The project has been designed to have all runoff from the roofs and paved parking lot be managed by stone dry well as well as a subsurface chamber infiltration bed. They have been sized to infiltrate the entire 100 year event from all proposed roof areas. The chamber bed alone stores nearly 2” of static rainfall from all impervious areas prior to factoring in any infiltration. There are additional stone drywells proposed for the barn to manage runoff collected by the gutters.

**Standard 3 - Stormwater Recharge**

To evaluate the stormwater recharge requirements, we have modeled the requirements utilizing the Static Method. To determine the minimum recharge requirements, the first step is determining the existing underlying soil conditions. The table below is taken from the Massachusetts DEP Website indicating the requirements for recharge based on soil conditions:

Hydrologic Group Volume to Recharge (x Total Impervious Area)	
Hydrologic Group	Volume to Recharge x Total Impervious Area
A	0.60 inches of runoff
B	0.35 inches of runoff
C	0.25 inches of runoff
D	0.10 inches of runoff

Based upon the tests we have identified the site comprises of Group A soils. Below are the calculations based upon the proposed impervious areas on site:

$$1,810 \text{ sf} \times 0.6 \text{ in} \times (1 \text{ ft}/12 \text{ in}) = 90.5 \text{ cf}$$

Please note the static volume of the chambers alone is 271 cf, three times the minimum required and the standard is met.

**Standard 4 - Water Quality**

By virtue of the proposal reducing the area of gravel driveway and parking areas and the increase in impervious area being roof area which generates clean runoff there is no need for additional best management practices to address water quality.

**Standard 5 - Land Use with Higher Potential Pollutant Loads (LUHPPL's)**

Not applicable

**Standard 6 - Critical Areas**

The property is located within a Critical Area as that is the basis for its placement in the WQPOD. The project has been designed to meet all infiltration and recharge requirements and avoiding proposal of a hazardous land use and the standard is met.

**Standard 7 - Redevelopment**

The project is a redevelopment of an existing developed parcel; however, all stormwater management standards have been met.

**Standard 8 - Construction Period Controls**

A Stormwater Pollution Prevention and Erosion and Sedimentation Control Plan is included. A NPDES permit will be applied for prior to construction. The standards have been met.

**Standard 9 - A Post Construction Operation and Maintenance Plan**

An Operation and Maintenance Plan has been provided, and the standard has been met.

**Standard 10 - Illicit Discharge**

The project as proposed does not call for any illicit discharges to the stormwater management system. An illicit discharge statement is provided in the SWPPP. This standard has been met.

Along with stormwater calculations, please find enclosed the Stormwater Pollution Prevention Plan (SWPPP) to help manage construction period concerns. While there are no wetland resource areas, we have proposed that a sediment control barrier be placed around the work area. We have also identified that construction entrances be installed at the curb cuts on Mahaiwe Street to minimize the tracking of spoils from the job site onto the public way. Please note the approximate soil removal from the property would be approximately 220 cubic yards. A majority of this quantity comes from the construction of an inground pool on the property and construction of the subsurface infiltration chamber bed. The proposed sheds will be built on piers resulting in minimal soil removal.

## Project Narrative

The proposal seeks to establish an approved Mixed Use Development at 17 Mahaiwe Street to include reversion of the primary structure from office use back to a single family home use and through conversion of the barn and construction of storage sheds establishing a contractor yard as the second use and establishing Mixed Use. The previous use as of October 15, 2020 for this property involved offices for two attorneys, landscape designer as well as the office for Wood to Stone, LLC. The proposal will allow the primary structure to be the residence for the Hazelton family with Wood to Stone, LLC relocating all operations to the barn structure. The upstairs of the barn structure serves as the home office and will remain with that use. The ground level of the barn will be renovated to allow for an accessible conference space for clients to meet at the property as well as a restroom for employees. The proposed sheds will store masonry tools and materials as well as provide dry storage for building materials and trailers. No motorized vehicles will be stored within the buildings nor will any hazardous materials be stored at the site.

The proposed Mixed Use will provide a reduction in vehicle trips compared to the previous use with numerous professionals located on site along with the office use of Wood to Stone, LLC. With the previous use there staff and clients coming and going from the site. With the Hazelton family residing on site they will not need to be arriving and leaving every day to work. It is important to note that upon completion of build out of the renovation of the barn and construction of the shed, in ground pool, etc. there will only be five employees on site at once as a majority of employees report directly to job sites. Aside from the principals reporting to the office the working hours for Wood to Stone, LLC begin at 8:30 AM per their employee manual to ensure compliance with the Great Barrington Noise Ordinance. The parking requirements call for two spaces for a residential use with a reduction allowed within the MXD. The contractor yard parking requirement is based on 1 space for every 2 employees for the largest shift which results in requiring 3 spaces for the contractor yard use. The proposed parking layout calls for a total of 10 spaces with an accessible space located on the south side of the parking area closest to the barn. The layout allows for an accessible path from the parking space to the lower level of the garage without requiring any grading or construction of a ramp. This parking layout helps to ensure there is ample parking for all uses as well as vehicles or excavators that may need to be stored on-site between jobs. It should be noted Wood to Stone, LLC strives to move excavation equipment directly from one job site to the next as having the machine at the subject parcel means it is not being productive for the business.

To ensure proper illumination the applicant proposes to use shielded LED light fixtures directly above overhead doors of the proposed buildings. Enclosed with this application is a cut sheet showing the selected fixture, the Lithonia Lighting D-Series Size 1, T3S fixture that will be 3000 Kelvin temperature. The photometric diagram enclosed shows the footprint based on a mounted height of 15' tall. The applicant proposes these lights to be used on the overhead doors on the east side of the shed but will not use this fixture on the North side of the shed.

In order to accommodate the proposed construction on-site there will be a total of five trees cut. In the area of the proposed pool is a large coniferous tree that has been struck by lightning in close proximity to the house as this is a safety hazard to the house, barn, proposed shed and neighbor the east. There are two Norway Maples an invasive tree in the southeast corner that will also be removed. In the Southwest Corner is a 36" Norway Maple that will be removed. That tree serves as a potential hazard to the subject parcel as well as abutters to the South and West. Finally a smaller Norway Maple that is in the area of the proposed shed will be removed. The applicant proposes to plant a minimum of 8 fruit bearing trees along the frontage of Mahaiwe Street with a minimum 1" caliper. Along with those trees there will be additional landscaping planned as well as vegetable garden if possible.

Upon issuance of a Special Permit and prior to issuance of a building permit the applicant will finalize a design of the Southern wall of the existing barn that will provide a sufficient fire rating to address the proximity of the barn to the Southern property line. There are a number of ways to achieve the proper fire rating but the applicant is still exploring options to address this.

### Special Permit Required Findings

#### *Social, economic, or community needs which are served by the proposal;*

The proposed project allows the applicant to keep a successful construction business in Great Barrington providing employment for numerous tradesmen while increasing the value of the parcel through the renovations and addition planned while allowing the Hazelton family to continue residing in Great Barrington.

#### *Traffic flow and safety, including parking and loading;*

The proposed project will reduce the overall vehicle trips to and from the site compared to the previous use with the single family home serving numerous professionals with offices open to the public and their clients. With the Hazelton family residing and working on the property as well as the limited staff and material deliveries that occur to this location will be of minimal disruption to the neighborhood. The amount of proposed parking exceeds the minimum requirements.

#### *Adequacy of utilities and other public services;*

The property is currently served by municipal water and sewer and will continue to do so with minimal increase in the contribution of flow. The additional Title 5 capacity of the proposed office space is less than that of a 3 bedroom single family home.

*Neighborhood character and social structures;*

The project as proposed allows for the ability for a single family residence as well as a business to function on the same parcel. The subject parcel is centered on a street which contains both residence and business uses

*Impacts on the natural environment;*

The project as proposed proposes a number of improvements to the natural environment. First and foremost the applicant seeks to remove a number of invasive and hazardous trees that threaten the subject parcel as well as surrounding parcels. Secondly the applicant seeks to replant healthy, fruit bearing trees along the frontage of the property to provide a natural screen and enhancing the overall curb appeal of the property. The proposed additions will allow for more equipment and materials to be stored under cover with lighting proposed in a way to avoid any impacts to abutters. A series of stone drywells and subsurface infiltration bed will ensure proper recharging of the groundwater table from the proposed roof runoff.

*Potential fiscal impact, including impact on town services, tax base, and employment.*

The project as proposed will provide numerous fiscal benefits to the Town of Great Barrington including increased value of real estate which will increase tax collections, additional personal property tax to be collected by the town, providing a space for Wood to Stone, LLC to meet with clients which will increase their volume of business allowing them to thrive and grow their business with their location providing great opportunity for them to be accessible to customers and providing a better client experience.



### Stormwater Calculations for 17 Mahaiwe Group, LLC

17 Mahaiwe Street  
Great Barrington, MA

Prepared by White Engineeirng, Inc.

lf = lineal foot  
sf = square foot  
cf = cubic foot

<b>Proposed Increase Roof Area</b>	<b>1881</b>	<b>sf</b>
------------------------------------	-------------	-----------

Total Area 1881 sf

Runoff Volume per Inch of rain

Depth of Rain (in)	Volume	cf
1	156.75	cf
2	313.50	cf
3	470.25	cf
4	627.00	cf
5	783.75	cf
6	940.50	cf
7	1097.25	cf
8	1254.00	cf

#### Infiltrator Quick 4 Hi-Capacity Chambers

Volume of Chamber Installed 11.3 CF/CHAMBER  
 Area of Chamber Installed 11.36 SF/CHAMBER  
 Chambers Long 6 long  
 Chambers Wide 4 wide

<b>Chamber System Area</b>	<b>272.64</b>	<b>sf</b>
<b>Chamber System Volume</b>	<b>271.2</b>	<b>cf</b>

**Total System Storage Volume = 271.2 CF**

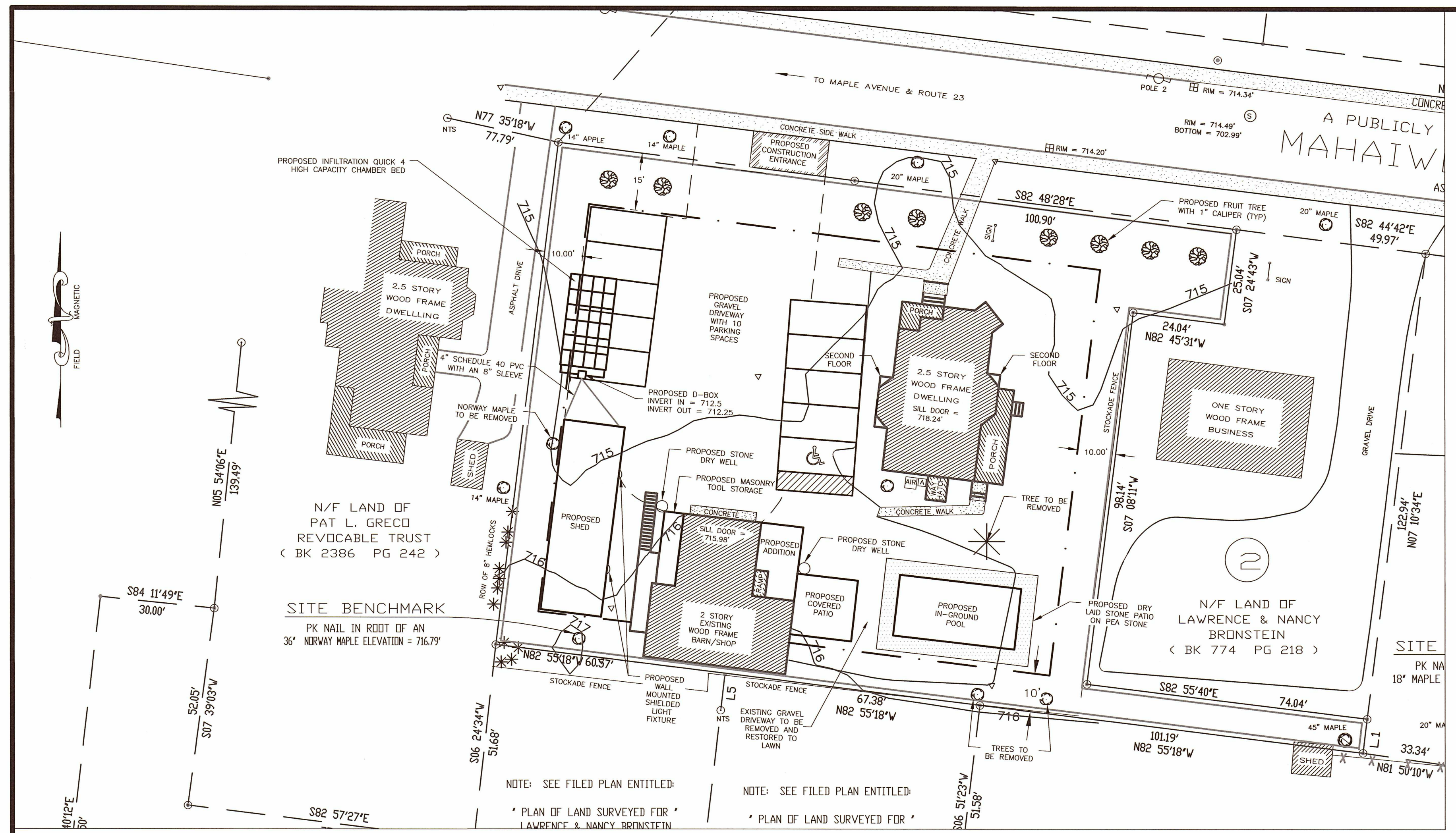
#### Infiltration

Percolation Rate 8.27 in/hr

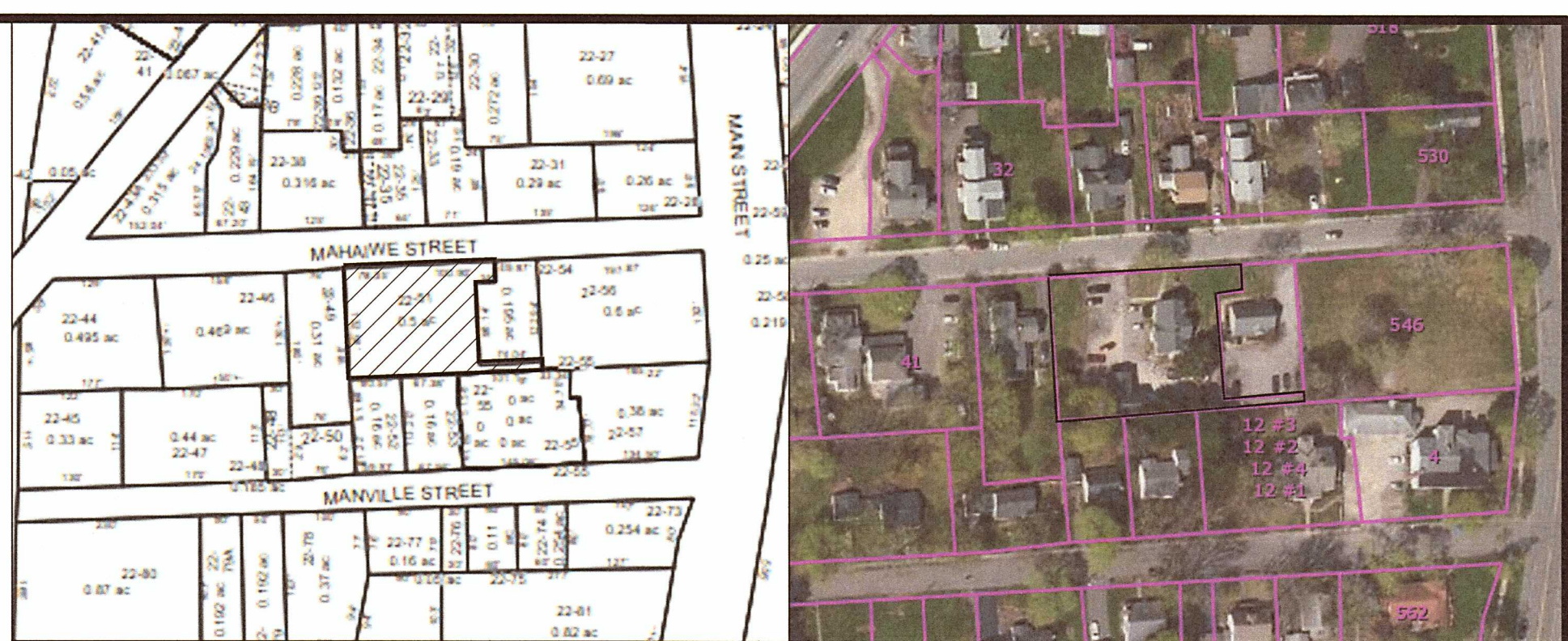
Volume Absorbed per hour	187.9	cf/hour
--------------------------	-------	---------

100 Year Storm ( 24 hour)	7.8	in
	0.65	ft
Volume Runoff 24 Hour Event	1222.7	cf
Duartion to Infiltrate	6.5	hr





- LEGEND**
- PROPERTY LINE SETBACKS
  - PROPERTY LINE
  - EXISTING STRUCTURES
  - PROPOSED STRUCTURES
  - EDGE OF PAVED ROAD
  - PROPOSED GRAVEL DRIVEWAY
  - PROPOSED PARKING SPOTS
  - EXISTING CONTOUR LINES
  - PROPOSED INFILTRATOR
  - PROPOSED PVC PIPES
  - PROPOSED STONE DRY WELL
  - ⊙ EXISTING TREE
  - \* EXISTING TREE
  - ⊗ PROPOSED TREE



**GENERAL NOTES:**  
CONTOUR INTERVAL IS 1' REFERENCED TO USGS VERTICAL DATUM.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARBAGE DISPOSALS ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL DISCHARGE INTO THE PROPOSED SYSTEM.

ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.

CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

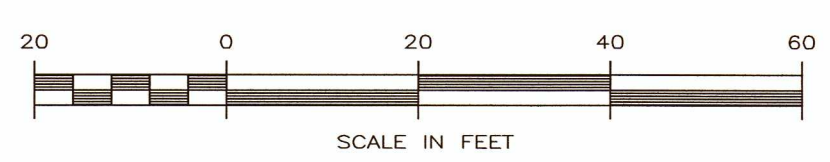
TOPOGRAPHIC BOUNDARY SURVEY PERFORMED BY TACONIC LAND CONSULTANTS ON NOVEMBER 14, 2019.

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

PROPOSED BUILDING LOCATIONS AND DIMENSIONS SOURCED FROM TACONIC LAND CONSULTANTS PLAN AND INFORMATION FROM BRIAN HAZELTON

- LEGEND**
- IRON PIPE SET OR TO BE SET
  - ⊙ IRON PIPE FOUND
  - SURVEY TIE COURSE
  - MONUMENT FOUND
  - OUTLINES PERIMETER OF SURVEY
  - UTILITY POLE
  - N/F NOW OR FORMERLY
  - ⊙ SEWER MANHOLE
  - ⊙ WATER SHUT OFF / GATE
  - ⊕ FIRE HYDRANT
  - ⊞ CATCH BASIN

**SITE PLAN**



**TABLE OF COURSES**

#	BEARING	LENGTH
	RADIUS	ARC LENGTH
L1	S07 05'08"W	8.99'
L2	S83 17'13"E	10.96'
L3	S72 35'17"W	0.74'
L4	N41 14'45"E	59.05'
L5	S06 44'42"W	0.31'

**PARKING**

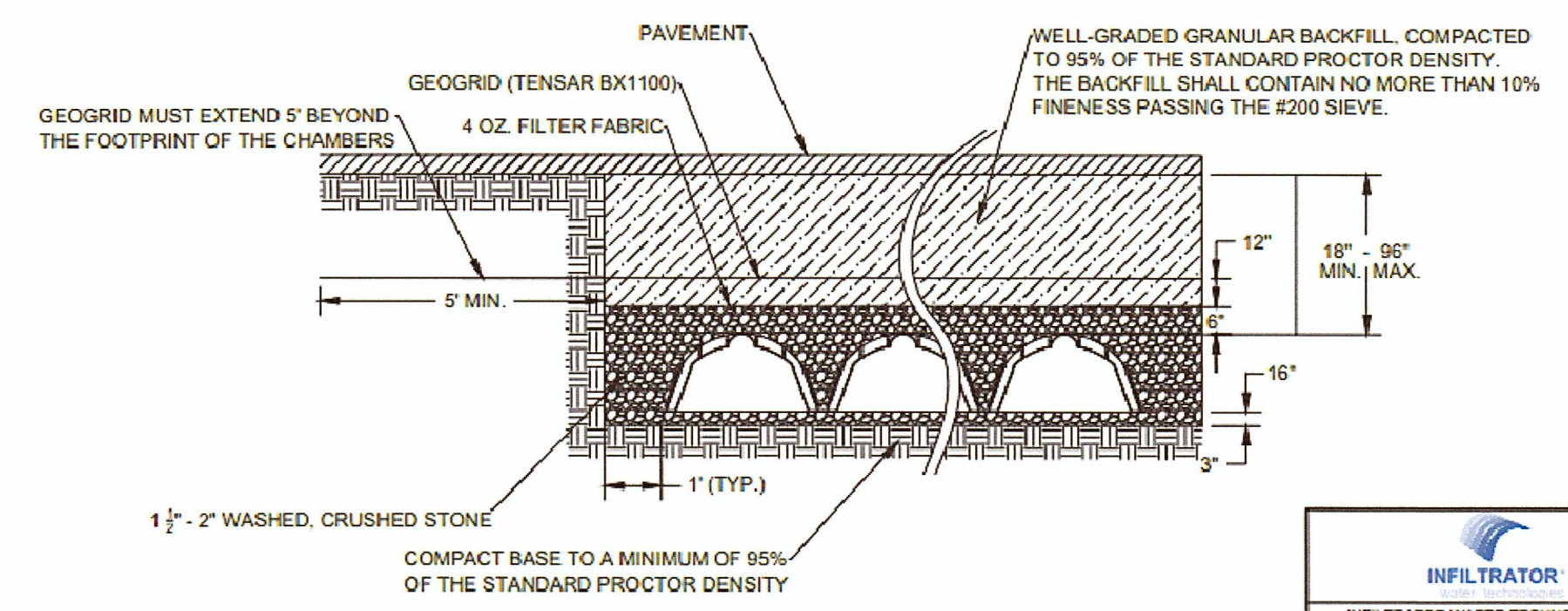
**TOWN OF GREAT BARRINGTON ZONING BYLAW OFF-STREET PARKING REGULATIONS**

FOR INDUSTRIAL USE, ONE PARKING SPACE FOR EACH TWO EMPLOYEES, COMPUTED ON THE BASIS OF THE ESTIMATED MAXIMUM NUMBER OF EMPLOYEES AT ANY ONE TIME. 6.1.2  
5 (EMPLOYEES) / 2 = 3 (ROUNDED UP FROM 2.5)

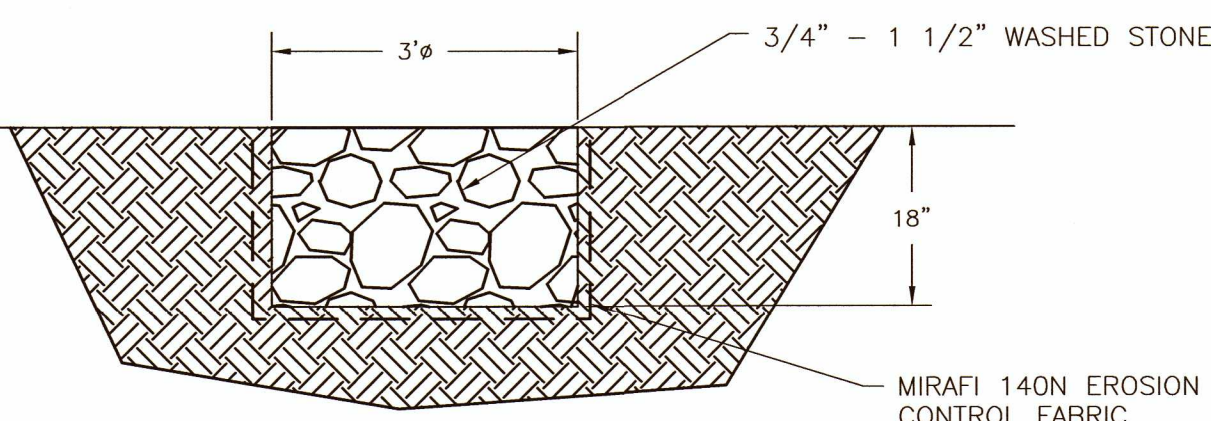
FOR A MIXED DEVELOPMENT ZONE, THE SUM OF THE REQUIRED PARKING FOR EACH USE MULTIPLIED BY 0.5 WITH THE PRODUCT ROUNDED DOWN TO THE NEAREST WHOLE NUMBER, PLUS HANDICAPPED PARKING AS MAY BE REQUIRED BY LAW OR BUILDING CODE. 9.11.5  
2.5 (SPACES) X 5 = 1.25  
3 (SPACES) + 1 (ADDITIONAL MIXD SPACE) = 4

TOTAL PARKING SPACES REQUIRED = 4  
TOTAL PARKING SPACES PROVIDED = 10

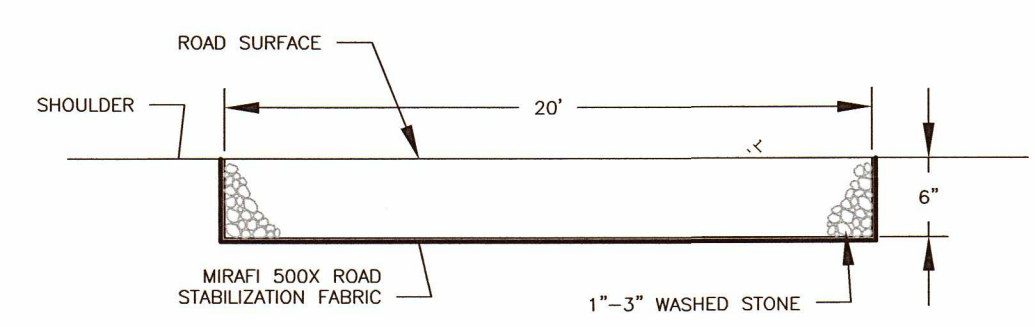
**INFILTRATOR WATER TECHNOLOGIES  
H-20 HIGH CAPACITY CHAMBER SYSTEM  
TYPICAL BED DETAIL  
(NOT TO SCALE)**



**HIGH CAPACITY INFILTRATOR H-20 CHAMBER**  
N.T.S.



**DRY WELL DETAIL**  
N.T.S.



**CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.

**PROPOSED SITE PLAN**  
for  
**17 MAHAWE GROUP, LLC**

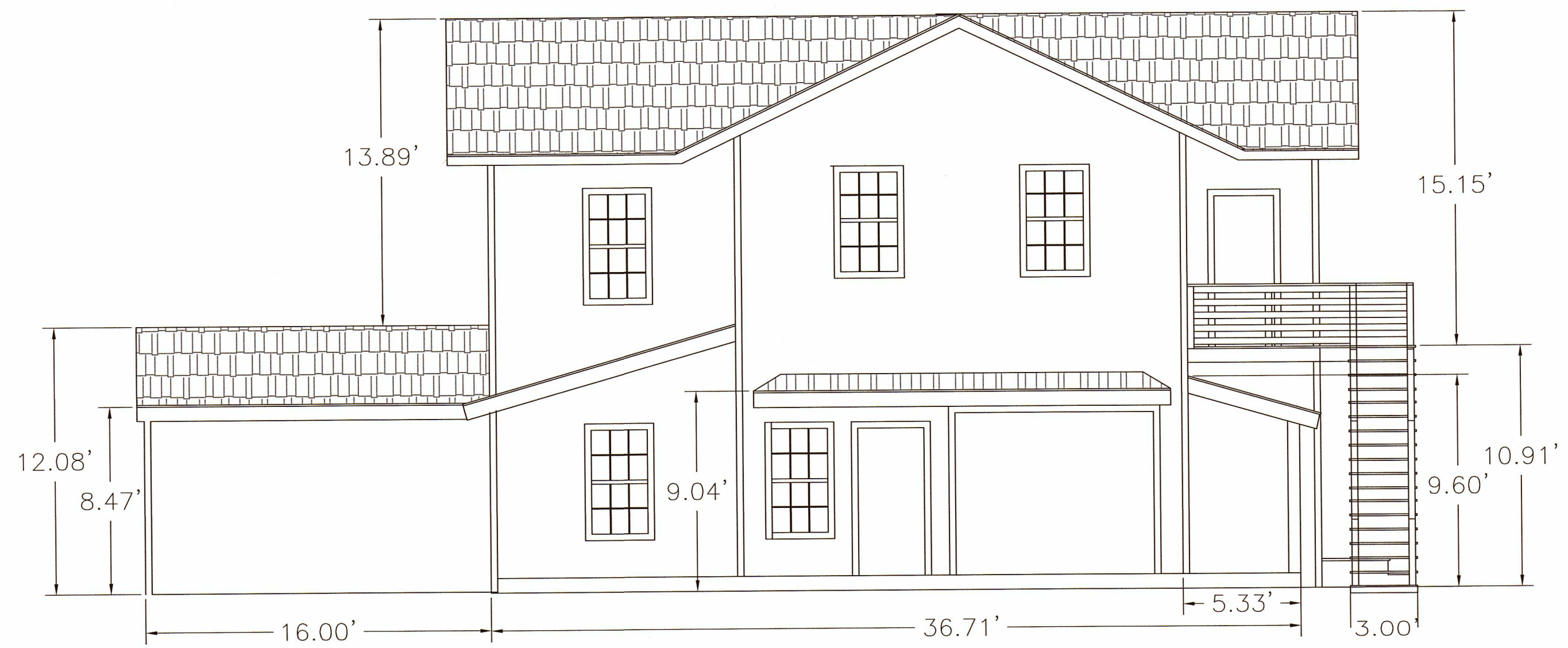
17 MAHAWE STREET GREAT BARRINGTON, MA

NO. \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_

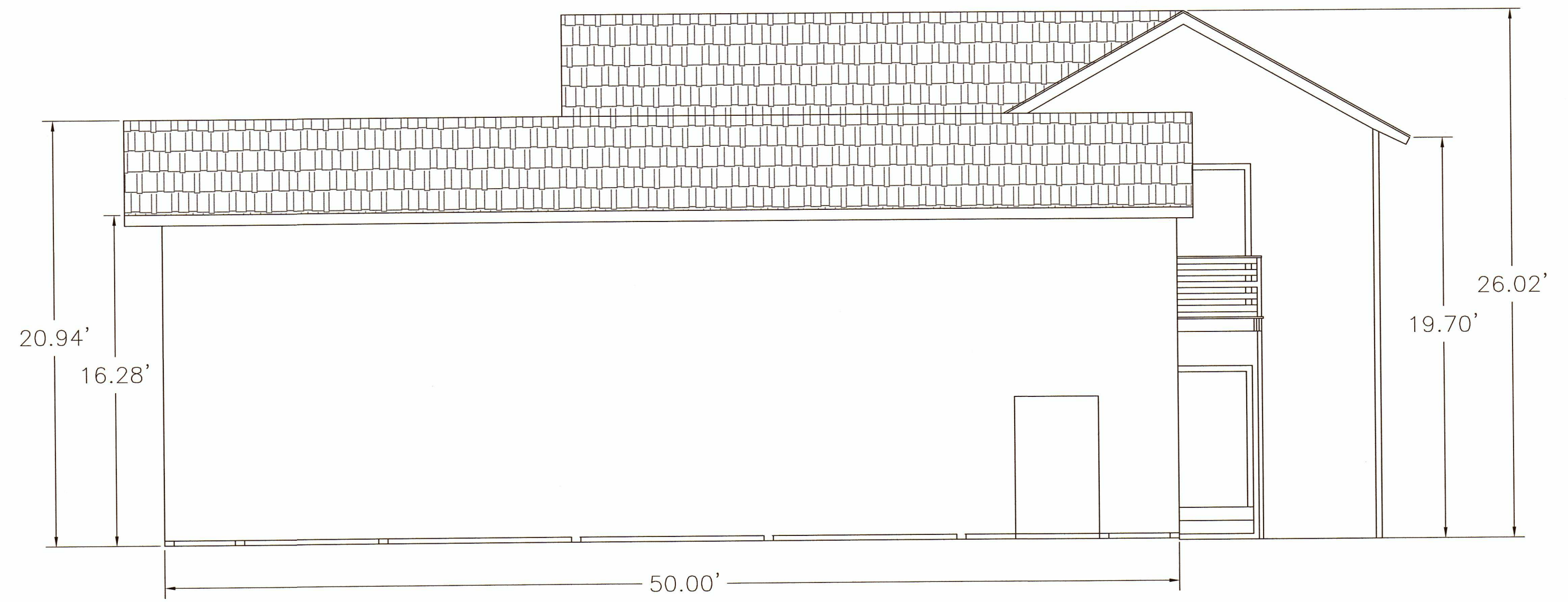
**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL  
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012  
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: DECEMBER 30, 2020 DWN: CJM/RMJ APVD: BMW DWSN: \_\_\_\_\_  
DPRN: BMW CRD: BMW SCALE: AS NOTED SHEET NO: **19-11-06**  
SHEET 1 OF 1

