

2022 Annual Town Meeting Warrant

Monday June 6, 2022 (and Thursday June 9, 2022 if needed)

6:00 PM at Monument Mountain Regional High School



SELECTBOARD

Stephen C. Bannon, Chair
Leigh Davis
Edward Abrahams
Garfield Reed
Eric Gabriel

FINANCE COMMITTEE

Philip Orenstien, Chair
Anne O'Dwyer
Thomas Blauvelt
Meredith O'Connor

TOWN OF GREAT BARRINGTON
2022 ANNUAL TOWN MEETING, JUNE 6, 2022

INDEX OF WARRANT ARTICLES

Warrant Articles marked with an asterisk () are currently under legal review*

As of 5/11/2022

1. Authorize Revolving Fund Limits
2. Elected Officials' Salaries
3. MassDOT Chapter 90 Funds
4. FY23 Operating Budget
5. Borrowing Authorization for Capital Items
6. Authorize funding of Community Programs
7. FY23 Wastewater Treatment Plant Budget
8. Borrowing Authorization for Wastewater Capital Items
9. FY23 Regional School Assessment
10. Borrowing Authorization for Berkshire Hills Regional School District
11. FY23 Out of District Vocational Tuition and Transportation
12. Authorize use of Free Cash to Reduce the Tax Levy
13. Authorization to pay Prior Fiscal Year Invoices
14. Authorize funding to the Stabilization Account
15. Authorize funding to the Capital Stabilization Account
16. Rescinding of old Borrowing Authorizations
17. Community Preservation Fund Reserves/Appropriations
18. Community Preservation Projects
19. Borrowing Authorization for Memorial Field Improvements
20. Authorize the Selectboard to dispose of 426 Park Street, Housatonic
21. Authorize the Selectboard to Grant an Easement on land at the transfer station, 601 Stockbridge Road, to the Massachusetts Electric Company, a/k/a National Grid
22. Zoning: Amend the Floodplain Overlay District regulations and definitions
23. Zoning: Amend the Accessory Dwelling Unit regulations
24. Zoning: Amend Certain Regulations for Two-Family Residential Use
25. Amend Chapter 153, Streets and Ways, Article III, Common Driveways
26. Request for Special Legislation to exempt future members of the Police Department from the Provisions of the Commonwealth's Civil Service Law
27. Senior Tax Deferral Program Amendments **(include statute reference)**
28. Resolution in Support of Changing the State Flag and Seal of Massachusetts.
29. *Accept MGL Chapter 64G section 3D(a) to impose a 3% impact fee on "professionally managed" short term rentals**
30. *Accept MGL Chapter 64G section 3D(b) to impose a 3% impact fee on short term rentals in two- or three-family dwellings**
31. *Appropriate 100% of any impact fees collected under Ch 64G 3D(a) or (b) to the Affordable Housing Trust Fund (question for Sue, Mark or David- maybe this article doesn't happen until next TM, i.e., after money has actually been collected, and then is voted every year?)**
32. *Adopt Bylaw Governing Short Term Rentals**
33. Citizen Petition: Proposed Short-Term Rental Bylaw

WARRANT
ANNUAL TOWN MEETING
2022

COMMONWEALTH OF MASSACHUSETTS BERKSHIRE, SS

To Paul E. Storti, Chief of Police of the Town of Great Barrington, in said Berkshire County,

GREETINGS:

In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the Inhabitants of said town, qualified to vote in town affairs, to meet at the Monument Mountain High School Parking Lot in Great Barrington on Monday, June 6th, 2022 and if needed June 9th, 2022 at 6:00 P.M., then and there to act on the following:

ARTICLE 1: AUTHORIZE REVOLVING FUND LIMITS

To see if the Town will vote to fix the maximum amount that may be spent during fiscal year 2023 beginning on July 1, 2022 for the revolving funds as established in the Towns' by-laws for certain departments, boards, committees, commissions, agencies or officers in accordance with M.G.L. Chapter 44, Section 53E ½; or take any other action relative thereto.

Revolving Fund	Department, Board, Committee, Agency or Officer	FY2023 Spending Limit
Plumbing Inspections	Building Department	\$20,000
Wiring Inspections	Building Department	\$60,000
Gas Inspections	Building Department	\$15,000
Cemetery	Public Works Department	\$ 5,000
COA Transportation	Council on Aging	\$40,000

Recommended by the Finance Committee and Selectboard

ARTICLE 2: ELECTED OFFICIALS' SALARIES

To see if the Town will vote to fix the salaries of all elected officials for the period of July 1, 2022 to June 30, 2023 as indicated below:

Elected Officials' Salaries:

Selectboard: \$24,500 (\$4,900 per Selectboard member)

Recommended by the Finance Committee and Selectboard

ARTICLE 3: MASSDOT CHAPTER 90 FUNDS

To see if the Town will vote to accept any and all funds being provided by the Commonwealth of Massachusetts Department of Transportation (MassDOT), under the provisions of Chapter 90 of the Massachusetts General Laws, to pay for such costs as allowed by appropriate legislation in connection with the maintenance, repair, and construction of town ways and bridges; or to take any other action relative thereto.

Recommended by the Finance Committee and Selectboard

ARTICLE 4: FY23 OPERATING BUDGET

To see if the Town will vote to raise and appropriate or transfer from available funds such sums of money necessary for the operation of the several departments in the Town for the ensuing year for the purposes outlined below; or to take any other action relative thereto.

