

GREAT BARRINGTON PLANNING BOARD

THURSDAY, DECEMBER 10, 2020

6:00 PM

Remote Meeting via Zoom Video/Telephone Conference

Please click the link below to join the meeting webinar:

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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 Planning Board 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. For this meeting, members of the public who wish to listen to the meeting may do so by joining the meeting via Zoom by computer and/or dialing by phone per the instructions below. 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 will be roll call votes.

AGENDA

- 1. FORM A'S (SUBDIVISION APPROVAL NOT REQUIRED):**
- 2. MINUTES:** November 12 and November 18, 2020 meetings
October 29, 2020 Joint Meeting
- 3. SITE PLAN REVIEW, 454 MAIN STREET:** Site Plan Review application, from Coastal Cultivars, LLC, 399 Boylston Street, Boston, MA, for a retail marijuana establishment at 454 Main St, per Section 7.18.3 and 10.5 of the zoning bylaw. (Continued from Oct. 22 and Nov. 12)
- 4. SITE PLAN REVIEW, 292 MAIN STREET:** Site Plan Review application, for exterior alterations at 292 Main Street, to create a new entry door from Main Street into the building, per section 10.5 of the zoning bylaw.
- 5. SPECIAL PERMIT, 45 PEARL STREET:** Recommendation to the Zoning Board of Appeals on the Special Permit application from Dan and Jenna Huggins, to expand a nonconforming home at 45 Pearl Street, filed per Sections 5.5 and 10.4 of the zoning bylaw.
- 6. SPECIAL PERMIT, 148 MAPLE AVENUE:** Application to the Planning Board from Great Barrington Development, LLC, c/o Jon Halpern, PO Box 216, Southfield, MA 01259, for the conversion of a former nursing home at 148 Maple Avenue to a multifamily use, filed in accordance with Sections 8.10 and 10.4 of the zoning bylaw.
 - a. Vote to open the public hearing
 - b. Explanation of the project
 - c. Questions from the Board
 - d. Public comment

- e. Deliberation by the Board regarding findings
- f. Vote to continue or close the hearing
- g. Vote to continue/deny/grant the special permit

7. ZONING AMENDMENTS:

- B-3 amendments
- MXH (Route 7 mixed used and incentive zoning)

8. TOWN PLANNER'S REPORT:

9. BOARD & COMMITTEE UPDATES / ISSUES & CONCERNS

10. CITIZEN'S SPEAK TIME

11. ADJOURN

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

Agenda Item 2

PLANNING BOARD

DATE: November 12, 2020

TIME: 6:00 P.M.

PLACE: Zoom Virtual Meeting

FOR: Regular Meeting

PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa;

Pedro Pachano

Garfield Reed, Associate Member

Chris Rembold, Assistant Town Manager/Director of Planning & Development

Ms. Nelson read the opening statement from the agenda. She announced that the meeting was being recorded.

Ms. Nelson called the meeting to order at 6:00 P.M.

Roll call attendance Mr. Pachano, present; Mr. Hankin, present; Mr. Higa, present; Mr. Fick, present; Mr. Reed, present; Ms. Nelson, present

Mr. Rembold explained that a new webinar format is used because of security issues. He said we will not be able to see the people attending but they will be able to see the Board.

FORM A's:

Mr. Hankin recused himself from the discussion.

Michael Parsons from Kelly, Granger, Parsons and Associates was present with a Form A application on behalf of Robin Scheman and Yigal Litvin for a revision of a previously approved plan for property located on the west side of Knob Lane. The plan shows the western boundary line moved 37 ½ feet off the back of the house. Lot 1 contains 0.347 acres of land. Lot 2 contains 0.757 acres of land.

Mr. Fick made a motion to endorse the plan, Mr. Pachano seconded.

Roll call vote: Mr. Pachano, aye; Mr. Fick, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Hankin rejoined the meeting.

Mr. Parsons presented a Form A plan for Peter and Geri Rybacki for a parcel of land located on the west side of Monument Valley Road. The parcel, containing 3.175 acres of land, is to be conveyed to an abutter and is not to be considered a separate building lot.