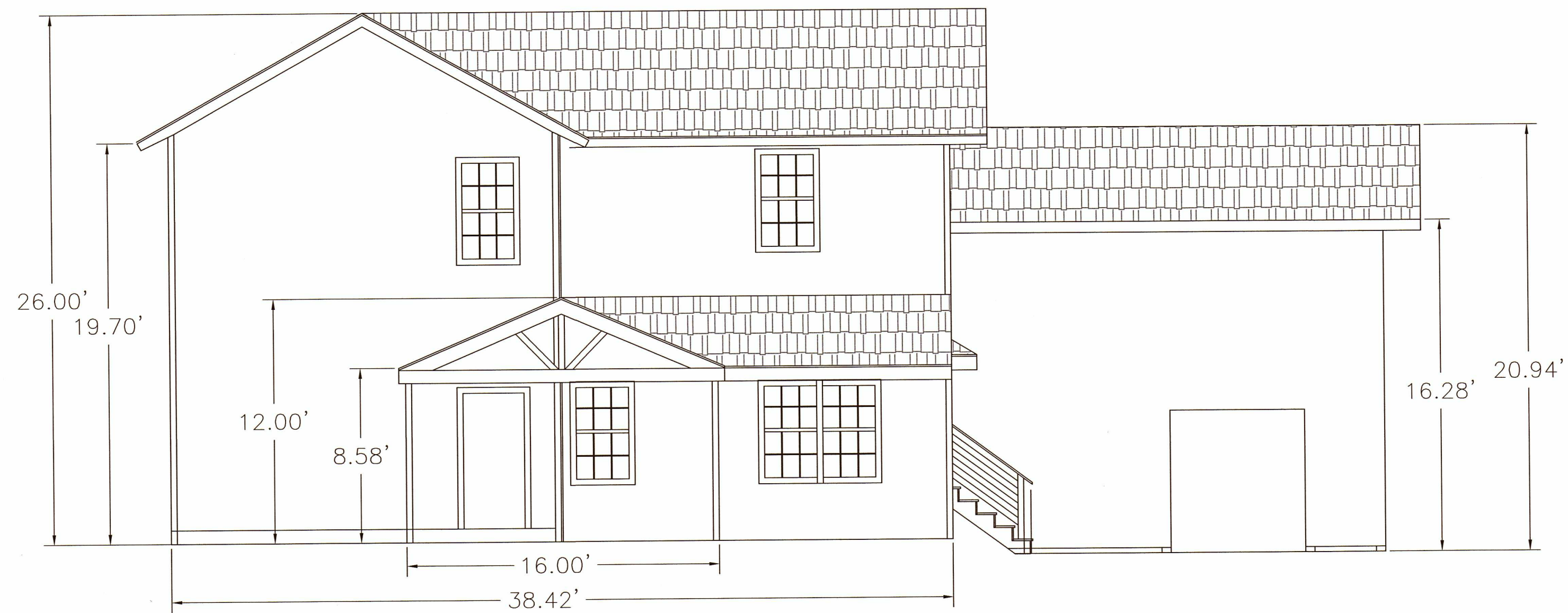




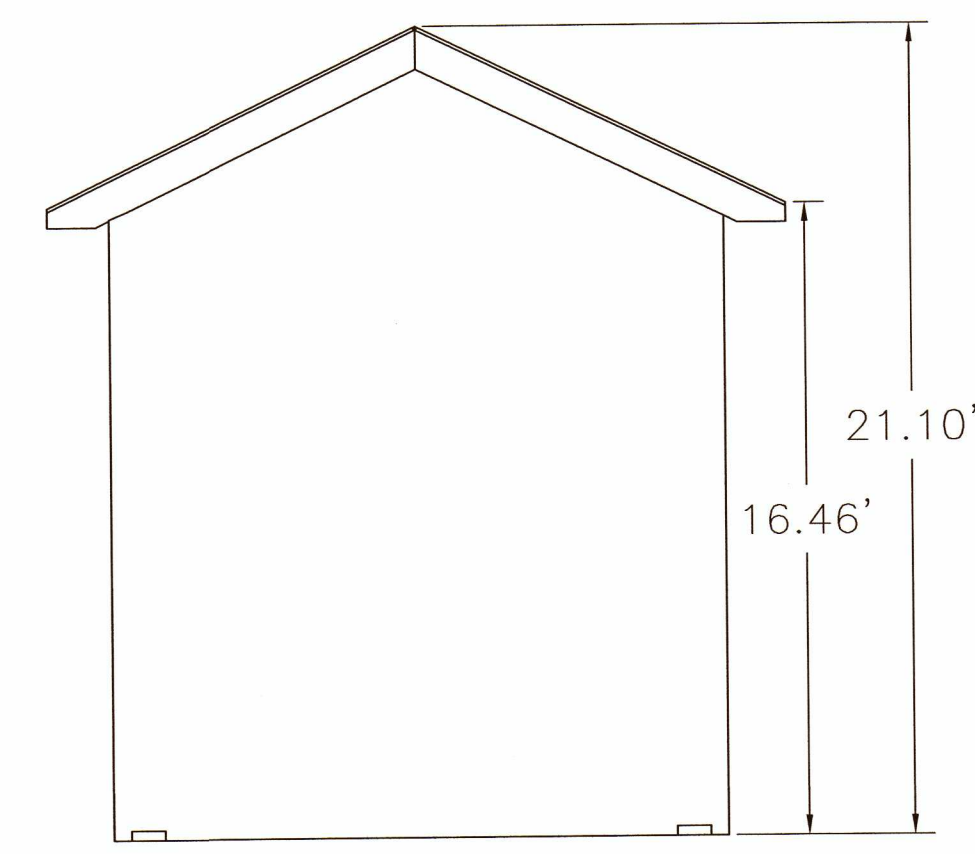
FRONT ELEVATION OF BARN



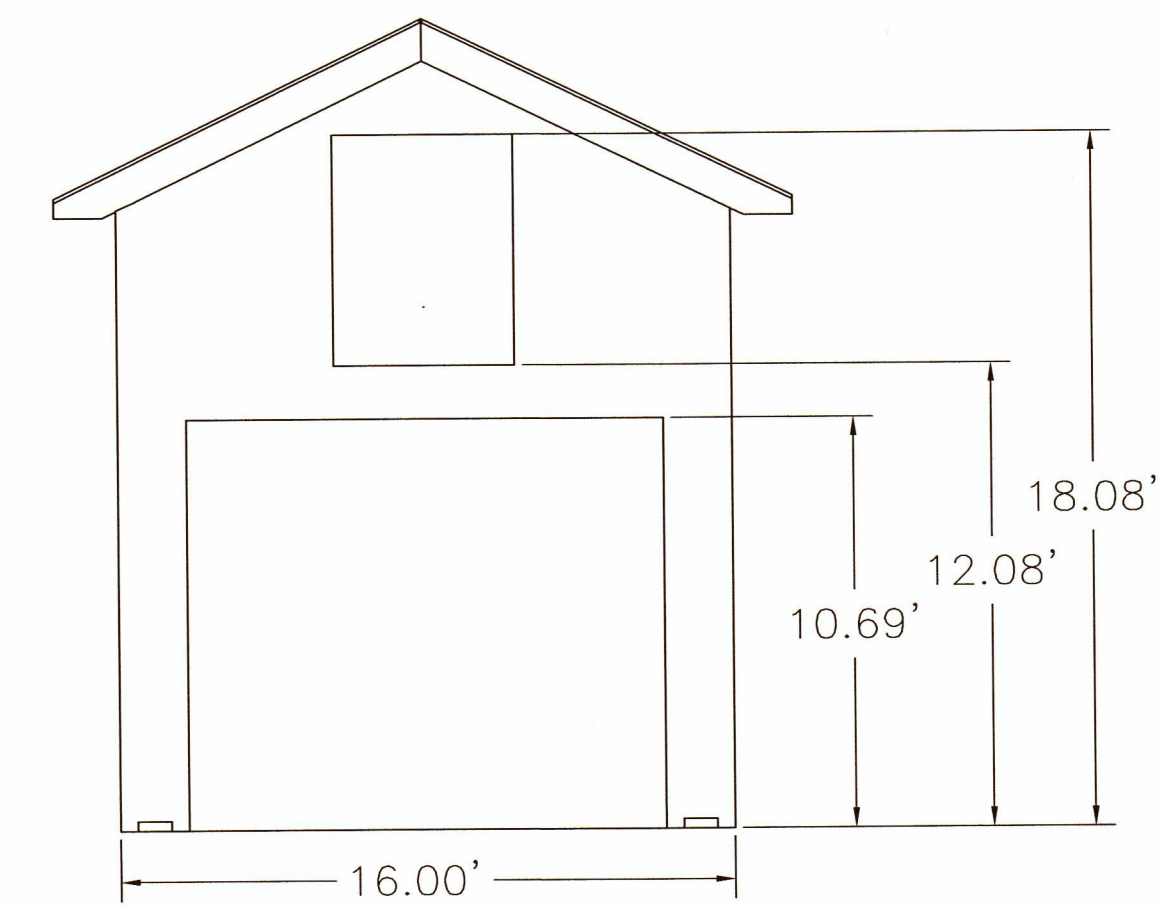
WEST ELEVATION OF SHED & BARN



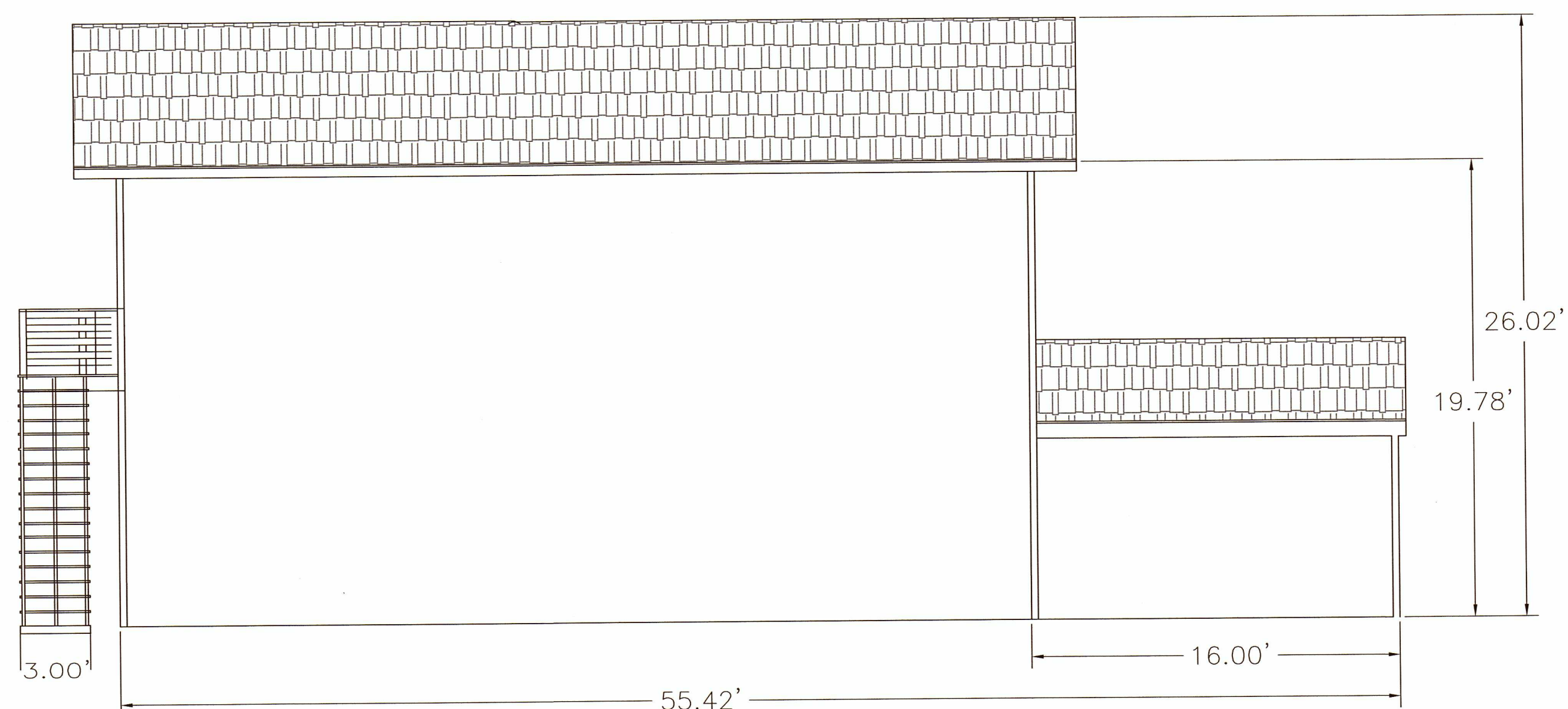
EAST ELEVATION OF BARN



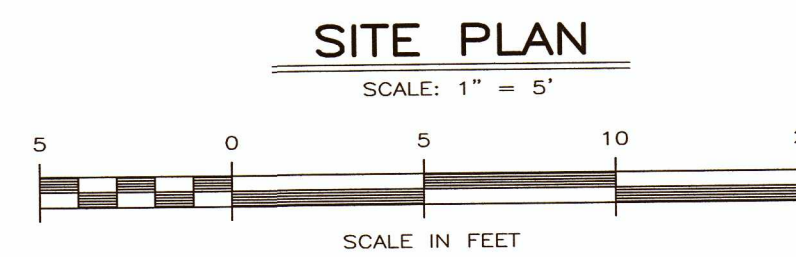
REAR ELEVATION OF SHED



FRONT ELEVATION OF SHED

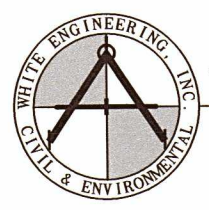


REAR ELEVATION OF BARN



SITE PLAN

SCALE: 1" = 5'

<p><b>PROPOSED BARN &amp; SHED ELEVATIONS</b> for <b>17 MAHAWE GROUP, LLC</b></p>			
17 MAHAWE STREET		GREAT BARRINGTON, MA	
NO.	REVISION	BY	DATE
 <p><b>WHITE ENGINEERING INC.</b> CIVIL &amp; ENVIRONMENTAL 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201</p>			
PHONE: (413) 443-8011		FAX: (413) 443-8012	
WEB: WHITEENG.COM			
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT			
DATE: DECEMBER 30, 2020	DRN: CJM/RMJ	APPR: BMW	DWG NO: 19-11-06
BY: BMW	CHKD: BMW	SCALE: AS NOTED	SHEET 1 OF 1





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands Program

# Checklist for Stormwater Report

## A. Introduction

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

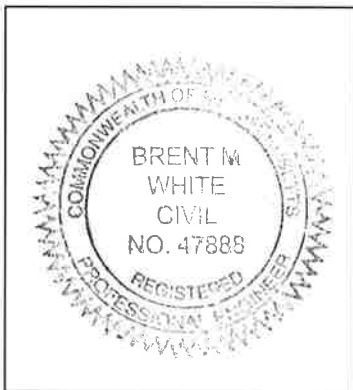
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



  
Signature and Date 12/30/20

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): subsurface infiltration chambers

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - is within the Zone II or Interim Wellhead Protection Area
    - is near or to other critical areas
    - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - involves runoff from land uses with higher potential pollutant loads.
  - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.





# Checklist for Stormwater Report

## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior** to the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does **not** cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

# Stormwater Pollution Prevention Plan (SWPPP)

for

17 Mahaiwe Group, LLC

December 2020



White Engineering, Inc.  
55 South Merriam Street  
Pittsfield, MA 01201  
(P) 413-443-8011  
(F) 413-443-8012  
[bwhite@whiteeng.com](mailto:bwhite@whiteeng.com)

**Stormwater Pollution Prevention Plan**  
**Prepared for**  
**17 Mahaiwe Group, LLC**

This project involves the construction of additions to an existing barn structure as well as a free standing shed for covered storage as part of a plan to convert the property to a mixed-use development.

The order of activities will be as follows:

1. Mark and cut trees to be removed
2. Installation of construction entrances at the curb cut
3. Installation of piers for the proposed barn and addition to the existing building
4. Framing and construction of the buildings
5. Excavation and construction of the proposed swimming pool and dry laid stone patio.
6. Construction of subsurface infiltration bed and drywells once building construction is complete with gutters installed
7. Plant proposed trees along Mahaiwe Street
8. Final loam and seed of all disturbed areas

Of the disturbed areas on-site, a stockpile area shall have additional straw bales placed around the base of the stockpiles and be tarped.

**Illicit Discharge Statement**

There will be no illicit discharges on-site and into the stormwater management system.

**Controls:**

**Temporary Stabilization** - Topsoil stock pile areas and disturbed portions of the site where construction activity temporarily ceases for at least twenty-one (21) days will be stabilized with temporary seed and mulch no later than seven (7) days from the last construction activity in that area. The temporary seed shall be erosion seed mix, as specified in Mass Highway Standard Specifications for Highways and Bridges, M6.03.1, applied at the rate of 100 pounds per acre. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. Areas of the site which are to be paved will be temporarily stabilized by applying geotextile fabric and stone sub-base until bituminous pavement can be applied.