General Government

Town Manager/Selectboard	\$435,555
Finance Committee/Reserve Fund	117,800
Finance Director/Town Accountant	159,880
Technology	274,000
Assessors' Office	187,645
Treasurer/Collector	230,860
Human Resources	19,509
Town Clerk/Elections	150,657
Conservation Commission	31,245
Planning Board	5,450
Zoning Board of Appeals	1,300
Office of Planning/Community Development	146,905

Public Safety

Police Department	\$1,866,875
Fire Department	723,795
Communications/Emergency Management	19,790
Building Inspector	183,665
Animal Control	12,200

Department of Public Works

Buildings and Grounds	\$804,340
Highway	1,861,433

Cultural/Recreation/Human Services

Health Department	\$125,295
Human Services	35,000
Council on Aging	164,431
Veterans' Affairs	147,935
Libraries	586,040
Parks & Recreation	122,000
Various Boards/Commissions	15,500

Miscellaneous

Insurance	\$1,876,000
Debt Service	2,304,328
Retirement	1,051,805
Celebrations & Events	15,000

Total General Fund \$13,676,238

Recommended by the Finance Committee and Selectboard

ARTICLE 5: BORROWING AUTHORIZATION FOR CAPITAL ITEMS

To see if the Town will vote to appropriate \$4,800,028 or any other sum of money, in the following approximate amounts and for the following purposes, and for the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transferred from available funds, borrowing or otherwise; or to take any other action relative thereto.

<u>Capital Items</u>	
Street and Bridge Improvements	\$3,425,000
Building & Grounds Improvements	930,000
Police Cruiser (2)	115,000
Police Station Surveillance Cameras (3)	18,000
Police Body Cameras (6)	40,000
Highway Truck	170,900
Roadside Mower	51,128
Parks Improvements	50,000
Total	4,800,028

Recommended by the Finance Committee and Selectboard

ARTICLE 6: AUTHORIZE FUNDING OF COMMUNITY PROGRAMS

To see if the Town will vote to appropriate from Free Cash a sum of money representing amounts received under host community agreements with marijuana establishments to fund various community programs, under an application and approval process to be administered by the Town Manager; or take any other action relative thereto.

Recommended by the Finance Committee and Selectboard

ARTICLE 7: FY23 WASTEWATER TREATMENT PLANT BUDGET

To see if the Town will vote to appropriate from the receipts of the Wastewater Treatment Plant such sums of money necessary for the operation of the Sewer Division for the ensuing year for the purposes outlined below; or to take any other action relative thereto.

<u>Wastewater Treatment Plant</u>	
Salaries	\$515,482
Expenses	834,900
Insurance/Benefits	333,632
Miscellaneous/Transfers	200,000
Debt Service	774,478
Total Wastewater Treatment Plant	\$2,658,492

Recommended by the Finance Committee and Selectboard

ARTICLE 8: BORROWING AUTHORIZATION FOR WASTEWATER CAPITAL ITEMS

To see if the Town will vote to appropriate \$405,300 or any other sum of money, for Wastewater capital improvements, in the following approximate amounts and for the following purposes, and for the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transferred from available funds, borrowing or otherwise; or to take any other action relative thereto.

Wastewater Capital Items

Primary Clarifier Equipment Replacement	\$103,700
Pickup Truck	64,600
Engineering	100,000
High Pressure Sewer Cleaner	137,000
Total	\$405,500

Recommended by the Finance Committee and Selectboard

ARTICLE 9: FY23 REGIONAL SCHOOL ASSESSMENT

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of Eighteen Million, Four Hundred Sixty-Two Thousand, Two Hundred and Four Dollars (\$18,462,204) for the operating assessment, and Four Hundred Eighty-Four Thousand, Four Hundred and Twenty-Nine Dollars (\$484,429) for the capital assessment, for a total assessment of Eighteen Million, Nine Hundred Forty-Six Thousand, Six Hundred and Thirty-Three Dollars (\$18,946,633) of the Berkshire Hills Regional School District; or take any other action relative thereto.

Recommended by the Finance Committee and Selectboard

ARTICLE 10: BORROWING AUTHORIZATION FOR BERKSHIRE HILLS REGIONAL SCHOOL DISTRICT

To see if the Town will vote to approve the \$1,500,000 borrowing authorized by the Berkshire Hills Regional School District, for the purpose of paying costs of the Feasibility and Schematic Design Study for the Monument Mountain Regional High School located at 600 Stockbridge Road, Great Barrington, MA, and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority (MSBA), said amount to be expended at the direction of the Berkshire Hills Regional School District School Building Committee, and with the understanding that the MSBA's grant program is a non-entitlement, discretionary program, based on need, as determined by the MSBA, and any Study costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities; and that any grant that the District may receive from the MSBA for the Study shall be as set forth in the Feasibility Study Agreement that may be executed between the District and the MSBA.

Recommended by the Finance Committee and Selectboard

ARTICLE 11: FY23 OUT OF DISTRICT VOCATIONAL TUITION AND TRANSPORTATION

To see if the Town will vote to raise and appropriate \$250,000 to fund the Fiscal Year 2023 tuition and transportation for out of district vocational education, in accordance with Chapter 74 of the Massachusetts General Laws; or take any other action relative thereto.

Recommended by the Finance Committee and Selectboard

ARTICLE 12: AUTHORIZE USE OF FREE CASH TO REDUCE THE TAX LEVY

To see if the Town will vote to authorize the use of Free Cash to reduce the tax levy for Fiscal Year 2023; or to take any other action relative thereto.

Recommended by the Finance Committee and Selectboard

ARTICLE 13: AUTHORIZATION TO PAY PRIOR FISCAL YEAR INVOICES

To see if the Town will vote to authorize the payment of prior fiscal year invoices from the FY22 Police Department budget in the amount set forth below; or take any other action relative thereto.

Police Department:

\$x.00 to [vendor]

Fire Department:

\$x.00 to [vendor]

Insurance:

\$x.00 to Berkshire Medical Center

Recommended by the Finance Committee and Selectboard

ARTICLE 14: AUTHORIZE FUNDING TO THE STABILIZATION ACCOUNT

To see if the Town will vote to appropriate from Free Cash a sum of money to the Stabilization Fund, or take any other action relative thereto.

Recommended by the Finance Committee and Selectboard

ARTICLE 15: AUTHORIZE FUNDING TO THE CAPITAL STABILIZATION ACCOUNT

To see if the Town will vote to appropriate from Free Cash a sum of money to the Capital Stabilization Fund, or take any other action relative thereto.