Mr. Hankin made a motion to endorse the plan, Mr. Fick seconded.

Roll call vote: Mr. Pachano, aye; Mr. Fick, aye; Mr. Higa, aye; Mr. Hankin, aye; Ms. Nelson, aye

MINUTES: OCTOBER 22, 2020

Mr. Hankin made a motion to approve the minutes of October 22, 2020 as amended, Mr. Fick seconded.

Roll call vote: Mr. Pachano, aye; Mr. Fick, aye; Mr. Higa, aye; Mr. Hankin, aye; Ms. Nelson, aye

MODIFICATION OF EXISTING WIRELESS TELECOM FACILITY:

Allison Hebel was present to discuss the application for the modification of an existing wireless facility at 425 Stockbridge Road. The Board will comment on the application to the Building Inspector per Section 9.3.11 of the Zoning Bylaw. The building permit application was submitted by New Cingular Wireless PCS, LLC for collocation of equipment at the existing wireless telecommunications tower at 425 Stockbridge Road.

Mr. Hankin asked Ms. Hebel to clarify that there are no health issues.

Ms. Hebel said the application follows all guidelines of the FCC.

Ms. Nelson asked if there is a signed copy of the application Radio Frequency report..

Mr. Rembold said no just the printed name on the RF report. He asked Ms. Hebel to sign the report and send it to him.

Ms. Hebel said absolutely.

Mr. Fick asked if the Board can deliberate based on section 6409. He said the Board reviewed different requirements for previous submissions.

Mr. Rembold said this is the first submission from someone other than an attorney. He said previous submissions cited federal law. He said all applications have provided what the bylaw requires.

Mr. Fick said he had no comments or objections.

Ms. Nelson asked for a recommendation to the Building Inspector.

Mr. Fick made a motion that the Board has reviewed the application with the only comment being the request for a signature on the Radio Frequency report, Mr. Hankin seconded.

Roll call vote: Mr. Pachano, aye; Mr. Fick, aye; Mr. Higa, aye; Mr. Hankin, aye; Ms. Nelson, aye

COMMON DRIVEWAY: ALFORD ROAD

The Board continued its discussion from October 8, 2020 of the common driveway application for a driveway to be located on the west side of Alford Road.

Jack Magnotti and Michael Parsons were present on behalf of the applicant.

Mr. Parsons said the driveway location was set up when Ms. Abigail Haupt sold half of the property to Ms. Jennie Reins.

Mr. Rembold said the Conservation Commission has reviewed the application with no comments. He said the Board requested that the application be updated to accurately reflect the owner of the property and that pull outs be shown on the plan to allow for vehicles to safely pass. He said these items have been completed and submitted.

Mr. Hankin made a motion to approve the common driveway as shown on the plans dated November 2020, Mr. Fick seconded.

Roll call vote: Mr. Pachano, aye; Mr. Fick, aye; Mr. Higa, aye; Mr. Hankin, aye; Ms. Nelson, aye

SITE PLAN REVIEW: 623 MAIN STREET

The Board continued its discussion of the SPR for Courtney Lane who has requested a change of use from residential to commercial at 623 Main Street. Ms. Lane was present.

Ms. Nelson said the Board previously requested revisions and a sketch plan for the property. She said these items have been provided.

Mr. Rembold said there were questions about the apple tree in the back of the property, parking in the back that was not shown, Route 7 landscaping per the bylaw and details about lighting.

Ms. Lane said the apple tree will be removed. She said there is an existing Japanese Maple that can be moved to the front of the property. She said Chris Blair tried to show the trees on the entire property.

Ms. Nelson said she feels it is a nice compromise to move the tree to the front. ~~Sh~~He said there is no need to move other trees closer.

Mr. Rembold said the trees technically meet the requirement.

Mr. Hankin asked about the 3 existing parking space.

Ms. Lane there are 3 parking spaces near the garage.

Mr. Hankin asked if any parking spaces will be lost.

Ms. Lane said no. There are 3 parking spaces behind the garage and clients park where we have been parking.

Mr. Reed asked if the tree will be replaced if it doesn't survive being transplanted.

Ms. Lane said that tree will be more protected in the front than it was in the back.