**Permanent Stabilization** - Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than seven (7) days after the last construction activity. The permanent seed shall be seed mix for grassplots and islands, as specified in Mass Highway Standard Specifications for Highways and Bridges, M6.03.0, applied at the rate of 100 pounds per acre. After seeding, each area shall be mulched with 4,000 pounds per acre of straw.

**Construction Entrance** - A stabilized construction entrance shall be installed in the gravel driveway just beyond the curb cut into the site to help reduce vehicle tracking of sediments onto public ways. Streets adjacent to the site entrance will be inspected weekly and swept monthly to remove any excess mud, dirt or rock tracked from the site. Should the weekly inspections reveal excess accumulation on abutting roadways, the roadways will be swept within one (1) week from the date of discovery. Dump trucks hauling material from the construction site will be covered with a tarpaulin to prevent fugitive materials.

**Storm Water Management** - Runoff, including that which will be generated from the installation of new roof areas will be collected with gutters and routed to stone drywells and a subsurface infiltration chamber bed.

The design objective of the storm-water management system is to insure that potential on-site impacts from flooding or erosions due to the proposed development are mitigated. There are no anticipated off-site impacts.

Annual recharge rates at the site are improved by the roof runoff being filtered through splash breaks and the inclusion of stormwater BMPs. The ability to maintain or exceed current recharge rates will be achieved by the infiltration of treated runoff in the infiltration beds. The proposed plan allows for all stormwater run-off originating from road surfaces to pass through Stormceptors prior to discharge. A small portion of the road will allow for runoff from the gravel road to flow overland with the meadow acting as a vegetative filter strip.

#### **Other Controls:**

**Waste Materials** - All waste will be collected, stored and disposed of properly so as not to pollute the construction site. Any such disposal shall be removed by a licensed solid waste management company. If deemed required, a dumpster shall be located at the site and shall meet all local and state regulations. The dumpster will be emptied a minimum of once a week or more often, if necessary. No construction waste material shall be permitted to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the site trailer, and the individual who manages the day-to-day on site operations will be responsible for seeing that these practices are followed.

**Hazardous Waste** - All hazardous waste materials will be disposed of in a manner specified by local or state regulations or by the manufacturer. Site personnel will be instructed in these practices, and the individual who manages day-to-day site operations will be responsible for seeing that these practices are followed.

**Sanitary Waste** - All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor, as required by local regulation.

**Maintenance and Inspections** - The following are the minimum requirements for maintenance and inspection of the above controls to ensure that they are functioning properly as intended and to ensure that if additional measures are required, they are installed when the need arises.

- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater. If no rain gauge is present on-site, then inspections shall be following any storm event.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report. Sufficient stockpiles of controls shall be kept on-site in reserve in the event that immediate repair is required.
- Built up sediment will be removed from silt fence when it has reached a 6-inch height of the fence. In the case of hay bale barriers, it is preferable to place a second row of bales or fence upstream of the first row when the sediment reaches the specified level.
- Silt fence/straw bale barriers will be inspected for depth of sediment, tears, gaps, etc. and to see if the fabric or bales are secure and firmly in the ground.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth initially on a daily basis until growth is established and weekly thereafter until fully established.
- Maintenance and inspection reports shall be kept and a copy of the report retained on-site. The form shall state the date of inspection or maintenance with a sketch of the area and activity along with responsibility of required actions and follow-up dates and completion due dates.

- Individuals shall be designated responsible for inspections, maintenance, repair activities and filling out the inspection and maintenance report. These individuals shall be properly trained in the designated areas.

**Inventory for Pollution Prevention Plan:**

The materials or substances listed below are expected to be present onsite during construction:

- Concrete
- Metal reinforcement bars
- Asphalt
- Petroleum base products
- Solvents
- Adhesives

**Material Management Practices:**

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff:

**Good Housekeeping:**

The following good housekeeping practices will be followed onsite during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The onsite superintendent will inspect daily to ensure proper use and disposal of materials onsite.

### **Hazardous Products:**

These practices are used to reduce the risk associated with hazardous materials:

- Products will be kept in original containers unless they are not resealable.
- Original labels and material safety data will be retained; they contain important product information. MSDS's will be available onsite in the event of an emergency. If materials are transferred to another container, it will be labeled accordingly.
- If surplus product must be disposed of, manufacturer's or local and state recommended methods for proper disposal will be followed.

### **Product Specific Practices:**

The following product specific practices will be followed onsite:

#### **Petroleum Products:**

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substance used onsite will be applied according to the manufacturer's recommendations.

#### **Concrete Trucks:**

Concrete trucks will not be allowed to wash out or discharge surplus concrete or drum wash water on the site.

#### **Spill Control Practices:**

In addition to the good housekeeping and management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted, and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not be limited to brooms, dust pans, mops, rags, gloves, goggles, kitty liter, sand, sawdust, and plastic and metal trash containers specifically for this purpose.
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- Spills of a toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it and the cleanup measures will also be included.



- The site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. He/She will designate at least three (3) other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

**Post Construction Requirements:**

17 Mahaiwe Group, LLC, will be responsible for the ongoing maintenance and inspection of the proposed system. Ongoing tasks that they will be responsible for include:

- Keeping the proposed gutters clean of leaves and pine needles to prevent clogging with periodic inspection of the distribution box to ensure it is not clogged
- Ensure the top stone layer of the stone drywells does not become clogged

Any questions with regards to this plan may be directed to Brent M. White, MCE, PE at White Engineering, Inc.

Included with this document are the following:

- Final Design Drawing Set
- Blank Inspection Report
- Stormwater Management Report

## Construction Inspection form for 17 Mahaiwe Group, LLC

Prepared By:

White Engineering, Inc.

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

Weather Conditions: \_\_\_\_\_

Purpose for

Inspection: \_\_\_\_\_

\_\_\_\_\_

Items/Activity

Inspected: \_\_\_\_\_

\_\_\_\_\_

Items Found in

Compliance: \_\_\_\_\_

\_\_\_\_\_

Items Found needing

Repair: \_\_\_\_\_

\_\_\_\_\_

If Yes, was corrective action taken: Y / N

If No, expected timeline for completion of

tasks: \_\_\_\_\_

\_\_\_\_\_

# Soil Test Pit Log

## 17 Mahaiwe Group, LLC

17 Mahaiwe Street  
Great Barrington, MA

Prepared By: White Engineering, Inc.

Test Pit 1

12/28/2020

Completed By: Brent White, MCE, PE, LEED AP

Depth	Layer	Texture
0"-8"	A	Sandy Loam
8"-24"	B	Loamy Sand
24"-9'	C	Sand, 5% gravel

The test pit was dry with no evidence of standing water, weeping or redoximorphic features indicative of seasonal high groundwater.

Note: Please note these results are consistent with the test pits conducted for the recently proposed projects at the corner of Mahaiwe and South Main Street as well as the project proposed at the end of Manville Street.



# D-Series Size 1 LED Wall Luminaire



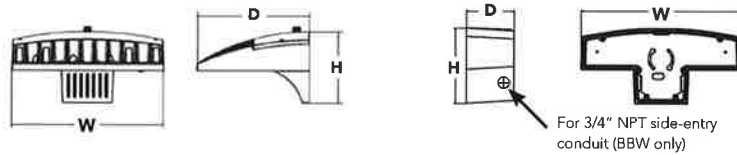
d"series

## Specifications Luminaire

<b>Width:</b>	13-3/4" (34.9 cm)	<b>Weight:</b>	12 lbs (5.4 kg)
<b>Depth:</b>	10" (25.4 cm)		
<b>Height:</b>	6-3/8" (16.2 cm)		

## Back Box (BBW, ELCW)

<b>Width:</b>	13-3/4" (34.9 cm)	<b>BBW Weight:</b>	5 lbs (2.3 kg)
<b>Depth:</b>	4" (10.2 cm)	<b>ELCW Weight:</b>	10 lbs (4.5 kg)
<b>Height:</b>	6-3/8" (16.2 cm)		



Catalog Number
Notes
Type

## Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

## Ordering Information

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

### DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA 530 530 mA	30K 3000 K 40K 4000 K	T2S Type II Short T2M Type II Medium	MVOLT <sup>2</sup> 120 <sup>3</sup>	<b>Shipped included</b> (blank) Surface mounting bracket <b>BBW</b> Surface-mounted back box (for conduit entry) <sup>5</sup>	<b>Shipped installed</b> PE Photoelectric cell, button type <sup>6</sup> DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht <sup>1,7</sup> PIRH 180° motion/ambient light sensor, 15-30' mtg ht <sup>1,7</sup> PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc <sup>1,7</sup> ELCW Emergency battery backup (includes external component enclosure), non CEC compliant <sup>8</sup>
	20C 20 LEDs (two engines) <sup>1</sup>	700 700 mA 1000 1000 mA (1 A) <sup>1</sup>	50K 5000 K AMBPC Amber phosphor converted	T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	208 <sup>3</sup> 240 <sup>3</sup> 277 <sup>3</sup> 347 <sup>3,4</sup> 480 <sup>3,4</sup>		

Other Options	Finish (required)
<b>Shipped installed</b>	<b>Shipped separately</b> <sup>10</sup>
SF Single fuse (120, 277 or 347V) <sup>3,9</sup>	BSW Bird-deterrent spikes
DF Double fuse (208, 240 or 480V) <sup>3,9</sup>	WG Wire guard
HS House-side shield <sup>10</sup>	VG Vandal guard
SPD Separate surge protection	DDL Diffused drop lens
	DDBXD Dark bronze
	DBLXD Black
	DNAXD Natural aluminum
	DWHXD White
	DSSXD Sandstone
	DBBXTD Textured dark bronze
	DBLBXD Textured black
	DNATXD Textured natural aluminum
	DWHGXD Textured white
	DSSTXD Textured sandstone

## Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

## NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at [www.lithonia.com](http://www.lithonia.com).
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.



## Performance Data

### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)					
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69	
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66	
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68	
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67	
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66	
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69	
	530 mA	19W	ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61	
			T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67	
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63	
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66	
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65	
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64	
	700 mA	26W	TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66	
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59	
			T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59	
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57	
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59	
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58	
	1000 mA	39W	T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57	
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59	
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53	
			T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57	
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55	
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57	
	20C (20 LEDs)	350mA	23W	T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
				T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
				TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
				ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
				T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
				T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
530 mA		35W	T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76	
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76	
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74	
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77	
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69	
			T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72	
700 mA		46W	T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68	
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71	
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70	
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69	
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71	
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64	
1000 mA		73W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67	
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64	
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66	
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65	
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64	
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66	
1000 mA		73W	ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59	
			T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61	
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58	
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60	
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59	
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58	
TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60				
ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54				





## Performance Data

### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
<b>25°C</b>	<b>77°F</b>	<b>1.00</b>
30°C	86°F	1.00
40°C	104°F	0.98

### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

### Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

### Motion Sensor Default Settings

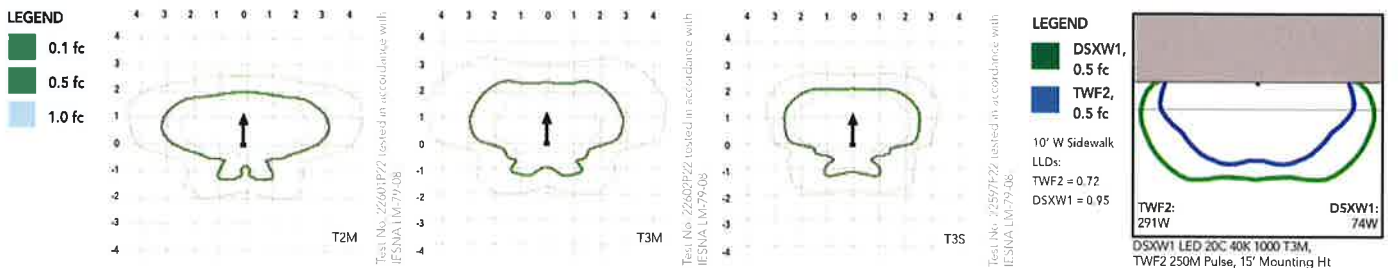
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

\*for use with Inline Dusk to Dawn or timer

## Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



## Options and Accessories



## FEATURES & SPECIFICATIONS

### INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

### CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

### OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

### ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a

power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

### INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

### LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at [www.designlights.org](http://www.designlights.org) to confirm which versions are qualified.

### WARRANTY

Five-year limited warranty. Complete warranty terms located at [www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx).

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COHEN | KINNE | VALICENTI | COOK

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#  
VIA EMAIL ([crembold@townofgb.org](mailto:crembold@townofgb.org))

February 19, 2021

Mr. Stephen Bannon, Chair  
Town of Great Barrington Select Board  
334 Main Street  
Great Barrington, MA 01230

Re: Supplemental Information – Applications for Special Permits – 17 Mahaiwe Group LLC.  
17 Mahaiwe Street

Dear Mr. Bannon:

I am submitting this letter as a supplement to the Applications for Special Permits (the “Permits”) filed with the Great Barrington Select Board (the “Select Board”) by 17 Mahaiwe Group LLC (the “Applicant”) for a mixed-use development in the MXD zone pursuant to Section 3.1.4 A(1) – Dwelling, Single Family and Section 3.1.4 F(1) Contractor’s Yard; and Section 9.2 – Water Quality Protection Overlay District – of the Town of Great Barrington Zoning Bylaw with respect to the property located at 17 Mahaiwe Street (the “Property”).

Specifically, the following topics, questions and concerns were raised by board members and/or neighbors at (a) the Great Barrington Board of Health meeting on February 4, 2021 and/or (b) the Great Barrington Planning Board meeting on February 11, 2021.

1. **Current Building Permits**

Neighbors asked questions about the current construction taking place with respect to the barn located at the Property (the “Barn”). Construction at the Property is taking place pursuant to the enclosed building permits (collectively, the “Building Permits”) – the building permit with respect to work being done on the Barn is Permit# R-20-0173 dated September 14, 2020. Current construction at the property is not connected to the Permits.

2. **Wood Stove**

Some neighbors suggested that there may be a wood furnace in use in the Barn. While there is no wood furnace in use at the Property, there is a wood stove in use pursuant to the enclosed Wood Stove Permit – Permit# W-17-01 dated March 22, 2017.

COHEN | KINNE | VALICENTI | COOK LLP *Attorneys*  
tel 413-443-9399 | fax 413-442-9399 | cohenkinne.com

#

RESPOND TO MAIN OFFICE:  
28 North Street, 3rd Floor  
Pittsfield, MA 01201  
244 Main Street  
Great Barrington, MA



Mr. Stephen Bannon, Chair  
February 19, 2021  
Page 2

3. **Construction Materials at the Property**

With respect to the current construction materials located at the Property, these materials are being used in connection with the improvements being made to the Property pursuant to the Building Permits. There are no building materials currently being stored outdoors at the Property that are associated with projects not located on the Property. In fact, the Applicant has committed to storing indoors – in the Barn or the proposed shed to be constructed on the Property – all construction materials associated with projects not located at the Property.

4 **Potential Future Owners**

The Applicant recognizes that under the Great Barrington Zoning Bylaw, “Contractor’s Yard” could be interpreted broadly and that while the Applicant’s proposed use of the Property as a Contractor’s Yard is a very low intensity use, a special permit allowing use of the Property as a Contractor’s Yard (the “Contractor’s Yard Special Permit”), without reasonable conditions, allows for potential expansion of that use by future owners of the Property. Therefore, the Applicant is proposing very specific conditions in connection with the Contractor’s Yard Special Permit, as set forth below.

5. **Proposed Conditions**

In order to address concerns raised by neighbors and/or members of the Board of Health and the Planning Board, the Applicant proposes the following special conditions in connection with the Contractor’s Yard Special Permit:

- a. Only construction materials associated with improvements then currently being made to the Property shall be stored outside. All construction materials not associated with projects located at the Property shall be stored indoors, and all indoor storage shall be in compliance with the Town of Great Barrington Zoning Bylaw.
- b. All trailers and other construction equipment, excluding vehicles, kept at the property overnight shall be stored indoors.
- c. Only domestic sized vehicles shall be stored at the Property. All other vehicles used in connection with the Applicant’s business shall be stored offsite.

*[Please note: Currently, the Applicant owns a Ford F250 pickup truck and a Subaru automobile used for estimating, both of which will be located at the Property. The Applicant has already made arrangements to park a large dump truck and a skid steer, as well as the trailers associate with both, offsite so as to minimize potential disruption to neighbors.]*

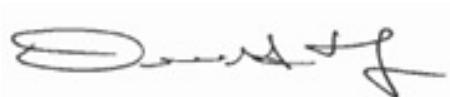
Mr. Stephen Bannon, Chair  
February 19, 2021  
Page 3

- d. The Contractor's Yard Special Permit shall not run with the land. Any purchaser of the Property shall be required to apply to the Select Board for an extension of the Contractor's Yard Special Permit.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

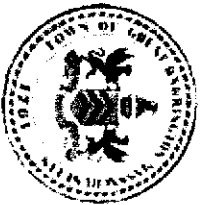
**COHEN KINNE VALICENTI & COOK LLP**



Dennis G. Egan, Jr.