Recommended by the Finance Committee and Selectboard

ARTICLE 16: RESCINDING OF OLD BORROWING AUTHORIZATIONS

To see if the Town will vote to rescind the following amounts that have been authorized to be borrowed by vote of Town Meeting, but which are no longer needed for the purposes for which they were initially approved:

Unused Amount	Date of Approval	Warrant Article	Original Purpose
\$ 21,400	5/7/2012	9	FY13 Sewer System Improvements - Phase 1
\$ 1,464	5/4/2015	5	FY16 Dump Truck
\$ 29,000	5/9/2016	4	FY17 Dump Truck
\$ 155,000	5/9/2016	4	FY17 Fire Dept Air Packs
\$ 11,910	5/1/2017	4	FY18 Highway Dump Truck
\$ 8,000	5/1/2017	4	FY18 Police Cruisers
\$ 1,850	5/1/2017	4	FY18 Engineering
\$ 700	5/1/2017	4	FY18 Fiber Optic/FY21 Housatonic Broadband
\$ 1,100	5/1/2017	4	FY18 Highway Skid Steer
\$ 200	5/7/2018	4 (iii)	FY19 Police Cruisers
\$ 2,500	5/7/2018	4 (v)	FY19 Highway Service Truck
\$ 1,300	5/7/2018	4 (vi)	FY19 Cemetery Mower
\$ 2,500	5/7/2018	4 (vii)	FY19 Cemetery Leaf Blower
\$ 14,000	5/6/2019	7(iii)	FY20 Police Cruisers (2)
\$ 80,000	5/6/2019	7(iv)	FY20 Dump Trucks (3)
\$ 19	5/6/2019	7(v)	FY20 Portable Radios (6)
\$ 25,000	5/6/2019	7(vii)	FY20 Telecommunication System Upgrade

or take any other action relative thereto.

Recommended by the Selectboard

ARTICLE 17: COMMUNITY PRESERVATION FUND RESERVES & APPROPRIATIONS

To see if the Town will vote to appropriate, or reserve for future appropriation, from the Community Preservation Fund, the following amounts recommended by the Community Preservation Committee for FY23, with each item considered a separate appropriation; or to take any other action relative thereto.

Reserves:

From FY23 revenues for Historic resources reserve	\$55,000
From FY23 revenues for community housing reserve	\$55,000
From FY23 revenues for open space reserve	\$55,000

Appropriations:

From FY23 revenues for administrative expenses	\$20,000
Balance of FY23 revenues for FY23 budgeted reserve	\$365,000

Recommended by the Community Preservation Committee

ARTICLE 18: COMMUNITY PRESERVATION PROJECTS

To see if the Town will vote to appropriate from the Community Preservation Fund for FY23 the following amounts recommended by the Community Preservation Committee with each item to be considered a separate appropriation; or to take any other action relative thereto.

		Source of Appropriation	
Project	Total Appropriation	FY23 Revenues	Fund Balance
<i>Affordable Housing</i>			
1	Town, Affordable Housing Trust Fund	\$200,000	\$200,000
2	Construct, Inc., predevelopment costs for the Eagle Cliff apartments	\$50,000	\$50,000
3	CDCSB, predevelopment costs for the Berkshire Cottages development	\$350,000	\$350,000
	Subtotal, Affordable Housing	\$600,000	
<i>HISTORIC RESOURCES</i>			
4	Town, engineering and design for the Castle Street pedestrian underpass steps/shelter	\$25,000	\$25,000
5	Alander Group, for historic repairs and restoration of 343 Main Street	\$250,000	\$250,000
	Subtotal, Historic Resources	\$275,000	
<i>OPEN SPACE & RECREATION</i>			
6	Town, for vegetation assessment in Lake Mansfield	\$7,000	\$7,000
7	Conservation Commission for the McAllister Wildlife Refuge preservation project	\$35,000	\$35,000
	Subtotal, Open Space & Recreation	\$42,000	
	TOTAL	\$917,000	

Recommended by the Community Preservation Committee

ARTICLE 19: Borrowing Authorization for Memorial Field Improvements

To see if the Town will vote to appropriate \$500,000 or any other sum of money, as authorized under section 11 of the Community Preservation Act, Massachusetts General Laws chapter 44B, for a term of 15 years, for improvements to Memorial Field, and for the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transferred from available funds, borrowing or otherwise; or to take any other action relative thereto.

ARTICLE 20: DISPOSITION OF 426 PARK STREET

To see if the Town will vote to transfer from the Treasurer/Collector the custody and control of the property located at and known as 426 Park Street, Housatonic, shown on and identified as Assessors' Map 2, Parcel 29, to the Selectboard for purposes of sale, transfer, or other disposition, and to authorize the Selectboard to complete such sale, transfer, or other disposition on terms acceptable to the Selectboard, and to authorize the Selectboard to execute all

documents and take all actions necessary to complete such sale, transfer, or other disposition, or to take any other action relative thereto.

ARTICLE 21: EASEMENT TO THE MASSACHUSETTS ELECTRIC COMPANY

To see if the Town will vote to authorize the Selectboard to grant a permanent easement of approximately 1,650 square feet, to the Massachusetts Electric Company, a/k/a National Grid, in connection with the installation of manholes and associated infrastructure needed to access and maintain underground electrical cable on the Route 7 corridor, as shown on the easement plan prepared for the Massachusetts Electric Company, dated March 14, 2022, by Colliers Engineering & Design, Albany, NY, a copy of which is on file with the Town Clerk, or to take any other action relative thereto.

ARTICLE 22: ZONING - FLOODPLAIN OVERLAY DISTRICT

To see if the Town will vote to amend Section 9.1, Floodplain Overlay District, and Section 11.0, Definitions, of the Zoning Bylaw, as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendments: These amendments are proposed in order to ensure the Town’s local zoning regulations reflect at least the minimum requirements of the National Flood Insurance Program (NFIP) so that the community can continue to participate in the program.