He asked what if it doesn't take?

Ms. Nelson said it is a decent size tree to relocate. She said if it dies it will have to be replaced.

Ms. Lane said she will get a local tree person to transplant it properly.

Mr. Higa asked if the Board needs to make a note on the SPR that if the tree dies it must be replaced.

Ms. Nelson said yes. She said the Board went through SPR at the last meeting. She asked if there are any other questions or comments.

Mr. Higa said the lighting needs to be downcast. The existing light is pointing out not down.

Mr. Pachano suggested that it might be more economical to plant a new tree with a 1 ½ inch caliper rather than transplant.

Mr. Fick said we don't have to be specific about the tree. We can be flexible saying that a tree must be planted in that spot.

Mr. Pachano said that sounds good.

Mr. Hankin made a motion to approve SPR with one additional tree in front consistent with the Route 7 landscaping requirement and lights will be downward directed and shielded, Mr. Fick seconded.

Roll call vote: Mr. Pachano, aye; Mr. Fick, aye; Mr. Higa, aye; Mr. Hankin, aye; Ms. Nelson, aye

SITE PLAN REVIEW: 454 MAIN STREET

The Board continued discussion of the SPR application submitted by Coastal Cultivators, LLC for a retail marijuana establishment at 454 Main Street. Attorney Peter Puciloski was present along with Walter McTiegue, Krishma Gandhi and Jarred Glennon.

Ms. Nelson said supplemental information was provided.

Mr. Puciloski said there will be 5 employees. There are 21 existing parking spaces, 19 are paved. There is space to provide 10 additional parking spaces.

Mr. Puciloski said the traffic information includes 25 vehicles in and 25 vehicles out during the peak hour. Most of the traffic will come from the west and depart in the same direction. The level of service would have a B rating in the evening hour. He said the level of surface is not expected to be impacted.

Mr. Puciloski said the property has 13 trees. He said he believes the property will be in compliance with the Route 7 landscaping requirements.

Mr. Puciloski said that the calculation of the distance to Dewey Academy was reduced by 200 feet. He said the school is leaving the location. He said he expects the school to relocate prior to the opening of the store.

Ms. Nelson asked if the special permit is still pending.

Mr. Puciloski said yes.

Ms. Nelson said customarily the Planning Board waits until the special permit is approved prior to approving SPR. She said we can give you feedback. She asked the Board members if there were any comments or questions.

Mr. Higa asked if there will be a covered area for bicycle parking.

Mr. Puciloski said we would be happy to add. He said the Planning Board is not meeting again until December. He said not having SPR approval will delay the application. He said it would be appreciated if a decision could be made.

Mr. Rembold said if the Selectboard approves the special permit on November 23 there would be a 20 day appeal period that the next Planning Board meeting would fall within.

Ms. Nelson said this is our procedure. We don't proceed with SPR until the special permit has been approved. The procedure is helpful to ensure there isn't a conflict with conditions. She said we will stick with our procedural practice.

Ms. Nelson said the application will be on the next agenda on December 10.

ZONING AMENDMENTS:

Mr. Rembold said he hopes to be able to have the B-3 and MXD language together for the meeting on December 10. He suggested that the MXD zoning for Stockbridge Road might be considered as a Smart Growth overlay district similar to what is in place in Housatonic. He said he will investigate the SGOD to see if it would be a good fit for this area. He said the Town gets paid by the state for a Smart Growth project. He said he will investigate to see what advantages there are for 40R zoning.

Mr. Fick said it might be a good way to do it. He said Mr. Pachano has suggested financial incentives may be a good way to do it.

Mr. Hankin said the first time we discussed 40R zoning Mark Malloy was involved. He asked if we need to have a discussion with him.

Mr. Rembold said he would like to work with BRPC to identify units that can be under 40R. He said previously we couldn't limit some units so we need to go through what is there.

Mr. Higa asked if it would work on small worksites.

Mr. Rembold said he thinks it will work on small lots. He said there is a requirement of 80% or less of the median income. He said he will look into it to how it would work.

Mr. Higa said part of Mr. Pachano's proposal was great.