DGE/  
Encl.

238038



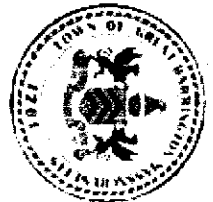
**Town of Great Barrington**

334 Main Street  
Great Barrington,  
Great Barrington, MA 01230  
Phone: 413-528-1819  
Fax: 413-528-2290

Permit# R-20-0213

Date 10/19/2020

Application to	R-20-0213	Permit to	Install kitchen and remodel pantry and bathroom on first floor. Reconfigure second floor bathroom. Add hardwired smoke CO2 detectors.
Permit Address	17 MAHAUWE ST	Map	022 0 0000 0051 0
Zoning District	B2	Stories	Class
Property Owner	17 MAHAUWE GROUP LLC	Address	17 Mahauwe St
Owner City	Great Barrington	State	MA
Type of Construction	V-B ( Typical house, VB, deck, shed etc)	Est cost of Construction	\$ 24 000 00
Architect:		Engineer:	
Contractor	Wood G Stone LLC # 190372	Fee Amt.	\$ 173.00
Remarks	Contractor to remodel pantry and bathroom. install new detection as per submissions manufacturers specs and the amended 9th edition 780 CMR		
This permit is subject to all Federal, State and Local laws and regulations and may be revoked if their requirements are violated.			
FOOTING AND STEEL		Great Barrington, Massachusetts Inspector of Buildings 780 CMR Ninth Edition	Permit # R-20-0213 Date 10/19/2020
FOUNDATION AND STEEL			
FRAMING AND FIRE CAULK			
INSULATION			
FINAL INSPECTION / COI			
Address - 17 MAHAUWE ST			
BUILDING INSPECTOR		PLUMBING AND GAS INSPECTOR	
FOOTING AND STEEL	Approved	Underground	Approved
FOUNDATION AND STEEL	Approved	Rough Piping	Approved
FRAMING AND FIRE CAULK	Approved	Gas Test	Approved
INSULATION	Approved	C of O/FINAL	Approved
FINAL INSPECTION / COI	Approved	FIRE DEPARTMENT	
		Oil burner	Approved
		Smoke detector	Approved
		C of O/FINAL	Approved
		CONSERVATION	
		C of O/FINAL	Approved
		ASSESSOR	
		C of O/FINAL	Approved
		PUBLIC UTILITIES	
		C of O/FINAL	Approved
Comments		Application to: R-20-0213	
		ELECTRICAL INSPECTOR	
		Service	Approved
		Roughing wiring	Approved
		C of O/FINAL	Approved
		HEALTH DEPARTMENT	
		Septic field	Approved
		C of O/FINAL	Approved
		Date	
		PUBLIC UTILITIES	
		C of O/FINAL	Approved
		ASSESSOR	
		C of O/FINAL	Approved
Signature		[Handwritten Signature]	



**Town of Great Barrington**  
334 Main Street  
Great Barrington, MA 01230  
Phone: 413-528-1619  
Fax: 413-528-2290

Permit# R-20-0173 Date 9/14/2020

Application to	R-20-0173	Permit to	Close off, insulate, winterize, replace windows, and heat small section of existing barn to be used as a personal office. Installing ceiling joists, proper framing for exterior doors, and building a 5x6 landing and exterior stairs on the west side of the building for safe access to upstairs space. Putting down two layers of polyiso foam between the existing floor and a new subfloor, and installing bamboo flooring throughout new area.
Permit Address	17 MAHAWE ST	Map	022.0 Parcel 022.0 0000 0051.0
Zoning District	B2	Stories	Class 022.0 0000 0051.0
Property Owner	17 MAHAWE GROUP LLC	Address	97 CASTLE ST
Owner City	Great Barrington	State	MA
Type of Construction	V/B ( Typical house, V/B, deck, shed etc)	Est cost of Construction	\$ 12,000.00
Architect		Engineer	Public Water? <input checked="" type="checkbox"/> Public Sewer? <input checked="" type="checkbox"/>
Contractor	Wood to Stone LLC # 190372	Fee Amt.	\$ 49.00
Remarks	Contractor to create plans personal office in accessory building as per subcontractors manufacturers specs and the amended 9th edition 780 CMR		
This permit is subject to all Federal, State and Local laws and regulations and may be revoked if their requirements are violated.			
FOOTING AND STEEL	Great Barrington, Massachusetts		
FOUNDATION AND STEEL	Inspector of Buildings		
FRAMING AND FIRE CAULK	780 CMR Ninth Edition		
INSULATION			
FINAL INSPECTION / COI			
Address - 17 MAHAWE ST	Application to:- R-20-0173		
<b>BUILDING INSPECTOR</b>			
FOOTING AND STEEL	Approved	Disapproved	
FOUNDATION AND STEEL	Approved	Disapproved	
FRAMING AND FIRE CAULK	Approved	Disapproved	
INSULATION	Approved	Disapproved	
FINAL INSPECTION / COI	Approved	Disapproved	
<b>PLUMBING AND GAS INSPECTOR</b>			
Underground	Approved	Disapproved	
Rough Piping	Approved	Disapproved	
Gas Test	Approved	Disapproved	
C of O/FINAL	Approved	Disapproved	
<b>FIRE DEPARTMENT</b>			
Oil burner	Approved	Disapproved	
Smoke detector	Approved	Disapproved	
C of O/FINAL	Approved	Disapproved	
<b>CONSERVATION</b>			
C of O/FINAL	Approved	Disapproved	
<b>ASSESSOR</b>			
ASSESSOR	Approved	Disapproved	
<b>ELECTRICAL INSPECTOR</b>			
Service	Approved	Disapproved	
Roughing wiring	Approved	Disapproved	
C of O/FINAL	Approved	Disapproved	
<b>HEALTH DEPARTMENT</b>			
Septic field	Approved	Disapproved	
C of O/FINAL	Approved	Disapproved	
<b>PUBLIC UTILITIES</b>			
C of O/FINAL	Approved	Disapproved	

Comments

Signature



**Town of Great Barrington**  
20 Castle Street (Old Fire Station- 2nd Floor)  
Great Barrington,  
Great Barrington, MA 01230  
Phone: 413-528-1619  
Fax: 413-528-2290

Permit# W-17-0001

Date 3/22/2017

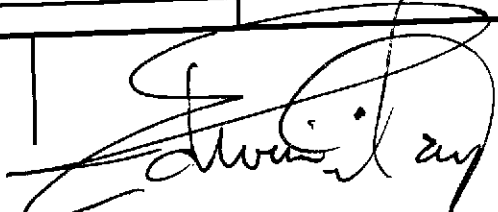
Application to	W-17-0001		Permit to	Install wood stove into auxiliary building used as a wood shop at 17 Mahawie street Use single wall 6 pipe to metalbestos chimney Install durock on adjacent walls and durock on the floor to stove specifications Stove specifications will soon follow			
Permit Address	17 MAHAIWE ST	Map	022.0	Block	0000	Lot	0051.0
Zoning District		Dwl Units		Class		Occ/Use	
Property Owner	17 Mahawie LLC		Address	17 MAHAIWE ST GT BARRINGTON MA 01230 1960			
Owner City	GT BARRINGTON		State	MA	Zip	01230-1960	
Type of Construction		Est cost of Construction	\$ 700.00	Public Water?	<input type="checkbox"/>	Public Sewer?	<input type="checkbox"/>
Architect		Engineer					
Contractor	Berkshire County Carpentry		Fee Amt.	\$ 25.00			
Remarks	install woodstove as per submissions, include construction of noncombustible wall with less clearance required and heath pad as per M1401.6.3.1 Used solid fuel clearance to combustibles...sks attached						

This permit is subject to all Federal, State and Local laws and regulations and may be revoked if their requirements are violated.

- FOOTING AND STEEL
- FOUNDATION AND STEEL
- FRAMING AND FIRE CAULK
- INSULATION
- FINAL INSPECTION / COI

Great Barrington, Massachusetts Permit # W-17-0001  
Inspector of Buildings Date 3/22/2017  
780 CMR Eighth Edition

Address 17 MAHAIWE ST		Application to:- W-17-0001					
BUILDING INSPECTOR	PLUMBING AND GAS INSPECTOR		ELECTRICAL INSPECTOR				
	Approved	Disapproved	Approved	Disapproved			
FOOTING AND STEEL	<input type="checkbox"/>	<input type="checkbox"/>	Underground	<input type="checkbox"/>	Service	<input type="checkbox"/>	<input type="checkbox"/>
			Rough Piping	<input type="checkbox"/>	Roughing wiring	<input type="checkbox"/>	<input type="checkbox"/>
			Gas Test	<input type="checkbox"/>			
			C of O/FINAL	<input type="checkbox"/>	C of O/FINAL	<input type="checkbox"/>	<input type="checkbox"/>
FOUNDATION AND STEEL	FIRE DEPARTMENT		HEALTH DEPARTMENT				
	Approved	Disapproved	Approved	Disapproved			
FOUNDATION AND STEEL	<input type="checkbox"/>	<input type="checkbox"/>	Oil burner	<input type="checkbox"/>	Septic field	<input type="checkbox"/>	<input type="checkbox"/>
			Smoke detector	<input type="checkbox"/>	C of O/FINAL	<input type="checkbox"/>	<input type="checkbox"/>
FRAMING AND FIRE CAULK	<input type="checkbox"/>	<input type="checkbox"/>	C of O/FINAL	<input type="checkbox"/>	Date		
INSULATION	CONSERVATION		PUBLIC UTILITIES				
	Approved	Disapproved	Approved	Disapproved			
INSULATION	<input type="checkbox"/>	<input type="checkbox"/>	C of O/FINAL	<input type="checkbox"/>	C of O/FINAL	<input type="checkbox"/>	<input type="checkbox"/>
FINAL INSPECTION / COI	ASSESSOR						
	Approved	Disapproved					
FINAL INSPECTION / COI	<input type="checkbox"/>	<input type="checkbox"/>	ASSESSOR	<input type="checkbox"/>	<input type="checkbox"/>		

Comments  
Signature 



Michael Lanoue, Chair  
Peter Stanton, Vice Chair  
Ruby Chang, M.D.  
www.townofgb.org



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Phone: 413-528-0680  
Fax: 413-528-3064

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### BOARD OF HEALTH

February 5, 2021

**Special Permit #919-21:** Special Permit application from 17 Mahaiwe Group LLC, c/o Brian Hazelton, Great Barrington, MA for a mixed-use development at 17 Mahaiwe Street consisting of a single family home and a contractor's yard, per Zoning Bylaw section 3.1.4, F(1) and for an increase in impervious surface in the Water Quality Protection Overlay District per Zoning Bylaw Section 9.2.

Dear Selectboard,

The Board of Health reviewed Special Permit application **#919-21** at the recent Board of Health meeting on February 4, 2021. The Board heard from several community members who voiced concerns about the approval of this special permit application. The particular concerns the Board of Health took note of were those related to;

- 1.) The environmental impact of potential run off from gasoline and other related toxins,
- 2.) The fumes from trucks polluting a residential neighborhood,
- 3.) Since it is a contractor's yard, the dust generated from construction projects may increase with this expansion of use,
- 4.) Increased noise,
- 5.) And the removal of four mature maple trees.

**MOTION:** Peter Stanton moved to pass this special permit application on to the Selectboard with the request that when considering this application, extra scrutiny is placed on the above mentioned community health concerns.

**SECOND:** Dr. Ruby Chang.

**VOTE:** 3-0 unanimous

Sincerely,  
Rebecca Jurczyk  
GB BOH Agent



TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

PLANNING BOARD

February 15, 2021

Selectboard  
Town Hall  
334 Main Street  
Great Barrington, MA 01230

Re: Special Permit: #919-21  
17 Mahaiwe Street

Dear Members of the Selectboard:

At its meeting of February 11, 2021, the Planning Board voted, that based on what was presented by the applicant and the concerns of the neighbors, to suggest that the Selectboard consider the following recommendations on the requested use of a contractor's yard at 17 Mahaiwe.

- Consider limiting on the property the storage of vehicles, the size of vehicles and the amount of materials
- Consider the amount of heavy traffic on Mahaiwe Street
- Consider the impact of the wood burning furnace in the barn on the neighborhood
- Consider making the special permit, if granted, specific to the applicant. Do not allow the special permit to be conveyed without the permission of the SPGA
- Consider not allowing expansion of the use in the future
- Consider setting hours of operation

The Planning Board made a positive recommendation on the Water Quality Protection District special permit.

Thank you for the opportunity to comment.

Sincerely,

*Kimberly L. Shaw*

Kimberly L. Shaw

To \_\_\_\_\_  
2/17/2021  
p. 2 of 2

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Planning Board Secretary

Cc: Chris Rembold, Assistant Town Manager/Director of Planning and Community Development

The following pages are correspondence regarding 17 Mahaiwe Street, received by Chris Rembold as of 12 noon on Friday February 19, 2021.

*Include with SB +  
ZBA packets*

**Chris Rembold**

---

**From:** Wainwright Inn <innkeeper@wainwrightinn.com>  
**Sent:** Tuesday, February 16, 2021 6:25 PM  
**To:** Chris Rembold  
**Subject:** 17 Mahaiwe Group LLC

**\*\*CAUTION:\*\***

**\*\*This is an external email, be vigilant\*\***

**\*\*\*Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe\*\*\***

**TO:** The Great Barrington Select Board and the Zoning Board of Appeals  
**RE:** 17 Mahaiwe Group LLC

We are writing to you in reference to the proposed Special Permit for a Contractor's Yard at 17 Mahaiwe Street. We are the owners of The Wainwright Inn, located around the corner at 518 Main Street. We are less than one-half block north of Mahaiwe Street, and our property immediately abut northside properties of Mahaiwe Street. Our guests come to The Wainwright Inn because they love Great Barrington and its peaceful beauty, often a welcome, relished contrast to their home surroundings. We know this because they often converse with us and share their reasons for coming to us. They love the views from the upper stories, and for many one important draw to our Inn is that they can enjoy walks around the neighborhood. However, they do notice things, and they do share their concerns with us, including, for example, a few properties in the neighborhood that have been abandoned and left in disrepair. This causes them discomfort, and consequently poses potential problems for us. We are very concerned that breaking up the beauty and peacefulness of Mahaiwe Street will also affect our business. As you are aware, this has been a terrible year for our tourism business. Once this pandemic subsides, we will have to fight extremely hard to bring back our Inn's clientele. We will have plenty of competition, and we need to keep our edge. Adding a Contractor's Yard to the scenery might be the last straw to send our business elsewhere. We chose this Inn among many others. We were drawn to the peaceful, semi-rural, welcoming character of the neighborhood. This is what also draws our guests, who are very often running away from the noise, dust and busy activity of their own neighborhoods.

We believe that industrializing Mahaiwe Street with a Contractor's Yard would damage the neighborhood, and our livelihood.

Thank you.

Chris & Barb  
Innkeepers  
Wainwright Inn  
518 South Main Street  
Great Barrington, MA 01230  
Tel. 1-413-528-2062  
E-mail: [innkeeper@wainwrightinn.com](mailto:innkeeper@wainwrightinn.com)  
[www.wainwrightinn.com](http://www.wainwrightinn.com)

TO: The Select Board and the Zoning Board of Appeals  
RE: Special Permit Applications for 17 Mahaiwe Group LLC

I would like to state my opposition to the three Special Permits being requested by 17 Mahaiwe Group LLC.

While I join my neighbors who have voiced a number of concerns, I would like to focus here on one particular issue. About four years ago, I witnessed one day the company's installation of a large wood burning stove in the barn.

My questions are:

Was the Town notified?

Did the Town inspect the stove on the premises?

How can we know the toxicity of the wood that is being burned, and how the smoke might be polluting our neighborhood?

This is just one example of what we can only see as this company's disregard for due process, only one example of how this site has been in operation since 2016 without proper permitting or sufficient oversight. Please bear these points in mind as you consider Special Permits that would allow an unwelcome variance to support this industry in our totally non-industrial neighborhood.

Thank you,

Eliyho Matz  
22 Mahaiwe Street



TO: The Great Barrington Select Board and the Zoning Board of Appeals  
RE: Special Permits, 17 Mahaiwe Group LLC

I am writing to state my opposition to the three Special Permits being sought by 17 Mahaiwe Group LLC, for a Contractor's Yard and for an increase in impervious surface at 17 Mahaiwe Street, as well as for the expansion of a non-conforming barn. I am basing my request for denial of these Special Permits on considerations surrounding the nature and structure of the abutting neighborhood, the significant health and environmental issues, and this Company's non-compliance history since 2016, as well as the harmful precedent any such misdirected approval would set for potentially any established neighborhood in Great Barrington.