Proposed deletions of existing text are ~~struck through~~

Proposed insertions are underlined

Amend Section 9.1 as follows:

9.1.1 Purpose. The Flood Plain Overlay District (FPOD) has been established to provide that lands in the town subject to seasonal or periodic flooding shall not be used for residential or other purposes in such a manner as to endanger the health or safety of the occupants thereof, or of the public, and to assure the continuation of the natural flow pattern of the watercourses within the town in order to provide adequate and safe floodwater storage capacity to protect persons and property against the hazards of flood inundation. It is further intended to protect, preserve and maintain the water table and water recharge areas within the town so as to preserve present and potential water supplies for the public health and safety of the residents of the town.

9.1.2 Definitions. Pertinent definitions of flood zones delineated in Great Barrington (e.g., Zone A, Zone A1-30, etc.) may be found in the US Code of Federal Regulations, Title 44, Part 64.3. Additional terms applicable to the FPOD are found in Section 11 of this Bylaw and US Code of Federal Regulations, Title 44, Part 59.

9.1.23 Location. The general boundaries of the FPOD are shown on the Great Barrington Flood Insurance Rate Map (FIRM), dated July 19, 1982, as Zones A and A-1-30 to indicate the one-hundred-year floodplain. The exact boundaries of the district are defined by the flood profiles contained in the Flood Insurance Study, dated July 19, 1982. The floodway boundaries are delineated on the Great Barrington Flood Boundary and Floodway Maps (FBFM), dated January 19, 1982, and further defined by the floodway data tables contained in the Flood Insurance Study. These two maps, as well as the accompanying study, are incorporated in this Bylaw by reference and are on file with the Town Clerk, Planning Board, Inspector of Buildings and Board of Health.

In A Zones, in the absence of FEMA base flood elevation data and floodway data, the Building Department will obtain, review and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A to comply with one or more of the following: elevating residential structures to or above base flood level; floodproofing or elevating nonresidential structures to or above base flood level; and prohibiting encroachments in floodways.

The two above-referenced maps and related study cover specifically the Housatonic River, Green River, Williams River and Alford Brook and related wetlands. There are other inland wetlands that are covered and are shown generally on a map prepared by Robert G. Brown & Associates, Inc., and entitled "Delineation and Description of the Green, Williams and Housatonic River Flood Plain and the Inland Wetlands in the Town of Great Barrington, Massachusetts," dated 1974. In cases of conflict between the Robert G. Brown and Associates, Inc., and FIRM and FBFM maps, the latter two maps shall govern.

~~**9.1.3 Zone A.** Within Zone A, where the one hundred year flood elevation is not provided on the FIRM, the developer/applicant shall obtain all existing flood elevation data, and they shall be reviewed by the Planning Board. If the data are sufficiently detailed and accurate, they shall be relied upon to require compliance with this Bylaw and the State Building Code. These two referenced maps and related study cover specifically the Housatonic River, Green River, Williams River and Alford Brook and related wetlands. There are other inland wetlands that are covered and are shown generally on a map prepared by Robert G. Brown & Associates, Inc., and entitled "Delineation and Description of the Green, Williams and Housatonic River Flood Plain and the Inland Wetlands in the Town of Great Barrington, Massachusetts," dated 1974. In cases of conflict between the Robert G. Brown and Associates, Inc., and FIRM and FBFM maps, the latter two maps shall govern. The base (one hundred year) flood elevations at any given point between any two successive control points (cross sections) as shown on the floodplain maps have been determined using topographic maps at a scale of 1:4,800, with a contour interval of five feet, this forming the flood boundary shown for the entire length of the Housatonic River, Green River, Williams River and Alford Brook on the series of Flood Boundary and Floodway Maps.~~

9.1.4 Floodways. All encroachments, including fill, new construction, substantial improvements to existing structures and other developments in the floodway are prohibited unless certification by a professional engineer registered and licensed in the Commonwealth of Massachusetts is provided by the applicant demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the one-hundred-year flood. Any encroachment meeting the above standard shall comply with the floodplain requirements of the State Building Code.

In A Zones along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.

9.1.45 Special Permit Required. Any person desiring to establish any permitted use in a FPOD involving or requiring the erection of new structures and/or alteration or moving of existing structures or dumping, filling, transfer, relocation or excavation of earth materials or storage of materials or equipment, or parking of recreational vehicles, shall submit an application for a special permit to the Special Permit Granting Authority (SPGA) Selectboard in accordance with the provisions of Section 10.4. The Selectboard shall be the SPGA for floodplain special permits.

Such special permit application shall describe in detail the proposed use of the property and the work to be performed and shall be accompanied by plans as specified therein. In addition to the information required thereby, such plans shall also include boundaries and dimensions of the lot, existing and proposed drainage

easements, all existing and proposed fill, existing and proposed sewage disposal facilities, means of access and mean sea-level elevation, with contour separation of two feet or less, of the existing and proposed land surface, cellar floor and first floor. All plans shall be prepared and certified by a professional engineer registered and licensed in the Commonwealth of Massachusetts.

The special permit application shall include a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the FPOD. The applicant must acquire all necessary permits, and must submit the completed checklist demonstrating that all necessary permits have been acquired prior to issuance of any permit by the Building Inspector.

9.1.5 Submittals. ~~The SPGA shall ensure that the applicant provides sufficient information to determine:~~

- ~~1. That the floor level of areas to be occupied by human beings as living or working space shall be at a safe elevation;~~
- ~~2. That furnaces and utilities are protected from the effects of flooding and that the structure will withstand the effects of flooding in accordance with the State Building Code;~~
- ~~3. That the proposed construction, use or change of grade will not obstruct or divert the flood flow, reduce natural water storage or increase stormwater runoff so that water levels on other land are substantially raised or danger from flooding increased;~~
- ~~4. That safe vehicular and pedestrian movement to, over and from the premises is provided in the event of flooding; and~~
- ~~5. That the proposed methods of drainage and sewage disposal are approved by the Board of Health and will not cause pollution or otherwise endanger health in the event of flooding.~~

9.1.6 Decision. The SPGA may issue a special permit in compliance with all applicable provisions of this Bylaw, for establishment or alteration of a permitted use in a FPOD, provided that the Selectboard determines the following. Such findings shall be in addition to the findings required by Section 10.4.