Mr. Pachano said he doesn't mind the proposal except requiring 80% of the median income is very restrictive when we have a greater need of 120% of the median income. He said he doesn't have a strong opinion that it will work. He said he does like that it would allow the use by-right and that it would bring funds to the Town.

Mr. Higa said developers are looking for by-right use that way they know in the beginning what they are dealing with.

Mr. Pachano said the problem is if it goes as a straight overlay there might not be any by-right uses.

TOWN PLANNER'S REPORT:

Mr. Rembold asked if the Board would hold an extra meeting next week on Wednesday, November 18 at 6:00 P.M. to consider one item, the Site Plan Review application for a small addition at 394 Stockbridge Road, Theory Wellness. The Board agreed to the meeting.

Mr. Rembold said there will be a public hearing at the next meeting on December 10 for a housing proposal for the former nursing home on Maple Avenue. The plans will be sent out to the Board members.

Mr. Rembold asked if a site visit is necessary.

Ms. Nelson said the Board could meet together with social distancing or each member could go on their own. She noted that it is dark at 4:30.

The Board members agreed to go on their own.

Ms. Nelson encouraged the members to look at the back of the building and the proximity to the neighbors. She asked if there is anything back from the Attorney General on the recent zoning amendments.

Mr. Rembold said no. He said the public hearing can be kept open. He said the agenda is potentially busy.

Mr. Pachano asked if there were any comments after the joint meeting with the Selectboard about parking.

Mr. Rembold said there are no comments.

Mr. Pachano said he would like more information on the Town's investigation into parking.

Mr. Rembold said he would talk to the Town Manager and send something out.

BOARD & COMMITTEE ISSUES & CONCERNS:

Mr. Hankin said that 26 Manville Street is on the market ending the [Manville Place](#) project.

Mr. Higa said the CPC reviewed the historic applications.

Mr. Fick said BRPC is requesting a note be sent to Senator Hinds to support DLTA funding which funds BRPC.

Mr. Rembold said Great Barrington relies on DLTA funding for 40R and assistance with mapping, GIS and open space. He said the funding is critical for BRPC to function as on call consultants.

Ms. Nelson said the Lake Mansfield Improvement Task Force reviewed plans for the road and parking lot. She said they discussed public outreach.

Mr. Rembold said we will begin public outreach through a combination of Zoom meetings and information.

Ms. Nelson said the road will be closed but will provide access to the three existing properties. The area is designated as a walking path. There will be reclamation for bank restoration.

CITIZEN'S SPEAK:

No one spoke

Having concluded their business, Ms. Nelson adjourned the meeting without objection at 7:10 P.M.

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary

PLANNING BOARD

DATE: November 18, 2020

TIME: 6:00 P.M.

PLACE: Zoom Virtual Meeting

FOR: Extra Meeting

PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa;

Pedro Pachano

Garfield Reed, Associate Member

Chris Rembold, Assistant Town Manager/Director of Planning & Development

Ms. Nelson read the opening statement from the agenda. She announced that the meeting was being recorded.

Ms. Nelson called the meeting to order at 6:00 P.M.

Roll call attendance Mr. Pachano, present; Mr. Hankin, present; Mr. Fick, present; Mr. Higa, present; Mr. Reed, present; Ms. Nelson, present

SITE PLAN REVIEW: 394 STOCKBRIDGE ROAD

Ken Boudreau from Hill Engineers was present to discuss the SPR for Theory Wellness at 394 Stockbridge Road for the expansion of an existing marijuana establishment per section 10.5.1 of the zoning bylaw. The proposal is for a 512 square foot addition on the back of the existing structure.

Mr. Boudreau said Theory Wellness wants to put a 16 foot by 32 foot addition on the back of the building on the bituminous area behind the building. He said the Conservation Commission made a negative determination.

Mr. Boudreau said the addition will be used for unloading vans. The addition will have the same roofline as the existing building just slightly lower. The addition will extend out 16 feet from the building.

Ms. Nelson asked about lighting. She noted that parking will be reduced by one space.