I hope that the numerous insightful concerns identified by both the Board of Health and the Planning Board will carry significant weight.

To start off, I must say that frankly it is confusing to me how such a permit that would admit industry into our neighborhood should even come up to be considered here. Anyone familiar with Mahaiwe Street will know that it is a short, quiet street consisting of 10 or 11 private residences and professional offices (including Construct) in close proximity to one another. The 17 Mahaiwe property also abuts Manville Street, another short, quiet, dead-end street which consists entirely of private residences. The character of these two immediately abutting streets represents the essence of the overall neighborhood. Please bear in mind that within a measurably few feet of 17 Mahaiwe are the health offices of Mahaiwe Chiropractic to the left, and private homes immediately abutting behind and to the right, not to mention the rest of us living also within a short radius.

The fact is, we have already gotten a taste of what this Contractor's Yard here would mean, because since 2016 when this business moved in, it has been in operation, even despite two separate Cease and Desist orders that the Town came to enact, prompted not by any initiative of Town Inspectors, but rather by that of various frustrated and distressed neighbors. We have dealt with prolonged hours of noise from buzzing of saws and drills and other electric tools, ongoing loud hammering, the banging and clanking of moving and transporting wood and other materials, the incessant back-up beeping of their vehicles moving materials from one place to another, as well as large vehicle traffic. Beyond this, there arises the question of exactly what percentage of this property would in fact become impervious surface area if their plan is allowed? Going by the Engineer's site plan, even a layman such as I can see that, with everything they want to pack into this



half-acre, the impervious surface area would greatly exceed the Town's 15% limit. This would by definition negatively impact the environment by limiting the green area and exposing the neighborhood to unavoidable run-off pollution and corrosion, leaving open the unknown element of how much toxicity is in the dust and run-off that, even with best intentions, cannot credibly be avoided.

We would love to trust that Mr. Hazelton and his partners have altered their original plan and have now decided to move their Contractor's Yard offsite. Mr. Hazelton has declared that he envisions this property primarily to comprise his family residence – any plan for a green residence with office space would be a welcome proposal, but his site plan suggests the opposite intention. Why would he go through all this effort and so strenuously pursue a variance for a Contractor's Yard on the property, if he does not intend in some way to use the Special Permit for that very purpose? What is the purpose of going through all this effort to pursue a Special Permit for storing some tools and materials and parking some excess construction vehicles, when by his own statement, he and his partners have a proper off-site location for that? Rather than go through all this effort, wouldn't it be more expedient for him to move the entire operation offsite and use this property as he said, primarily as his residence – if that is truly his intention? How can we trust that, with a Special Permit in hand, he won't see 17 Mahaiwe as a backup site for his Contractor's Yard, a fall-back work space? To-date, the company's compliance with town regulations has been sketchy at best. It has taken till now for the company to even apply for the necessary Special Permits, while they have been operating since their arrival in 2016.

Perhaps it was just seen as unavoidable, when deliveries or pick-ups were being made, that trucks had to idle, including one particular example of a huge tractor trailer that was much too large to enter their driveway, so it sat on the street for more than an hour with its motor running the entire time. Or perhaps it was just to meet an emergency deadline when on October 6, 2020, I was abruptly awakened at 6:30am by the loud sound of electric tools -- I was so stressed out that day that I documented what was going on. The noise that continued throughout that day included sounds like electric drills or screwdrivers, electric sawing, hammering, and clanking together of wood planks, and it basically continued non-stop all day. Then between 5:30 – 6:30pm there was the finishing touch of the incessant back-up warning beeping from a small vehicle carrier that was moving materials back-and-forth between the driveway and the backyard. Finally the workers left the premises at 6:40 pm, so just over 12 hours of non-stop noise. I would guess that in this type of business, unavoidable situations are not uncommon – would a Special Permit for



a Contractor's Yard at 17 Mahaiwe Street open the door for "unavoidable" activity? Over the past few years, these types of activity have been a common occurrence. Who will oversee compliance? Up to now, it has unfortunately been the neighbors.

In reference to the Special Permit request for an expansion of the non-conforming Barn, this needs to be clarified. Over the past several years, a considerable amount of work and renovation have already been carried out by the current owner. Has all of the work done to-date, exterior and interior, been properly permitted? Is the Special Permit being sought for additional work to be done, or is this to cover past projects? Has the Town Inspector visited the premises within the past few months to understand what has already been altered vs. what they are now requesting? What exactly is this newly expanded barn to be used for? How much additional impermeable surface would an expansion result in? I believe that an investigation which includes all these questions must be part of any Special Permit decision for an expansion of this non-conforming Barn.

I am sorry if these business owners were, for whatever reason, under the mistaken impression that squeezing into this spot in the middle of Mahaiwe Street would be the right spot for their Contractor's Yard; but I don't think that the neighborhood, or even the town, should have to pay for this error in judgement. Any small amount of business research should have led them to other areas of town that are industrially zoned for their purposes. There is very scant set-back between the borders of their property and that of each of their surrounding neighbors. We are very happy to welcome the return of a residence at 17 Mahaiwe, but it's a mystery to me as to how Mr. Hazelton and his partners came to believe that this concentrated, densely populated neighborhood is an appropriate site for a Contractor's Yard – again, this is a quiet street, a tight-knit neighborhood – This is not an Industrial zone! The zoning change that came only in the past few years that suddenly turned us into an MXD zone was in reality only a labeling change – it did not signify any change in our neighborhood character or in the established structure of our neighborhood – even with this new label, we are still a quiet neighborhood of homes and offices. And our by-laws, as well as our Master Plan, clearly state that, even as a Mixed-use zone, our neighborhood's character is to be preserved.

We believe that permitting any level of activity for a Contractor's Yard at 17 Mahaiwe Street, even conditionally, could very potentially open up a Pandora's Box. Mr. Hazelton has seemingly nodded to the concerns expressed by the Board of Health and the Planning Board, as well as town residents, but he has not convincingly addressed the fuzzy lines around his need to maintain aspects of the

business on the premises, involving movement of heavy, polluting vehicles, the in & out movement and storage of materials of unknown toxicity, the storage of work tools, etc. Even with the best intentions, businesses fluctuate, and over time who will monitor the daily goings on? Who will be on-site to enforce any restrictions? This company has been operating at this location since 2016 – and only now, 5 years later, are they seeking, retroactively, the required Special Permitting. Where were the Town Inspectors for the past 5 years? It ultimately fell twice upon disgruntled neighbors to initiate Cease and Desist orders; and we saw very little Town oversight even after these were put in place. There was no real accountability for noncompliance, and granting Special Permits now would just reward previous practices and potentially open the door to more infractions.

These are just some of the concerns we have about bringing this type of Industry, this Contractor's Yard, into our neighborhood, which in effect would destroy the peaceful residential and professional nature of the neighborhood, and expose us real health and environmental issues. This is not an Industrial zone – other areas of Town have for good reason been zoned Industrial, to welcome and to suit the needs of a Contractor's Yard. This is not that place.

According to the Town website, "a Special Permit means that the use is not normally permitted, but the Town will consider allowing it if it meets certain criteria and is judged to be an overall benefit to the Town."

How exactly could this operation at this location be considered to be "an overall benefit to the Town," when it can't even be without risk to its immediate neighbors? Will it become the ongoing job of the residents of this neighborhood to be the Town watchdogs, to have to deal ourselves with monitoring any infractions, to be involved in ongoing conflict with our neighbors? In this neighborhood we enjoy sharing coffee and cake, not animosity! That is not how I would like to spend my retirement years.

Please be cognizant of unintended consequences when you consider the request for special dispensations here -- the choices that you make here will have an impact on precedents that likely will affect all areas of GB in future decisions.

Thank you,  
Barbara Matz  
22 Mahaiwe Street

Matz p. 4



**From:** Pat Greco <pgreco007@gmail.com>  
**Sent:** Tuesday, February 16, 2021 3:17 PM  
**To:** barbara matz <bfmtatz@hotmail.com>  
**Subject:** Re: 17 Mahaiwe!!

Good to hear from you, Barbara, but sorry that the saga continues without some measures of commonsense and honesty.

We moved in in the Spring of 1990. The Bronstein's moved in about a year later or so, Sometime after 2000, I only recall a part-time carpenter using the barn and that was only one, maybe two years. As I recall it was limited to the summer months. He was very courteous about noise levels; it never was an issue because the work there was very limited both in time and scope.

It seems to me that the Building Inspector was atypically lenient in this case and only acted when faced with hard facts, but then would appear to ignore the situation until there was another citizen complaint. I was most surprised the [sic] the latrine behind the barn was simply allowed to be discontinued without any formal documentation or followup.

Please share my comments and recollections....

I wish you well with this and mostly that all stay healthy.

- Pat

\*\*\*\*\*

**From:** Pat Greco <pgreco007@gmail.com>  
**Sent:** Tuesday, February 16, 2021 9:29 PM  
**To:** barbara matz <bfmtatz@hotmail.com>  
**Subject:** Re: 17 Mahaiwe!!

I think that would be fine; I have shared everything else, including the latrine with the building inspector so should already be on record.

It was a great neighborhood for many years I wish you you [sic] well as you continue in your efforts to preserve the quality of living there.

---

Please Note: Pat and Kathy Greco were the owner/occupants of 29 Mahaiwe Street from 1990 through June 2020. This property immediately abuts 17 Mahaiwe Street to the west. Due to the troubling and disturbing activity at 17 Mahaiwe St., Pat Greco initiated the first of two complaints to the GB Building Inspector, resulting in the first issuance of a Cease and Desist Order. [BFM]

We the undersigned request that the granting of a Special Permit for a Contractor's Yard at 17 Mahaiwe Street, be denied.

The Great Barrington Board of Health has categorically laid out its concerns over potential health risks to our neighborhood. The Great Barrington Planning Board has also cited a number of its concerns in cautiously recommending approval under strict conditions. We echo the questionings of these two town Boards, and would emphasize additional concerns including excess pollution due to use and storage of potentially toxic materials, potentially toxic dust and run-off, noise, and heavy vehicular activity both on premises and on an already unstable Mahaiwe Street. Also, to-date since 2016, this company has demonstrated a blatant disregard of Zoning regulations, and we neighbors do not wish to become its watchdogs.

Our Zoning By-laws and our Town's Master Plan prohibit allowing a Contractor's Yard in our neighborhood of private family homes and professional offices for a good reason. No exception in this case would offer any benefit to the neighborhood. We believe that even a conditionally issued Special Permit for a Contractor's Yard here would offer a frightening precedent, and leave open a door for misuse.

NAME	ADDRESS	SIGNATURE
Eliho MATZ	22 Mahaiwe	Eliho Matz
Barbara F. Matz	22 Mahaiwe Street	Barbara Matz
Mona Young	24 Mahaiwe St.	Mona Young
Michel KERNAN	12 Mahaiwe St	M. Kernan
Barbara Kulaga	578 Main St.	B. Kulaga
CHRIS KULAGA	518 Main St	Chris Kulaga
Paul Kleinwald	578 Main St.	Paul Kleinwald
Lou Adams	578 Main St.	Lou Adams
Sage Bagnall	24 Silver St	Sage Bagnall
Carol Pruitt	2/17 <sup>127</sup> Maple Ave.	Carol E. Pruitt
Royce P. Jones	135 Maple Ave.	Royce P. Jones
Matthew Barlow	15 Manville Street	Signature authorization via E-mail (see attached)
Patricia Barlow	15 Manville Street	Signature authorization via E-mail (see attached)
Alice Leason	17 Manville Street	Signature authorization via E-mail (see attached)
Ivan Kruh	7 Manville Street	Signature authorization via E-mail (see attached)

Pet. P 1







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NAME	ADDRESS	SIGNATURE
Laura Meister	22 Manville Street, GB 01230	<i>Laura Meister</i>

**From:** matthew barlow <mattbarlow1@yahoo.com>  
**Sent:** Sunday, February 14, 2021 10:48 PM  
**To:** barbara matz <bfmtatz@hotmail.com>  
**Cc:** Trish Barlow <tbarberkshires@gmail.com>  
**Subject:** Re: Neighborhood Update, Special Permit for Contractor's Yard

Please use this email as our signatures.

- Matthew Barlow  
Patricia Barlow  
15 Manville St.  
Great Barrington, MA 01230

Sent from my iPhone

\*\*\*\*\*

**From:** alice leason <mandymouse1@yahoo.com>  
**Sent:** Monday, February 15, 2021 1:49 PM  
**To:** barbara matz <bfmtatz@hotmail.com>  
**Subject:** Re: Neighborhood Update, Special Permit for Contractor's Yard

You can put my name on the document you will be sending to the boards. I have emailed a select person my concerns but adding the name to some thing else should help. Alice Leason

\*\*\*\*\*

**From:** Ivan Kruh <kruh@icloud.com>  
**Sent:** Wednesday, February 17, 2021 12:59 PM  
**To:** barbara matz <bfmtatz@hotmail.com>  
**Subject:** Re: Special Permit for Contractor's Yard

Hi Barbara-

Busy work day -- sorry. Yes. I want to sign the petition. I have been unable to figure out how to do it with the pdf being circulated. If you can use this email as my signature, please do.

Ivan Kruh  
7 Manville St, Great Barrington, MA 01230

*Pet. p 4*

## Chris Rembold

---

**From:** Contact form at Great Barrington MA <cmsmailer@civicplus.com>  
**Sent:** Wednesday, February 17, 2021 4:43 PM  
**To:** Chris Rembold  
**Subject:** [Great Barrington MA] Special Permit for Contractor's Yard at 17 Mahaiwe (Sent by Laura Meister, laura@farmgirlfarm.com)

**\*\*CAUTION:\*\***

**\*\*This is an external email, be vigilant\*\***

**\*\*\*Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe\*\*\***

Hello crembold,

Laura Meister ([laura@farmgirlfarm.com](mailto:laura@farmgirlfarm.com)) has sent you a message via your contact form (<https://www.townofgb.org/user/45/contact>) at Great Barrington MA.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofgb.org/user/45/edit>.

Message:

Hello Chris--

I signed our neighborhood petition to request that the application for a special permit for a contractor's yard at 17 Mahaiwe Street be denied. I'm writing to expand on my request and explain my opposition.

My property, 22 Manville Street, directly abuts 17 Mahaiwe Street. I live here with my 3 1/2 year old daughter. I chose to live in this quiet, safe neighborhood so that I could raise a child in a healthy environment. I am 100% opposed to the creation of toxic dust and run-off adjacent to our back yard, additional noise, heavy vehicle traffic, and commotion that would result from the use of 17 Mahaiwe as a contractor's yard. This neighborhood is not designed to house a permanent construction yard; it is absurd to use the 17 Mahaiwe property in this manner, and I'm appalled that town officials would even entertain this as a possibility.

The current use of 17 Mahaiwe for carpentry and building has been only mildly tolerable. It was one thing when I lived here alone, and the work was just sporadic and relatively low-profile, but it is quite another matter, now that I'm raising a young child and with the more consistent use of the 17 Mahaiwe property. The noise (both machine noise and loud voices), and bright lights that are on late into the night on occasion that shine directly into our home are disruptive and unwelcome. Cigarette smoke coming from the other side of my fence is unwelcome--I'm not a smoker and I resent having my child breathing cigarette smoke in her own home. I am very distressed to learn that it is on the table that we could be subjected to an increase in these irritants, along with the serious health concerns of construction dust and run off.

I am happy to be contacted if you would like any further information or clarification from me on my position.

Thank you for registering my opposition to this special permit on the record.

--Laura Meister



MICHAEL KERNAN  
12 Mahaiwe Street  
February 17, 2021

To: Select Board and Zoning Board of Appeals

Re: 17 Mahaiwe St

I oppose the granting of three special permits relative to the property at 17 Mahaiwe Street: namely, permission for a contractor's yard; increase in non-pervious land; alteration of a non-conforming use.

Cease and Desist Orders In addition to creating health hazards, this owner has been operating a contractor's yard, in violation of the definition contained in Zoning Code Section 11. CONTRACTOR'S YARD is defined as "Premises used by a building contractor or subcontractor for storage of equipment and supplies, fabrication of subassemblies, and parking of wheeled equipment."