1. The use would otherwise be permitted if such land were not, by operation of this section, in the FPOD;
2. The use of such land for the proposed purpose will not interfere with the general purpose for which such FPODs have been established;
3. That the floor level of areas to be occupied by human beings as living or working space shall be at an elevation in accordance with the State Building Code;
4. That furnaces and utilities are protected from the effects of flooding and that the structure will withstand the effects of flooding in accordance with the State Building Code;
5. That the proposed construction, use or change of grade will not obstruct or divert the flood flow, reduce natural water storage or increase stormwater runoff so that water levels on other land are substantially raised or danger from flooding increased;
6. That safe vehicular and pedestrian movement to, over and from the premises is provided in the event of flooding; and
7. That the proposed methods of drainage and sewage disposal are approved by the Board of Health and will not cause pollution or otherwise endanger health in the event of flooding.
8. If Zones AO and AH exist on the applicable FIRM, that adequate drainage paths are provided around structures on slopes, to guide floodwaters around and away from proposed structures.

9.1.7 Conditions. Special permits issued under this section may be subject to such conditions as the Selectboard deems necessary in the interests of the public health, safety and welfare. The burden of proving that the proposed use will not endanger the health and safety of the occupants or the public shall rest upon the applicant, who shall provide such engineering, ecological and hydrological data as may be required by the SPGA or any state or federal agency.

~~**9.1.8 Encroachment.** All encroachments, including fill, new construction, substantial improvements to existing structures and other developments in the floodway are prohibited unless certification by a professional engineer registered and licensed in the Commonwealth of Massachusetts is provided by the applicant demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the one hundred-year flood. Any encroachment meeting the above standard shall comply with the floodplain requirements of the State Building Code.~~

9.1.8. Subdivisions. All subdivision proposals and development proposals for property in the Floodplain Overlay District shall be reviewed to assure that: (1) such proposals minimize flood damage; (2) public utilities and facilities are located and constructed so as to minimize flood damage; and (3) adequate drainage is provided. When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

~~**9.1.9 Effect.** Granting of a special permit under this section by the SPGA does not in any way indicate compliance with the provisions of the Wetlands Protection Act, G.L. c. 131, s. 40, which provides, among other things, that no person shall remove, fill, dredge or alter any swamp, creek, river, stream, pond or lake or any land subject to flooding, except with a written permit from the Conservation Commission.~~

9.1.9. Recreational Vehicles. If otherwise permitted in accordance with this Zoning Bylaw, in A1-30, AH, AE Zones, V1-30, VE, and V Zones, all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements, or be on the site for less than 180 consecutive days, or be fully licensed and highway ready.

9.1.10 Community Floodplain Administrator. The Town of Great Barrington hereby designates the Building Inspector to be the official Floodplain Administrator for the Town.

9.1.11 Variances from Building Code Floodplain standards. Should a proponent be granted a Building Code variance by the Commonwealth, the proponent shall notify the Building Inspector in writing, and the Town will request from the State Building Code Appeals Board a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the Town's files.

The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a Town official that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.

Such notification shall be maintained with the record of all variance actions for the referenced development in the Floodplain Overlay District.

9.1.12. Variances from Zoning Bylaw related to community compliance with the National Flood Insurance Program (NFIP). The Zoning Board of Appeals may issue a variance from the requirements of the Floodplain Overlay District in accordance with the requirements set out by State law, and a variance may only be granted if:

- 1) Good and sufficient cause and exceptional non-financial hardship exist;

2) the variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and

3) the variance is the minimum action necessary to afford relief.

9.1.13 Limitations. The floodplain management regulations found in this section shall take precedence over any less restrictive conflicting local laws, ordinances or codes. The degree of flood protection required by this bylaw is considered reasonable by the Town but does not imply total flood protection. Granting of a special permit under this section by the Selectboard does not in any way indicate compliance with the provisions of the Wetlands Protection Act, G.L. c. 131, s. 40, which provides, among other things, that no person shall remove, fill, dredge or alter any swamp, creek, river, stream, pond or lake or any land subject to flooding, except with a written permit from the Conservation Commission.

9.1.14 Watercourse alterations and New data. In a riverine situation, the Building Inspector shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream

- Bordering States, if affected

- NFIP State Coordinator

Massachusetts Department of Conservation and Recreation

251 Causeway Street, 8th floor

Boston, MA 02114

- NFIP Program Specialist

Federal Emergency Management Agency, Region I

99 High Street, 6th Floor

Boston, MA 02110

If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.)

Notification shall be submitted to:

FEMA Region I Risk Analysis Branch Chief

99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator

MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

Amend Section 11.0 by adding the following definitions under a new entry FLOODPLAIN OVERLAY DISTRICT:

FLOODPLAIN OVERLAY DISTRICT: The following definitions shall apply in the FPOD. Reference is also made to 44 CFR §59.

DEVELOPMENT means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

FLOOD BOUNDARY AND FLOODWAY MAP means an official map of a community issued by FEMA that depicts, based on detailed analyses, the boundaries of the 100-year and 500-year floods and the 100-year floodway. (For maps prepared in 1987 and later, the floodway designation is included on the FIRM.)

FLOOD HAZARD BOUNDARY MAP (FHBM.) An official map of a community issued by the Federal Insurance Administrator, where the boundaries of the flood and related erosion areas having special hazards have been designated as Zone A or E.

FLOODWAY. The channel of the river, creek or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

FUNCTIONALLY DEPENDENT USE means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE means any structure that is:

(a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or

(d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

(1) By an approved state program as determined by the Secretary of the Interior, or

(2) Directly by the Secretary of the Interior in states without approved programs.