Mr. Boudreau said there are three parking spaces in the back, one will be eliminated. There are 15 parking spaces required by the bylaw. There were 22 parking spaces part of the previously approved SPR. Parking will be reduced to 21 spaces with this SPR.

Mr. Boudreau said there is a wall mounted light and camera on the back of the existing building. Both will be moved out and mounted on the addition.

Mr. Pachano asked what the Conservation Commission said during their review.

Mr. Boudreau said the Conservation Commission determined that the project area is out of their jurisdiction. The application was filed with them as a courtesy as we will work within 10-15 feet of the buffer zone. The encroachment will be temporary. We will not be within the 100 foot buffer zone. He said the Conservation Commission was satisfied with the plan.

Mr. Hankin asked about the use.

Mr. Boudreau said there will be a vault in the addition. He said it will be used only for additional storage.

Mr. Hankin asked how the structure will be built.

Mr. Boudreau said it will be stick built. The business will remain operational during construction.

Mr. Hankin asked about rented parking spaces on the abutting property to the north. He said the crowds are much smaller than they were after they first opened. He said they are doing a good job. He asked Mr. Boudreau to address the parking on the abutting property.

Mr. Boudreau said he can't address because he doesn't know about the previous approval.

Mr. Hankin asked if he knows if the existing 22 parking spaces are adequate.

Mr. Boudreau said he only knows that the application meets the zoning requirements.

Mr. Fick said that the overflow parking was a fact. He said it is no longer a fact.

Mr. Boudreau said he wasn't involved with the original plan. He said this plan meets the parking requirements as is.

Ms. Nelson said there is a significantly larger demand. People are still parking across the street. Parking is a concern. She said parking is part of SPR.

Mr. Boudreau said he doesn't understand because the application complies with zoning.

Ms. Nelson said this application is a modification of the parking approved part of the previous SPR. Parking is a concern.

Mr. Fick asked if this modification triggers the Route 7 Landscaping bylaw. He asked if three trees will be planted. There are 5 trees on Route 7 currently.

Mr. Boudreau said there is no plan to add trees.

Mr. Fick said the bylaw states that any changes trigger requirement for 1 tree every 25 feet of frontage. The plan shows there is 148 feet of frontage.

Ms. Nelson agreed that section 6.2.7 of the bylaw applies.

Mr. Boudreau said the frontage remains the same.

Ms. Nelson said applicability comes into the plan with a new SPR application. She said you are within the zone for the Route 7 bylaw. She said the bylaw was approved at last year's Annual Town Meeting.

Mr. Boudreau said the addition triggers the zoning requirement.

Ms. Nelson said no, the SPR triggers the requirement.

Mr. Pachano asked if the trees were put in when Theory Wellness first opened.

Mr. Boudreau said yes five trees were planted when they first opened.

Mr. Fick said there are only two trees on the property.

Mr. Pachano said the question is, were the trees planted when they opened.

Mr. Boudreau said he does not know. He was not the original engineer. He said he can't answer what happened in 2017.

Ms. Nelson said she doesn't think the trees were required then but they are required now. She said the trees need to be added for future street trees. She told M. Boudreau to look at section 6.2.7 as the requirement needs to be met.

Mr. Boudreau said he is not prepared to rehash the original SPR.

Mr. Fick said the trees were not part of the old SPR but they are part of the new SPR.

Mr. Boudreau asked if there is anything else he needs to go through. He said he will have to go back to the client to go over the old approval.

Ms. Nelson said she is not trying to be argumentative. She said the landscaping and parking are part of SPR.

Mr. Higa asked if the 3 parking spaces that will be reduced to 2 is for staff or the public.

Mr. Boudreau said he has been on site and only observed vehicles parking there a couple of times.

Mr. Higa said he is concerned about loading in the back and ease of parking in the back. He said we need to look at what was originally agreed upon. They should know what they need now. They should tell us what they need not just that they meet the bylaw.

Mr. Reed said his only question was about the trees.

Mr. Rembold said he will look at the previous approval but if they meet the parking requirements the application has to be accepted.

Ms. Nelson said if the original SPR had the agreement for additional parking we don't want it extinguished.

Mr. Hankin said there are 2 mature trees on site. The site plan indicated 3 trees to be planted. He said it doesn't look like they were planted.