Following a complaint from the abutting former homeowner of 29 Mahaiwe Street (Pat Greco), on October 25, 2018 Town Building Inspector Ed May advised Brian Hazelton "that zoning relief would be required to allow for a contractor's yard." With the continuation of this illegal contractor's yard, on July 15, 2019 Ed May issued a Cease & Desist Order that an illegal contractor's yard was being operated in violation of the Zoning Bylaws. "Operation of a contractor's yard is evidenced by the attached photos of trucks, trailers, and equipment parked. Reports of loud equipment being used creating noxious dust, odor and noise." The C&D Order directed that operation of the contractor's yard was to cease within 15 days. There was no enforcement action, such as imposition of the \$300 per day violation fine, issued, nor was a Special Permit applied for. On October 7, 2020, more than a year later, upon another resident complaint, Ed May issued another Cease & Desist Order that an illegal contractor's yard was being operated in violation of the Zoning Bylaws and that operation of the contractor's yard was to cease within 15 days. No enforcement action, such as imposition of the \$300 per day violation fine, was issued, nor was a Special Permit applied for. By this application for a Special Permit, the applicant has acknowledged that this is an illegal contractor's yard. The Town should levy the appropriate fines.

Who is the Applicant? The application for a Special Permit requires, under Specifics, item 2, that: "**ALL OWNERS** of property must also sign the application." [Bold and full caps in original.] The applicant appears to be 17 Mahaiwe Group LLC. The document is signed with an unrecognizable signature followed by the words "attorney for applicant." The applicant or its responsible

MK p. 1

official must sign the site plan. I am sure that this provision is meant to ensure accuracy in the application.

Zoning Bylaw Following the passage of the MXD zone in May 2016, applicant bought the property in October 2016 and a contractor's yard was started sometime after that. A contractor's yard is permitted by right in Industrial Zones 1 and 2. It is prohibited in all other residential and commercial zones, with the lone exception being this MXD zone. It is not even allowed in the two other mixed use zones. A person can only wonder what was the justification behind this. Is this MXD the canary in the coal mine? The Mahaiwe Triangle is overwhelmingly residential with a sprinkling of pleasant professional offices and Construct, a residential facility for 10 people on the way back up. I will be presenting a Citizen's Petition to correct this dangerous anomaly.

Furthermore, the Purpose of the MXD Zoning Bylaw is stated in §9.11.1: "...to preserve and enhance the mix of residential and retail uses... and thereby facilitating a variety of business and housing opportunities within walking distance of the Town's downtown core." An industrial use such as a contractor's yard is neither a residential use nor a retail use and is not sanctioned by this Bylaw. A contractor's yard, being of industrial use, belongs in an industrial zone, not in a residential zone.

Increase in Impervious Surface The applicant seeks to diminish the amount of pervious land. The problem is that this applicant has already accomplished this. Part of this Special Permit is to increase the amount of land that is not pervious to water flow. This lot has two halves. The lot in front of the non-conforming-use barn is now all hard-packed by the constant movement in and out of construction vehicles, trucks, front-end loaders, paving vehicles, excavators. [Photograph MK1]. In addition, this summer applicant used two paving machines running over the land to pack it down. While citing the passenger vehicles of the four professionals who formerly occupied the building, the application conveniently fails to mention the constant construction vehicles. On February 11, 2021 at 830am there were four construction vehicles parked there. Photograph MK2. Behind the main house the grass has been covered by stone and more hard pack in 2019 in order that the owner may store more construction vehicles. There are construction vehicles parked permanently there today, up to the fence separating the rear property line. There is in effect no rear setback. Photograph MK3. The applicant has himself created a situation where the amount of impervious land has far exceeded the 15% limit.

Mk p. 2



Street Condition Furthermore, at the western end of Mahaiwe Street, there is a Town sign stating “Weight Limit, 2 ½ tons.” [Photograph MK4]. I am no expert, but I would surmise that a dump truck, a road paver, a front end loader, a back end loader, excavators and the heavy-equipment trailer trucks that carry them each exceed 5000 pounds. Photograph MK5 shows the deterioration of the Town sidewalk in front of the property. Other large trucks have been parked on the narrow street with its motor running for an hour or more. Who is going to pay for reconstruction of the sidewalk whose damage has been caused by this applicant? – The Town?

Project Narrative The Project Narrative is part of the submitted site plan. It contains a number of interesting subjective statements.

It states that “The proposed Mixed Use will provide a reduction in vehicle trips compared to the previous use with numerous professionals...” There were four professionals in the main building and there were a number of automobiles that were parked there all day. For a real estate closing, there may have been additional cars for an hour or so. What we have today is heavy equipment vehicles as stated above and a flurry of pick up trucks which enter and leave the property several times a day. Some of the heavy equipment vehicles are parked in the rear. There is an increase in traffic with the accompanying noise and dirt. We constantly hear the back-up warning bells on the trucks. It used to be that, when the professionals were tenants, the parking yard was vacant on the weekends. Now it is occupied seven days a week, from 630am to past dusk.

Under the Special Permit Required Findings, conjecture has replaced facts. This construction will not increase property values and thus tax revenue. It will help destroy the residential character of the neighborhood. This impingement of a residential neighborhood will not result in increased real estate value, but lead to a disruption in market value.

Most of us recognize that climate change is a big problem. The presence of mature leafy trees helps to control the carbon and to keep our environment safe to breathe. The applicant proposes to demolish five mature maple trees as “invasive and hazardous trees.” This Town prides itself on its venerable maple trees.

It states that “The subject parcel is centered on a street which contains both residence and business uses.” The only business uses on this street and the two abutting streets, Manville and Pope, are professional offices, such as formerly existed at 17 Mahaiwe. Now there are only two houses used as professional space, and another former one being vacant and up for sale. Everything else is

MK p. 3

residential, mostly older colonials, some with a second unit. I consider Construct, two doors away, to be residential. The Wainwright Inn is residential. Aside from the subject property, nothing else is of an industrial nature.

The Barn The non-conforming use barn has somehow been allowed to be thoroughly renovated. When I moved here three years ago, there were no windows upstairs and the downstairs was closed off; it looked like an ancient barn for horse stalls. Photograph MK6. Now in the past few months, the applicant has installed new windows, insulation, built a new porch. The building permit approves a porch of 5 by 6 feet. It appears to be much larger than that. Photograph MK7. I urge an inspection by the Board or a responsible authority. The applicant has enlarged, renovated and built alterations to a non-conforming use that was not even in use. The plan calls for the construction of additional sheds for housing equipment.

In talking with my neighbors, I am informed that the barn was used to store household items by some of these neighbors. Even if it was used as an industrial site (which we do not admit), §5.6 declares that the protected status is abandoned if it is “not used for a period of two years.” The applicant has provided no proof of continuous use.

The ZBA must “determine that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood.” Zoning Bylaw §5.3. The facts show otherwise. The barn has been vacant for a number of years. The new proposed use is quite different than a barn. Unfortunately, much new construction has already recently occurred. Photograph MK8.

The applicant wants “more equipment and materials to be stored under cover with lighting proposed in a way to avoid any impacts to abutters.”

For the above reasons, this Select Board should heed all the evidence and reject these applications for special permits. This Zoning Board of Appeals should heed all the evidence and reject the application for a special permit to alter a non-conforming-use.

Thank you.

s/ Michael Kernan

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MK p. 5





MK p. 6





MK p. 7





MK p. 8



## EXHIBIT A

### FINDINGS OF FACT AND BASIS FOR DECISION

**Re: Special Permits #919-21, A (Contractor's Yard) and #919-21, B (WQPOD)  
17 Mahaiwe Group, LLC.**

#### A. Introduction

This Special Permit application was submitted on January 13, 2021 by Owner / Applicant 17 Mahaiwe Group, LLC to use a portion for a mixed-use development at 17 Mahaiwe Street consisting of a single family home, a contractor's yard per Zoning Bylaw section 3.1.4, F(1) (*Special Permit #919-21, A*), and for an increase in impervious surface in a Zone II of the Water Quality Protection Overlay District (WQPOD) per Zoning Bylaw section 9.2 (*Special Permit #919-21, B*).

The application includes a set of plans prepared by White Engineering, a project narrative prepared by Applicant's Attorney Dennis Egan, an explanatory letter from the Applicant dated February 9, 2021, elevation views of the barn and proposed shed, lighting and landscaping information, and a stormwater report, also prepared by White Engineering.

The proposed use also includes the expansion of the existing nonconforming barn at the rear of the property, the construction of a new storage shed, and the installation of a swimming pool for the residence. The changes to the barn require a special permit from the Zoning Board of Appeals (ZBA) (*Special Permit #918-21*), and the entire proposal also requires Site Plan Approval from the Planning Board.

#### B. General Findings

The one-half acre site is located on the south side of Mahaiwe Street in the MXD zoning district, and is identified on Assessors' Maps as Map 22, Lot 51. It is within a Zone II overlay of the WQPOD. Mahaiwe Street consists of a mix of single and multi-family residential uses, as well as structures originally constructed as residences but now used for offices. The larger MXD zone surrounding Mahaiwe Street is also mixed-use in nature.

Mahaiwe Street connects Main Street (US Route 7) and Maple Avenue (Routes 23 and 41). It has a paved but deteriorating travelled way, approximately 22 feet wide. There are deteriorating sidewalks on both sides. Municipal water and sewer utilities run under the street and serve the subject site; overhead wires carry electrical and communications utilities.

There are two existing buildings on the site. One, which is proposed for use as the residence, is a two and one-half story structure with an approximate 1,323 square foot footprint and used most recently for several professional offices. The second is a two story barn located in the rear of the property; its footprint is approximately 1,118 square feet. The barn is a nonconforming structure as it is located within the 10-foot rear yard setback.

The application to the ZBA seeks to expand the existing nonconforming barn with an addition of approximately 216 square feet to the northeast corner of the barn, a 97 square foot tool shed storage area on the northwest side of the barn, as well as a covered patio of 256 square feet to be attached on the east side of the barn. (All additions would comply with required setbacks.)

The barn and portions of the site have been used recently as a contractor's yard, a use which in this



district requires a Special Permit from the Selectboard, and which is the request of this application. The application is supplemented by a letter from the property owner, also the owner of the business operating the construction yard, in which the owner proposes limitations on the types of activity and equipment to which they will limit the contractor's yard.

Other proposed changes include a new 800 square foot shed to be located along the western side of the site, to be used in conjunction with the contractor's yard, as described in the application, and a proposed 512 square foot in-ground pool to be located in the rear of the residence.

The site consists of an existing packed gravel driveway and parking area, on the western side of the residence and in front of the barn, which accommodates at least 12 parking spaces. The applicant proposes to reduce to 10 parking spaces on site as shown on the plans. This would exceed the minimum parking requirements in the MXD which are set forth in Section 9.11.5. Under sub-item 4 which is applicable to the proposal, one space is required for the residential use. Plus, one space is required for each two employees of the contractor's yard at the largest shift, which the applicant calculates at three spaces, and the MXD allows this to be divided in half and rounded down. Therefore the total minimum parking requirement would be two spaces: one for the residence and (three divided in half, rounded down) one for the contractors yard.

Five trees on the property are proposed to be removed. Eight new fruit trees are proposed to be planted in the front yard, along the street.

Stormwater will be managed on-site through dry wells and a series of underground infiltration chambers. This infrastructure is designed to meet the requirements of aquifer recharge in the WQPOD and the Stormwater Management Standards.

Reviews from other Boards:

The Conservation Commission has no jurisdiction at this site.

The Board of Health reviewed the proposal and requests the Selectboard place extra scrutiny on these five items: 1.) The environmental impact of potential run off from gasoline and other related toxins; 2.) The fumes from trucks polluting a residential neighborhood; 3.) Since it is a contractor's yard, the dust generated from construction projects may increase with this expansion of use; 4.) Increased noise; 5.) And the removal of four mature maple trees.

The Planning Board reviewed the special permit application and made a positive recommendation relative to the WQPOD special permit, and suggests the Selectboard consider the following recommendations regarding the contractors yard: Consider limiting on the property the storage of vehicles, the size of vehicles and the amount of materials; Consider the amount of heavy traffic on Mahaiwe Street; Consider the impact of the wood burning furnace in the barn on the neighborhood; Consider making the special permit, if granted, specific to the applicant. Do not allow the special permit to be conveyed without the permission of the SPGA; Consider not allowing expansion of the use in the future; and, Consider setting hours of operation. The Board will finalize its Site Plan decision at an upcoming meeting.

### C. Contractor's Yard

Per Section 3.1.4 F(1), a Special Permit is required to establish a Contractor's Yard in the MXD district. While Section 6.4 of the Zoning Bylaw contains general performance standards for any use in Town, the Zoning Bylaw has no specific finding requirements for special permits for Contractor's Yards. The

Selectboard acknowledges the Applicant's letter of February 9, 20121, in which the Applicant explains his relationship to the site and outlines the following proposals to attend to concerns of neighbors:

permanent arrangements to store all heavy machinery off site, and we have solidified an offsite fabrication shop elsewhere. This would mean that all custom stone and carpentry projects will not be done there, and the buildings would be used as an office and dry storage only. We are proposing that the major construction vehicles will be stored off site, this would include: dumptruck, excavator, skid steer, and the two trailers associated with these machines. The only vehicles that would be continually stored there are: an f250 pick up truck, a Subaru used for estimating trips, and a service minivan, all domestic sized vehicles. There would be the occasional storage of enclosed trailers and a very small (6'x8') dump trailer when they are not on projects.

#### D. Water Quality Protection District

Per Section 9.2.12 of the WQPOD, the proposal requires a special permit because it may involve the handling of toxic or hazardous materials in quantities greater than normal household use, and it increases the impervious area of a lot by more than 15% or 2,500 square feet. The special permit requirements of the WQPOD ensure that a project provides a method(s) to capture, treat, and infiltrate stormwater into the underlying aquifer, so that the development of impervious surface does not degrade the quality or quantity of water entering into and recharging the groundwater aquifer.

The site engineer, White Engineering, calculates that the existing impervious surface is 2,881 square feet or 13.2% of the lot size. The proposed increases in impervious surfaces due to the additions to the barn, the new shed, pavilion and pool total 1,881 square feet, or another 9% of the lot size. While neither the square footage increase nor the percent increase trigger the requirement for a Special Permit, the total resulting impervious surface will be 4,762 square feet or 22% of the lot.

A stormwater management report was prepared by the engineer. The report provides a description of proposed stormwater management measures, including dry wells and underground infiltration chambers, and describes how the measures comply with the Town's water quality and aquifer recharge requirements. The recharge As detailed in the proposed plans, these measures are designed and sized appropriately for the amount of new impervious surface, the underlying soil types, and unique characteristics of the site. The Engineer calculates that the total proposed recharge volume is over three times the amount needed for the site.

Section 9.2.13 item 3 states that the Selectboard may grant the special permit if it finds the standards of 9.2.8 (Prohibited Uses), 9.2.9 (Prohibited Uses, Inner Zone), and the following two standards, are met: (a.) [the project will] in no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the WQPOD; and (b.) [the project] be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

The Selectboard hereby finds:

1. The proposal complies with Sections 9.2.8 and 9.2.9.
2. More than the required amount of recharge volume is provided and the proposed stormwater management and groundwater infiltration measures comply with the standards of this section.
3. The project will not diminish the quantity or quality of water available in the WQPOD.
4. The project is designed to avoid substantial disturbance of the soils, topography, drainage, and other water-related natural characteristics of the site.

#### E. General Special Permit Criteria and Findings

Section 10.4.2 of the Zoning Bylaw, granting of a special permit requires a written determination by the Special Permit Granting Authority “that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site.” This determination shall include consideration of the following criteria:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and,
6. Potential fiscal impact, including impact on town services, tax base, and employment.

The Board’s considerations in relation to each of the six special permit criteria are set forth below.

Criterion 1.     *Social, economic, or community needs which are served by the proposal.*

The Board finds that the keeping a contractor’s business in the area will serve employment and service needs of the community, and that the restoration of the property will positively influence the aesthetic character of the neighborhood.

Criterion 2.     *Traffic flow and safety, including parking and loading.*

The Board finds that the volume of traffic coming and going from the small contractor’s yard will not significantly or adversely impact the neighborhood or street, and there will be no traffic flow, safety, parking, or loading concerns. However, the Board finds that the types of vehicles used by and stored at the contractor’s yard, including heavy trucks and construction vehicles, and the typical schedules of construction vehicles, including early mornings and weekends, could adversely impact the neighborhood in terms of noise and pollution from emissions.

Criterion 3.     *Adequacy of utilities and other public services.*

The site is served by adequate drinking water and sewer systems. There will be no discernable impact to public health, fire, or police services. The Board finds utilities and services are adequate.

Criterion 4.     *Neighborhood character and social structures.*

The Board finds that the proposed contractor’s yard will bring a structure and a use into conformance, and will facilitate a variety of business and housing opportunities, furthering two purposes of the MXD district. The Board also finds that uses and activities of a contractor’s yard could be detrimental to those residences in the neighborhood, a neighborhood which does not contain other industrial-type uses.

In this case, since the Owner / Operator of the contractor’s yard is also the resident of the residence on site, the Selectboard believes the Owner / Operator has a special and unique motivation to minimize the potential impacts of a contractor’s yard on a residential neighborhood.