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the Town's first floodplain bylaw, including any subsequent improvements to such structures. *New construction includes work determined to be substantial improvement.*

RECREATIONAL VEHICLE means a vehicle which is:

(a) Built on a single chassis;

(b) 400 square feet or less when measured at the largest horizontal projection;

(c) Designed to be self-propelled or permanently towable by a light duty truck; and

(d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30.

START OF CONSTRUCTION. The date of issuance of a building permit for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual “start of construction” means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home.

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR (the Massachusetts State Building Code).

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation.

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in 44 CFR §60.3 is presumed to be in violation until such time as that documentation is provided.

ARTICLE 23: ZONING – ACCESSORY DWELLING UNITS

To see if the Town will vote to amend Section 8.2.3, item 2, of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendments: This amendment will ensure the Zoning Bylaw requirement regarding ADU size utilizes a measurement consistent with other portions of the Zoning Bylaw; instead of being measured by gross square footage, the ADU will be measured by net usable square feet.

Proposed deletions of existing text are struck through

Proposed insertions are underlined

Amend Section 8.2.3, item 2, as follows:

2. An ADU may not in any case be larger than 900 ~~gross-square feet~~ of net usable floor area. If a dwelling unit greater than 900 ~~gross-square feet~~ of net usable floor area is created within a single-family home, the residence will be considered a two-family dwelling and will be subject to the requirements of Section 8.1 of this Bylaw.

ARTICLE 24: ZONING – TWO-FAMILY RESIDENTIAL USE

To see if the Town will vote to amend Sections 4.2.1 and 8.1.1 of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendments: These amendments are proposed in order to correct internal inconsistencies in the Town’s zoning regulations governing two-family residential uses, and to ensure that regulation of two-family residential use of a single lot in two separate principal structures is not overly restrictive. In 2014 and again in 2019, the Town amended the Zoning Bylaw to reduce requirements on two-family residential use of a single lot. However, those amendments inadvertently did not delete language in Sections 4.2.1 and 8.1.1 which could be interpreted in a way that makes it impossible to build two separate single family structures on otherwise conforming lots. This proposal will address that issue in keeping with previous Town Meeting votes.

Proposed deletions of existing text are ~~struck through~~

Proposed insertions are underlined

Amend Sections 4.2.1 and 8.1.1 as follows:

4.2.1 More than One Principal Structure per Lot. In any zoning district, more than one building or structure housing a principal permitted use may be erected or placed on a single lot of record, provided that area, width, frontage, yard and other requirements of this Bylaw shall be met ~~for each building or structure as though it were on an individual lot, except as otherwise provided in this Bylaw.~~

8.1.1 General. The two-family residential use of a single lot is permitted as set forth in Section 3.1.4, Table of Use Regulations. For the purposes of this section, any two dwelling units on a single lot, whether in the same building or in separate buildings, shall be considered two-family residential use, except where ~~Section 4.2.1 or Section 8.2~~ applies. ~~In the event of two dwelling units in separate buildings, all applicable requirements of this Bylaw shall apply.~~

ARTICLE 25: COMMON DRIVEWAYS

To see if the Town will vote to amend Article III of Chapter 153 of the Town Code, Common Driveways, as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendments: These amendments are proposed in order to foster good design, safe construction, and efficient use of land. The amendments will ensure the common driveway regulations set clear standards of construction, and do not conflict with the Town’s zoning regulations. The existing standards for common driveways are no different than those of a standard residential driveway, despite the fact that common driveways are often longer and used by more vehicles. Also, the existing common driveway regulations limit the number of units served to three units, which is less than the Zoning Bylaw allows to be built on three adjacent lots.

Proposed deletions of existing text are ~~struck through~~

Proposed insertions are underlined

Section 153-19. General requirements and restrictions.

A. Definitions: As used in this Article, the following terms shall have the meanings indicated:

COMMON DRIVEWAY – A driveway over which two or more abutting property owners gain vehicular access to their property from a Way or a Public Way.

~~A. B.~~ Permits. Any abutting property owner(s) desiring to gain access to a way by means of a common driveway ~~that serves no more than three dwelling units~~ may do so only in accordance with the provisions of a permit issued by the

Planning Board in accordance with this Section. A fee shall be paid to the Town of Great Barrington when the application is submitted to the Planning Board, and the permit shall include all applicable aspects of a permit under Articles II and III of this chapter.

C. The requirements of this Section shall not apply to Common Driveways in physical existence as of January 1, 2022 and that remain unchanged; if more units are added to the properties and will utilize the common driveway, it shall be subject to all provisions of this Section.

~~B.~~ D. Number of units accessed. A common driveway shall provide access to no more than three lots and no more than three dwelling units. However, the Planning Board may permit a common driveway to serve more than three lots provided that restrictions are recorded, in a deed or other covenant or agreement, which would prevent more than a total of nine dwelling units being accessed by the common driveway.

~~C.~~ E. Frontage. Frontage on a common driveway may not be used to satisfy zoning frontage requirements. Each lot passed by the common driveway shall have access on a way acceptable to the Planning Board.

~~D.~~ F. Design requirements. Design requirements for eCommon driveways serving not more than three dwelling units shall be designed and constructed to the same standards as those for driveways under Section 153-14A through K of the Town Code Subdivision Rules and Regulations of the Great Barrington Planning Board.

Common driveways serving between four and six dwelling units shall be designed and constructed to the same standards as a "Small Lane" as set forth in the Subdivision Rules and Regulations of the Great Barrington Planning Board, however the requirements for a Right-of-Way, shoulders, and asphalt paved surface shall not apply to common driveways.

Common driveways serving between seven and nine dwelling units shall be designed and constructed to the same standards as a "Minor Way" as set forth in the Subdivision Rules and Regulations of the Great Barrington Planning Board, however the requirements for a Right-of-Way, shoulders, cul-de-sac, and asphalt paved surface shall not apply to common driveways.