Ms. Nelson suggested going through the SPR criteria to give Mr. Boudreau the information he will need.

Mr. Rembold said he looked up the SPR from June 26, 2018. He said there was no condition for trees or extra parking. The only condition was for the license to be provided to the Town when it was received.

Mr. Fick said there are five trees shown on the original site plan.

Mr. Rembold said there are 3 trees striped or shaded on the site plan from 2018.

Mr. Hankin said the plan with the striped pattern indicates trees to be planted.

Mr. Fick said it doesn't really matter. He said the issue is that there was no condition for extra parking. The landscaping requirement is new and must be met.

Ms. Nelson said those requirements must be met for approval.

Ms. Nelson read through the SPR.

Mr. Hankin said the trees were not planted as approved with in the first application.

Mr. Rembold said the original application for the medical marijuana use approved in 2016 shows trees on the plan.

Mr. Higa said the minutes from the June 2018 meeting read that there are 43 parking spaces, 20 spaces leased from the adjacent property.

Mr. Fick said the applicant should come back with more information.

Mr. Hankin said they should know more now about the parking demand than they did during the last application. He said they should tell us how many parking spaces they need and will the lease continue now that the adjacent property ~~has~~ may have a new owner.

Mr. Rembold said he doesn't think this should be such a big concern of the Board.

Mr. Fick disagreed saying we didn't know the level of traffic and parking demand before.

Mr. Pachano said this isn't the only store in Town.

Mr. Fick said he agreed with Mr. Hankin. The applicant should talk to us about the need for the leased parking spaces and if the need has changed they should explain.

Ms. Nelson agreed. She said if the parking is going to be reduced we need more information.

Mr. Pachano said there isn't a request to reduce parking. They still meet the parking requirements.

Mr. Fick said we know the parking has already been reduced because people can't park at Price Chopper. If the new owner of the adjacent property doesn't allow the parking where will people park?

Mr. Higa said they provided all of the information about parking previously that is the reason we didn't make a condition.

Mr. Pachano asked if they meet the parking requirements.

Mr. Hankin said yes.

Ms. Nelson said we don't have a separate parking requirement for retail.

Mr. Fick said we can't ask them to exceed the bylaw but they provided it previously so I think we can require them to do what they said they would do.

Mr. Higa said it would be helpful to us for them to tell us how much parking they use. He said we did a really good job with the original application holding them to a high standard because of the high standard they set with their original application.

Mr. Pachano said he worries about setting a precedent for parking standards. This establishment was the only one in Town when it was approved. He said he doesn't think we should develop a new parking bylaw for marijuana use.

Mr. Fick said it is up to them to come to use to ask for a reduction.

Ms. Nelson said she is inclined to have Mr. Boudreau look at the original application and comply.

Mr. Higa said we can hear feedback from them about their need.

Ms. Nelson said there are no other SPR criteria other than landscaping and parking that are affected by the current application. She asked Mr. Boudreau to come back with those items.

Mr. Boudreau said he would go back to the owner. He said he would rely on the transcripts. He said he doesn't know what the need is. He said he knows the parking requirements have been met. We are not expanding the show room or production the addition provides additional storage. He said people wait five minutes to get their merchandise. There appears to be enough parking. He said he is not able to project what is sufficient.

Ms. Nelson said we are not asking for traffic or parking studies. She said the request is to go back to the original application and compare this application to that one.

Mr. Boudreau said the parking requirement is for 15 parking spaces and 19 parking spaces are accessible. There are currently 22 parking spaces on the site.

Ms. Nelson said look at the original application, the parking plan and landscaping requirements.

Mr. Hankin asked for information about what parking needs exist now. Is there a need for more parking than required by zoning?

Ms. Nelsons said we do not need to be responsible for exacerbating a parking problem in that area.

Ms. Nelson said this is not a public hearing but we will hear comments from the public if there are any.

Mr. Rembold asked that anyone speaking please identify themselves.