Criterion 5.     *Impacts on the natural environment.*

The Board notes that the increase in impervious area will be offset by more than adequate

stormwater management features. Trees to be removed are hazard, old, or invasive trees, and proposed new plantings will offset the removals. However the Board also finds that uses and activities typical of a contractor's yard, including toxic or hazardous materials in quantities greater than normal household use, could have detrimental impacts on the natural environment in this location.

Criterion 6. *Potential fiscal impact, including impacts on town services, tax base, and employment.*

The Board does not have adequate information to make a finding regarding the tax base and fiscal impact. The Board finds that the proposal will keep a local employer of currently 12 employees in the community.

Finding and Proposed Conditions:

After consideration of the above, the Board finds that possible benefits of the proposal outweigh possible detrimental impacts of the proposal only if certain conditions are imposed to secure the benefits and mitigate potential negative impacts:

1. The contractor's yard use shall be limited to the current Owner / Applicant, as follows: The contractor's yard shall be permitted only for the activities of the business known as Wood to Stone, or its successor names, and only as long as Brian Hazelton is both the sole proprietor of the business and a resident of the home on premises.
2. The contractor's yard activities shall be confined to the barn, new shed, and parking area of the property.
3. No heavy machinery shall be stored on site.
4. No fabrication of stone or carpentry projects shall occur on site.
5. The barn and proposed shed shall be used as an office and dry storage only.
6. No major construction vehicles such as dump trucks, excavators, skid steers, and the trailers associated with these machines, shall be stored on site. The only business related vehicles that may be continually on site are not more than four domestic sized vehicles including, for example, a pickup truck not larger than an F250, a passenger vehicle used for estimating trips, and a service minivan.
7. No trailers, enclosed or otherwise, larger than 6' x 8' shall be stored on site.
8. Employees, other than the resident Owner of the contractor's yard, shall not arrive on site earlier than \_\_\_\_ AM. No contractor's yard vehicles or equipment may be moved earlier than \_\_\_\_ AM or later than \_\_\_\_ PM.
9. The above conditions may be modified by the Selectboard only through a new special permit.
10. These conditions do not apply to the materials, trucks or deliveries associated with the proposed building and site improvements.

**SP # 919-21**

Special Permit application from 17 Mahaiwe Group LLC, c/o Brian Hazelton, Great Barrington, MA for a mixed-use development at 17 Mahaiwe Street consisting of a single family home and a contractor's yard, per Zoning Bylaw section 3.1.4, F(1), and for an increase in impervious surface in the Water Quality Protection Overlay District per Zoning Bylaw section 9.2.

**DRAFT MOTIONS**

1. VOTE ON FINDINGS

*(If the Board has amended the Findings based on the Public Hearing and its discussion, be sure to specify those changes and approve the findings "as amended.")*

Move to approve the Findings of Fact for Special Permit #919-21 A and B, [as written, or, as amended] and referenced as Exhibit A.

**Second:** \_\_\_\_\_

**Roll call vote:** Davis \_\_\_\_\_ Burke \_\_\_\_\_ Cooke \_\_\_\_\_  
Abrahams \_\_\_\_\_ Bannon \_\_\_\_\_

2. VOTE ON SPECIAL PERMIT # 919-21 A

*(add conditions at the end of this motion if there are conditions on the permit)*

Move, in view of the approved Findings of Fact, to approve Special Permit #919-21 A for the mixed use of 17 Mahaiwe Street consisting of a single family home and a contractor's yard, with the following conditions:

1. The contractor's yard use shall be limited to the current Owner / Applicant, as follows: The contractor's yard shall be permitted only for the activities of the business known as Wood to Stone, or its successor names, and only as long as Brian Hazelton is both the sole proprietor of the business and a resident of the home on premises.
2. The contractor's yard activities shall be confined to the barn, new shed, and parking area of the property.
3. No heavy machinery shall be stored on site.
4. No fabrication of stone or carpentry projects shall occur on site.
5. The barn and proposed shed shall be used as an office and dry storage only.
6. No major construction vehicles such as dump trucks, excavators, skid steers, and the trailers associated with these machines, shall be stored on site. The only business related vehicles that may be continually on site are not more than four domestic sized vehicles including, for example, a pickup truck not larger than an F250, a passenger vehicle used for estimating trips, and a service minivan.
7. No trailers, enclosed or otherwise, larger than 6' x 8' shall be stored on site.
8. Employees, other than the resident Owner of the contractor's yard, shall not arrive on site earlier than 8:00 AM. No contractor's yard vehicles or equipment may be moved earlier than 8:00 AM or later than 6:00 PM.
9. The above conditions may be modified by the Selectboard only through a new special permit.

**Second:** \_\_\_\_\_

**Roll call vote:** Davis \_\_\_\_\_ Burke \_\_\_\_\_ Cooke \_\_\_\_\_  
Abrahams \_\_\_\_\_ Bannon \_\_\_\_\_

3. VOTE ON SPECIAL PERMIT # 919-21 B  
*(add conditions at the end of this motion if there are conditions on the permit)*

Move, in view of the approved Findings of Fact, to approve Special Permit #919-21 B for an increase in impervious surface in the Water Quality Protection Overlay District, with the following conditions:

**Second:** \_\_\_\_\_

**Roll call vote:** Davis \_\_\_\_\_ Burke \_\_\_\_\_ Cooke \_\_\_\_\_  
Abrahams \_\_\_\_\_ Bannon \_\_\_\_\_

DRAFT



February 16, 2021

Amy Pulver  
Town of Great Barrington  
Town Hall, 334 Main Street  
Great Barrington, MA 01230

Re: Agricultural Commission Recommendations

Dear Amy Pulver,

On behalf of the Agricultural Commission, I recommend favorable consideration by the Selectboard of these appointments to fill current member vacancies on the Commission:

- Luke Pryjma (301 Monument Valley Rd.) for the term expiring 2021
- Christopher Royer (234 North Plain Rd.) for the term expiring in 2022.

Both Luke and Chris bring distinct agricultural and horticultural experiences and skills highly relevant to our upcoming work on *Growing Better Great Barrington (GBGB)*. This project, funded by a grant from the Executive Office of Energy and Environmental Affairs, will engage the community in creating a food system plan to enhance climate resilience, environmental sustainability and food security. GBGB will be developed in cooperation with the Conway School of Sustainable Landscape Planning + Design. This will add to our prior successful collaboration with the Conway School on the *Great Barrington Pollinator Action Plan*

Luke's expertise as a farmer, as former Agricultural Commission chair and as lead on Keep Berkshires Farming helped inform the agricultural goals of Great Barrington's Community Master Plan. Having collaborated with Luke, I saw his energetic commitment to enhancing healthy local farming opportunities. In addition, Luke's experience with educational outreach to the middle school, soil science with NOFA, and social justice with BRIDGE will all help GBGB's work on soil carbon sequestration, biodiversity and community food security.

Along with his family background in farming communities, Chris brings practical experience and impressive credentials relevant to advancing climate resilience in growing more food locally. Specializing in sustainable land care practices and having completed a Permaculture Design Certificate, Chris has modeled on his own land how biodiverse plantings of more than 100 trees, shrubs and plants can yield perennial crops that are economically viable and climate resilient.

With the Agricultural Commission planning to meet later this month, we would greatly appreciate your considering appointment of Luke Pryjma and Christopher Royer to the Agricultural Commission at the February 22 Selectboard meeting. Thank you!

Sincerely,

Vivian Orłowski, Chair  
Agricultural Commission  
Town of Great Barrington

February 11, 2021

Amy Pulver  
Office Administrator  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01239

Dear Ms. Pulver:

As someone passionate about the role of agriculture in sustainable land use and local food security, I am applying to serve on the Great Barrington Agricultural Commission for the vacant position expiring June 30, 2022.

I grew up in Midwest farm country and quite a few of my ancestors were farmers in Pennsylvania. As a child, the sight of the beautifully cared for Amish and Mennonite farms around my grandparents' home in Lancaster County, the local produce my grandfather sold in his store, and my grandmother's delight with the Silver Queen corn from the nearby farm stand instilled in me a deep heartfelt appreciation for how local sustainable agriculture could and should be an integral part of a community.

Fifteen years ago, after many years as a professional architect and avocational gardener, I began formal training in landscape and permaculture design. In 2011, I received my Certificate in Landscape Design from The Landscape Institute of the Boston Architectural Center, followed by a Permaculture Design Certificate in 2012. Sustainable landscape practices were my primary area of study.

My culminating project at the Landscape Institute was a design for the development of a 23-acre property on Christian Hill Road in Great Barrington. The owner wished to utilize the local Open Space Residential Development Ordinance to maximize the financial potential of the land. My proposal demonstrated how several neglected arable acres could be cultivated and serve as the heart of a small neighborhood, by ringing it with 12 cottages. The existing woodland and wetlands on the property could be largely untouched and held in common by the neighborhood.

I bought my home and land on North Plain Road in 2010, with the intention of using it as a laboratory for experimenting with productive and regenerative landscape and gardening practices. Over the course of the past ten years, I have planted well over one hundred trees and shrubs, plus countless perennials, most of which are natives and pollinator attractors. Many were selected for the edible fruit, nuts, roots and leaves they bear. This experience with perennial crops helps provide a model of climate resilience for local agriculture.

I would welcome the opportunity to apply my passion and experience in this realm, at the community level. Thank you for considering my application for the Agriculture Commission.

Sincerely,



D. Christopher Royer

234 North Plain Road,  
Great Barrington, MA 01236

February 9th, 2021

Amy Pulver  
Office Administrator  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

Dear Amy Pulver,

I am writing to apply to be a member of the Great Barrington Agricultural Commission for the term ending June 30, 2021. My relevant experience includes:

- 1) Serving as a previous chair of the Agricultural Commission
- 2) Working as a small farmer in Great Barrington.
- 3) Enhancing connections to local and regional organizations key to supporting local, equitable and healthy food and farming.

Based on this experience, as described below, I'm eager to contribute to the vision and practice of how the Ag Commission can contribute to our community.

As Ag Com chair 2013-2015, I supported the implementation of the Keep Berkshires Farming Agricultural Assessment. Former Ag Comm Chair Mary Beth Merrit had the initial vision to see the importance of this assessment, which I then led upon becoming Ag Com chair in 2013. I still think back to calling already busy farmers to let them know we needed their participation to make this assessment meaningful. There is almost no season farmers aren't busy and it speaks to the Ag Com's ability to organize and the Glynwood Center's leadership that this slice in our farming history was captured in such detail. This key information supported grants and agriculture expansion throughout the region and informed Great Barrington's Community Master Plan.

For 5 years I ran a rewarding, though struggling, roadside farm stand in Great Barrington. In addition to learning about farming personally, I was also able to help young people learn about farming through collaboration with BHRSD's Project Connect and the W.E.B DuBois Middle School. My farm hosted students for experience-based learning and questioning of how to care for soil, plants, food and people.

I've been involved in the Northeast Organic Farming Association for almost a decade as a past NOFA/Mass board member, 2014 Winter NOFA Conference workshop organizer, and longtime conference attendee. Through NOFA I was exposed to farming education that led to years of self study in soil and plant health. With this knowledge, I offered soil testing and consultations for farmers and



gardeners. I also learned about favorable trends in growing and marketing of organic food and its ability to support healthy people and communities.

Recently, in 2019-2020, I worked as programs coordinator for BRIDGE, based in Lee and doing outreach throughout the Berkshires. BRIDGE is a leader in gaining appreciation of our town's legacy and repairing our present culture through developing many groundbreaking initiatives to serve the community. My past work with BRIDGE and, now as an ongoing volunteer, will support the Ag Com's efforts and accountability with folks who have been long overlooked by farming, food access and justice.

My own personal experiences intersect with local food and farming in crucial ways. Nourishing food and meaningful work have supported my own health transition, previously considered impossible by medical professionals. My growing up in Great Barrington, landscaping for more than 20 years and working on several farms, will support my volunteer work on the Agricultural Commission. I would be grateful for the opportunity to join with other Ag Com members and with other town boards and community groups to ensure that everyone in Great Barrington will have access to what has been so important to me: healthy local food based on good stewardship of soil, plants and animals.

Sincerely,

Luke Pryjma  
301 Monument Valley Rd  
Great Barrington MA 01230



**Request for Technical Assistance  
District Local Technical Assistance Program, 2021**

**PART 1. APPLICANT INFORMATION**

**Lead Municipality:** Town of Great Barrington **Date:** 2-22-2021

**Point of Contact, Lead Municipality, as designated by the governing body (please print):**

**Name:** Christopher Rembold

**Title:** Assistant Town Manager / Director of Planning & Community Development

**Address:** 334 Main Street, Great Barrington, MA 01230

**Telephone:** 413-528-1619 **E-mail:** crembold@townofgb.org

**Partner Municipalities: (List all partner municipalities, contacts and contact information (e-mail and phone) from those municipalities:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Does your Municipality have a current signed Community Compact Cabinet Agreement?**

- Yes
- No

**If yes, for what Best Practice** \_\_\_\_\_

**Has your Municipality received or is it seeking Housing Choice Initiative designation?**

- Yes
- No

**PART 2. TYPE OF ASSISTANCE**

Please check the type of assistance requested:

- Housing Choice Initiative
- Implements a Communities' Signed Community Compact Cabinet Best Practice
- Community Compact Cabinet Activities
- Planning Ahead for Housing
- Planning Ahead for Growth

**PART 3. ASSISTANCE PROPOSAL**

Please attach a brief (one-page) summary of the project that addresses the following topics:

1. **Purpose:** Provide a concise statement of the purpose and type of assistance requested.

2. **Priority Funding Areas:** Provide a concise description of how your assistance request addresses one of the priority funding areas. If your request is to adopt or implement a signed Community Compact best practice, please identify that best practice. If your request is to seek Housing Choice Initiative designation, please describe how your community intends to obtain that designation.
3. **Project Background:** Briefly describe how the proposed project fits with other municipal objectives such as the implementation of activities set forth in a master plan or other planning document. If applicable, please describe any related projects recently completed or currently underway that directly relate to the proposed project. Please also note any planned action or investment that would or could potentially result from the successful completion of the proposed action.
4. **Project Scope & Timeline:** Please list and provide a short description of the major tasks and anticipated timeline to achieve the proposed project, including the anticipated starting date.
5. **Desired Results:** Please provide a description of the results (deliverables or products) that are desired as an outcome of this project.
6. **Local Official/Staff Commitment:** Please provide a description of the municipal officials/committee members/ staff members who will be involved with this project, clearly identifying their roles.
7. **Local Match:** Please identify any voluntary in-kind or cash match

**PART 4. APPLICATION SUBMITTAL PROCESS**

Applications are due by 5:00 pm **February 25, 2021**.

A word version of this application is available at: <https://berkshireplanning.org/dlta-applications-now-available/>

**IMPORTANT:**

Due to the COVID-19 pandemic, BRPC staff is working remotely. *Application packets must be sent via email only to:*

Thomas Matuszko, Executive Director  
 1 Fenn Street, Suite 201  
 Pittsfield, MA 01201  
[tmatuszko@berkshireplanning.org](mailto:tmatuszko@berkshireplanning.org)  
 Fax (413) 442-1523

Please note that any awards made under this solicitation are contingent on the continuing availability of funds provided to BRPC from the Commonwealth of Massachusetts. BRPC reserves the right to re-direct funds to respond to the COVID-19 crisis if necessary.

**PART 5. AUTHORIZED SIGNATURE**

Please include the signature of the Chief Elected Official authorizing you to submit this request.

**Name** Stephen Bannon **Date** 2-22-2021

**Title** Chair, Selectboard

**Signature** \_\_\_\_\_  
 (MAYOR/SELECT BOARD CHAIR)



1. **Purpose:** The Town of Great Barrington seeks 2021 DLTA assistance for creating zoning regulations to incentive affordable housing and community services.
2. **Priority Funding Area:** “Planning Ahead for Housing”
3. **Project Background:** The Planning Board and Selectboard joint subcommittee on affordable housing has been discussing strategies to increase the supply of affordable housing. Meanwhile the Town’s recently published Housing Needs Study illustrated the need for more affordable housing. The Planning Board has been discussing the creation of an overlay zone or zones that will encourage affordable housing and community services in return for higher density development on Stockbridge Road, and that will encourage affordable housing generally throughout the community.

Meanwhile, Great Barrington is seeking Housing Choice Initiative designation.

4. **Project Scope & Timeline:** Great Barrington seeks BRPC assistance to: (1) gather best practices and sample bylaws; (2) analyze and map existing conditions of development and housing on Stockbridge Road; (3) assist in drafting new zoning text for community discussion during calendar 2021 and approval in 2022.
5. **Desired Results:** Draft zoning amendments
6. **Local Official/Staff Commitment:** The Assistant Town Manager / Director of Planning and Community Development will be the principal contract administrator for this DLTA, receiving deliverables, assisting in drafting text, convening stakeholders, and coordinating meetings.
7. **Local Match:** The Town will provide an in-kind match of staff time.