The design of any common driveway also shall, in the opinion of the Superintendent of Public Works, Fire Chief, and Police Chief Board of Selectmen and the Highway Superintendent, assure adequate safety and access for emergency vehicles.

~~E.~~ G. Origin of driveway. A common driveway must originate on approved frontage.

~~F.~~ Minimum width. The traveled way shall have a minimum width of 14 feet.

~~G.~~ H. Easements. The application for a common driveway must be accompanied by a declaration of covenants, easements and restrictions for the use and maintenance of said common drives.

~~H.~~ I. The sale of lots and/or the erection of buildings is prohibited until such time as the common driveway has been constructed in accordance with the permit approval plan and until the Board of Selectmen Planning Board has written verification that all covenants, easements and restrictions have been recorded in the Southern Berkshire Registry of Deeds.

ARTICLE 26: REQUEST FOR SPECIAL LEGISLATION TO EXEMPT FUTURE MEMBERS OF THE POLICE DEPARTMENT FROM THE PROVISIONS OF THE COMMONWEALTH'S CIVIL SERVICE LAW

To see if the Town will vote to authorize the Selectboard to petition the General Court for special legislation entitled, "An Act Providing that Future Members of the Police Department of the Town of Great Barrington Shall Be Exempt from the Provisions of the Commonwealth's Civil Service Law, M.G.L. c. 31," a copy of which is on file with the Town Clerk, and substantially in the form thereof, provided, that the General Court may reasonably

vary the form and substance of the requested legislation within the scope of the public objectives of the petition, or take any other action relative thereto that is reasonably necessary to carry out the public objectives of the petition.

ARTICLE 27: SENIOR TAX DEFERRAL PROGRAM AMENDMENTS

To see if the Town will vote to increase the maximum qualifying gross receipts that seniors (persons 65 or older) may have in the prior calendar year to be eligible to defer property taxes under G.L. c. 59, § 5, Clause 41A to \$40,000.00; and further, to change the rate of interest that accrues on property taxes deferred by eligible seniors under G.L. c. 59, § 5, Clause 41A from 8.0% to 5.0%, with such rate to apply to taxes assessed for any fiscal year beginning on or after July 1, 2022, or take any action relative thereto.

ARTICLE 28: RESOLUTION IN SUPPORT OF CHANGING THE STATE FLAG & SEAL OF MASSACHUSETTS

Whereas the history of the State of Massachusetts is replete with instances of conflict between the European Colonists and the Native Nations of the region, who first extended the hand of friendship to the Colonists on their shores in 1620, and helped them to survive starvation during the settlers' first winters on their land;

Whereas members of the Native Nation for whom the State of Massachusetts is named were ambushed and killed by Myles Standish, first commander of the Plymouth Colony, in April of 1623, barely two years after the Pilgrims arrived on their shores;

Whereas the naked Colonial broadsword brandished above the head of the Native man on the Massachusetts State Flag and Seal is modeled after Myles Standish's own broadsword, borrowed for that purpose from the Pilgrim Hall in Plymouth by the illustrator Edmund Garrett in 1884;

Whereas the belt binding the Native's cloak on the Flag and Seal is modeled after a belt worn by Metacomet, known to the English as King Philip, who was among the Wampanoag leaders who resorted to a mutually destructive war in 1675-76 in defense of Native lands against Colonial encroachment;

Whereas the proportions of the body of the Native man in the Flag and Seal were modeled from a Native skeleton kept in Winthrop, the bow modeled after a bow taken from a Native man shot and killed by a colonist in Sudbury in 1665, and his facial features taken from a photograph of an Ojibwe chief from Great Falls, Montana, considered by the illustrator to be a "fine specimen of an Indian," though not from Massachusetts;

Whereas the history of relations between Massachusetts since Colonial times and the Native Nations who continue to live within its borders includes the forced internment of thousands of so-called "praying Indians" on Deer Island, in Boston Harbor, where they died by the hundreds of exposure in 1675, their subsequent enslavement in Boston, Bermuda, and the Caribbean Islands, the offering of 40 pounds sterling as bounty for the scalps of Native men, women and children in Massachusetts beginning in 1686, increased to 100 pounds sterling for the scalps of Native adult males by 1722, half that amount for Native women and children;

Whereas Native Nations within the boundaries of Massachusetts were kept in a state of serfdom, and their members legally considered incompetent wards of the state until the nonviolent action of the so-called Mashpee Rebellion of 1833 led to the granting of Native self-governance by the Massachusetts legislature in 1834, as if the sovereign right of Native self-government was the Massachusetts legislature's to confer;

Whereas Native Americans were legally prohibited from even stepping foot into Boston from 1675 until 2004, when that law was finally repealed;

Whereas the 400th anniversary of the landing of the colonists at Plymouth Plantation in the year 2020, afforded every citizen of the Commonwealth a chance to reflect upon this history and come to an awareness of the possibility of a better relationship between the descendants of the Colonial immigrants and the Native Nations of the Commonwealth;

And whereas Native Americans have long suffered the many abuses of racism, the appropriation of their symbols for public schools and sports teams, the loss of their ancestral lands and the encroachment of their cultural lifeways;

Whereas the area now known as the Town of Great Barrington shares a rich Native history with modern day tribal Nations, who inhabited this area long before the first colonial settlers arrived circa 1726, such as the Mahican, the Munsee, and the Stockbridge-Munsee Mohican Tribe, who have since been displaced to Wisconsin;

Now, therefore, **BE IT RESOLVED** that the Town of Great Barrington hereby adopts this resolution in support of the work of the Special Commission Relative to the Seal and Motto of the Commonwealth, established by a Resolve of the General Court in 2020 and appointed by the Governor **to recommend changes to the current flag and seal of Massachusetts**; and in support of a new seal and motto for the Commonwealth that may better reflect our aspirations for harmonious and respectful relations between all people who now call Massachusetts home. The town clerk shall forward a copy of this resolution to Sen. Marc Pacheco and Rep. Antonio Cabral, co-chairs of the Joint Committee on State Administration, who serve as members of the Special Commission Relative to the Seal and Motto of the Commonwealth, and to Sen. Adams Hind and Rep. Smitty Pignatelli, with the request they continue their strong advocacy and support for the work of the aforementioned Special Commission.