Teva Writh said he is the manager at Theory Wellness. He said he can provide some information. He said there have been big changes with new stores opening and with COVID. ThHe customers are required to have a time slot to pick up their purchase. They are in and out. He said the parking requirements are significantly less. He said there is a long term lease for the additional parking spots on the adjacent property with parking spots shown on the original plan. He said there are parking spots in back of the building that are rarely used.

Ms. Nelson asked about employees and shift structure.

Teva said there are opening and closing shifts and an overnight team. There are 10-12 employees working. It has been very quiet so the number of employees fluctuates. There has been a significant slow-down recently.

Ms. Nelson thanked him for the information.

Mr. Higa asked if the time slot requirement will continue after COVID.

Teva said there has been a silver lining with COVID because distribution is more efficient than before and this process has worked better for everyone. He said he expects to keep the time slots.

Mr. Hankin asked how the tent will work in the snow.

Teva said a smaller tent with heaters will be used. It is slow enough for people to pick up their orders inside. They go in and come right out. He said we are exploring all options. Up to this point the tent works. He said the tent is designed for the winter months. He said he would like to allow people inside.

Ms. Nelson said the information has been very helpful.

Sam Huber, the Field Operations Manager for Theory Wellness was present. He said he manages multiple stores. He said this meeting format is strange. He agreed with everything Teva said. He said the additional storage space will allow employees to pivot back inside. Anything to speed up the process will be a help. We are willing to do what we need to do. He said pre-ordering with time slots for pick up is amazing. It minimizing the time people have to wait.

Mr. Higa asked if 19 parking spaces are sufficient for the customers.

Mr. Huber said yes. He said most of the time there are spaces open. He said there is a long term lease for additional spaces. He said people wait about 10 minutes or less. He said previous wait times were an hour to an hour and a half. He said the 10 minute wait time occurs during shift change.

Mr. Higa said he is more comfortable knowing about the pre-order process. He said he would be willing to approve SPR with a landscaping requirement.

Mr. Reed asked if the on-line ordering is because the Governor set that up. What will happen when the Governor lifts the order.

Mr. Huber said pre-ordering had started before COVID. We know that pre-orders are the best attack to diminishing long lines. We are trying to make the product as accessible to the customers as possible. Pre-orders have helped business we don't plan to abandon the pre-order process. He said we are not allowed to take ~~cash-credit cards~~ so paying through debit helps to speed up the process. He said pre-order is great for business.

Mr. Pachano made a motion to approve SPR contingent on parking as expressed and complying with 6.2-landscaping requirement. Mr. Higa seconded.

Roll call vote: Mr. Pachano, aye; Mr. Hankin, aye; Mr. Higa, aye; Mr. Fick, aye; Ms. Nelson, aye

Ms. Nelson thanked Mr. Boudreau for working with us.

Mr. Boudreau thanked the Board for holding the meeting for this application. He said he will look at the landscaping requirements and make it happen.

CITIZEN'S SPEAK:

Michael Peretti, the Tree Warden, was present. He said he attends the Tree Committee meetings. He asked who is responsible for making sure the trees get planted.

Ms. Nelson said in her opinion the Certificate of Occupancy should not be issued until everything is done.

Mr. Pachano said that is what the bylaw states.

Mr. Peretti said there are a lot of permits that come your way. He said as the Tree Warden he knows about older trees but he doesn't know about new trees that need to be planted.

Ms. Nelson said we have seen some installed but some don't survive then they are not replaced. We will work on enforcement.

Mr. Peretti said he will try to pay more attention too. He said the Tree Committee has no authority to implement.

Mr. Rembold said the Zoning Enforcement Officer is responsible for ensuring compliance.

There were no other comments from the public.

Having concluded its business, Ms. Nelson adjourned without objection at 7:15 P.M.

Respectfully submitted,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary

DRAFT

Agenda Item 4



Town of Great Barrington Planning Board

TOWN CLERK GREAT BARRINGTON DEC 3 2020 PM 2:41

Application to the Planning Board for Site Plan Review in accordance with Section 10.5 of the Zoning Bylaw

INSTRUCTIONS TO APPLICANTS

Read Section 10.5.1 of the Zoning Bylaw. If you believe any requirements should be waived, you must formally request waivers from the Board. This may be done in your cover letter. Fill in all applicable information on this form. Submit one (1) original and three (3) copies, along with your payment, site plan, and other required information to the Town Planner. At least one set of the site plans must be full sized. Collate the information so that all four packets are identical, except for the original signature. Submit one (1) PDF of the entire packet including any and all plans and specifications. The PDF must be clear and scalable. Call the Town Planner at (413) 528-1619 ext. 7 if you have any questions.