ARTICLE 29: ACCEPT MGL CHAPTER 64G SECTION 3D(A) TO IMPOSE A 3% IMPACT FEE ON "PROFESSIONALLY MANAGED" SHORT TERM RENTALS*(under legal review)

To see if the Town will vote to accept Chapter 64G section 3D(a) of the Massachusetts General Laws to impose a 3% impact fee on "professionally managed" short term rentals.

ARTICLE 30: ACCEPT MGL CHAPTER 64G SECTION 3D(B) TO IMPOSE A 3% IMPACT FEE ON SHORT TERM RENTALS IN TWO- OR THREE-FAMILY DWELLINGS*(under legal review)

To if the Town will vote to accept Chapter 64G section 3D(b) of the Massachusetts General Laws to impose a 3% impact fee on short term rentals in two- or three-family dwellings.

ARTICLE 31: APPROPRIATE 100% OF ANY IMPACT FEES COLLECTED UNDER CH 64G 3D(A) OR (B) TO THE AFFORDABLE HOUSING TRUST FUND*(under legal review)

To see if the Town will vote to dedicate 100% of any impact fees collected under Chapter 64G Sections 3D(a) and (b) to the Affordable Housing Trust Fund.

ARTICLE 32*: ADOPT BYLAW GOVERNING SHORT TERM RENTALS*(under legal review)

ARTICLE 33: PROPOSED SHORT-TERM RENTAL BYLAW, BY CITIZEN PETITION

Purpose and Intent: Pursuant to the authority of G.L. c.64G, The Town establishes these regulations to balance private, neighborhood, and municipal interest, including:

- Enabling residents to earn extra money from their properties to better afford to live here, maintain their properties, and contribute to the community
- Minimizing public safety and health risks; and,
- Deterring commercial interests from buying housing to use solely as short-term rental businesses.

Definition of Short-Term Rental - An accessory lodging use in owner-occupied, tenant-occupied or non-owner occupied dwelling unit including, but not limited to, an apartment, house, accessory dwelling unit, cottage, condominium, or a furnished accommodation that is not a hotel, motel, inn, resort, lodging house, or bed and breakfast establishment, where at least 1 room or unit is rented to an occupant or sub occupant for 1-31 consecutive calendar days; and, all accommodations are reserved in advance, except for certain lodging types excluded from such regulation by Massachusetts General Law.

Short-Term Rentals, may be rented by right, by a homeowner, in all zones, with the following exceptions:

- Residential property owned by a corporation other than an LLC may not engage in Short-Term Rentals.
- Residential premises designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law, may not engage in short term rentals.
- Units meeting the definition of “Professionally Managed Units” under MGL, Chapter 64G, Section 1.

General Requirement for all Short-Term Rentals During Use:

- All overnight parking must be within the property’s driveway or garage or as permitted by right through posted town laws.
- Events that include tents or amplified music or which would customarily require a license or permit are not allowed.
- Signs advertising the Short-Term Rental are not permitted
- Occupancy is limited to the total legal occupancy per dwelling.
- A short-Term Rental is not allowed on any property with outstanding violations of the Building Code, Fire Code, Board of Health, or Town General Bylaws.
- A Short-Term unit must include a local contact, who is able to act responsibly and can be reached in an emergency. The responsible party’s contact information shall include both a phone number and an email address and shall be clearly posted in an obvious location.
- Trash removal shall be the responsibility of the homeowner (or the homeowner’s responsible party) and shall be collected weekly or more frequently as needed, by residential trash collection services or weekly trips to the Town Transfer Station.
- Every Short-Term Rental is required to have a functioning fire extinguisher, as well as a current and functioning Smoke and CO detectors, to code, as per MGL Chapter 148, section 26E
- Every Short-Term rental operator must maintain liability coverage of not less than \$1,000,000.00, to cover each Short-Term Rental unless such Short-Term rental coverage is offered through the Hosting venue – such as Airbnb – that maintains equal or greater coverage per MGL, Chapter 337, Section 4Fb.
- Homeowners shall submit an annual form, similar to the current dog license, confirming the Homeowner’s name, address, and contact information – phone and email – and attesting to the following:
 - That the presence of smoke and CO detectors are to code, functioning, and up to date.

2. There is a functioning fire extinguisher located within the Short-Term Rental Unit, or one per unit, as required.
3. The Homeowner further attests that there is liability coverage maintained of not less than \$1,000,000.00, to cover each Short-Term Rental unless such Short-Term Rental coverage is already offered through the Hosting venue.

DRAFT

HEREOF FAIL NOT, and of this Warrant and your doings thereon, make due return to the Clerk of said Town at or before the time and place of said meeting.

Given under our hands and the seal of the Town of Great Barrington, this _____ day of May, 2022.

Stephen C. Bannon, Chair

Leigh Susan Davis

Edward D. Abrahams

Garfield C. Reed

Eric F. Gabriel

Selectboard of the Town of Great Barrington

A TRUE COPY ATTEST:

Paul E. Storti, Chief of Police
Town of Great Barrington

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

I hereby certify that I have served the foregoing warrant by posting duly attested copies thereof in the following places in the Town of Great Barrington, namely:

The vestibule of the Town Hall Building and the Post Office in the Town of Great Barrington, the post office in the Village of Housatonic, Mason Library in the Town of Great Barrington, and the Ramsdell Library in the Village of Housatonic, Seven days, at least before the time of holding the within mentioned Town Meeting.

WITNESS my hand and seal this _____ day of May, 2022.

Paul E. Storti, Chief of Police
Town of Great Barrington