FOR OFFICE USE ONLY

SPR number: 123-20
Paid? [checked]
Filing Date: 12/3/20
Initial PB meeting date: 12/10/20
Decision due: 2/1/21
[checked] Original and three copies received
[checked] PDF received
[checked] Original filed with Town Clerk

** DEADLINE ** Applications including all copies and PDFs must be received by 4:00 PM one week before a Planning Board meeting in order to be considered at that meeting. Materials received after the deadline will be scheduled for a future meeting.

TIMELINE: In accordance with the Zoning Bylaw, the Planning Board must review and act upon the site plan within 60 days of receipt of the application, unless the time limits are extended after the applicant's written request.

A. SITE LOCATION

Site Address: 292 Main Street
Map: 19 Lot: 74 Deed Book: Deed page:
Zoning District: B Zoning Overlay District(s) (if any): VCOD

B. APPLICANT AND PROPERTY OWNER

Applicant's Information Name (please print) Diego Gutierrez, Housatonic Architectural Services, LLC
Street Address 123 Front Street
City, State, Zip Code Housatonic, MA 01236
Phone (area code first) 413-854-8955 Email Address: housyarch@outlook.com
Signature

- Check here if Applicant and Property Owner are the same, and skip to step C., Description.
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. Property Owner must sign this form indicating 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) J Kimball, Ware Block LLC
Street Address 670 Boardman St
City, State, Zip Code Sheffield MA 01257
Phone (area code first) 413-329-7950 Email Address: jekimball3@gmail.com
Owner's Signature [Handwritten Signature]

C. DESCRIPTION Briefly describe your project, and indicate how it complies with the Master Plan and the Design Guidelines Workbook. If additional space is needed, please submit on additional sheet(s) as required.

Owner wishes to install new storefront type entry door to allow existing large single retail space to be divided into two separate rentable retail spaces.

Work will comply with town master plan guidelines LU1: "to allow downtown to prosper as a hub for business, employment, etc" by offering variety of rental spaces.

Alteration to building fabric will be minimum.

D. APPLICABILITY: Check the reason(s) for your Application (choose all that apply)

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multi-family structure.
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or use involving more than six spaces.
- 3. Grading or clearing of more than 10 % of a lot or 10,000 square feet, whichever is the lesser (except as provided in 10.5.1, of the Zoning Bylaw).
- 4. Other, as required by the Zoning Bylaw. (Please specify: Section(s) _____)

E. SPECIAL PERMITS AND OTHER REGULATIONS

- 1. Does your project require any Special Permits? Yes No
 - If yes, have you applied for and/or received those Special Permits? Yes No
- 2. You acknowledge that Planning Board Site Plan Approval does not imply approval of any Special Permits or compliance with other regulations, including, but not limited to, the Wetlands Protection Act or Scenic Mountains Act. Check here to acknowledge
- 3. Does your project require filing of a Notice of Intent (NOI)? Yes No
 - If yes, has NOI been filed and has an Order of Conditions been issued? Yes No

F. FEE

- Check here to confirm that your check of \$75 per application is enclosed. Make checks payable to Town of Great Barrington.

G. REQUIREMENTS

This application is accompanied by those items detailed in Section 10.5.3 of the Zoning Bylaw, including:
(Check items 1. and 2. at a minimum. Check item 3. if it is required by the Planning Board. Check item 4 if applicable to your project.)

- 1. Plot Plan of the entire tract, signed by a licensed surveyor or engineer, and including details noted in Section 10.5.3, item #1, of the Zoning Bylaw
- 3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, of the Zoning Bylaw
- 2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw
- 4. If project involves construction, exterior alteration or expansion, or change of use, this application must also contain floor plans and elevations of the building

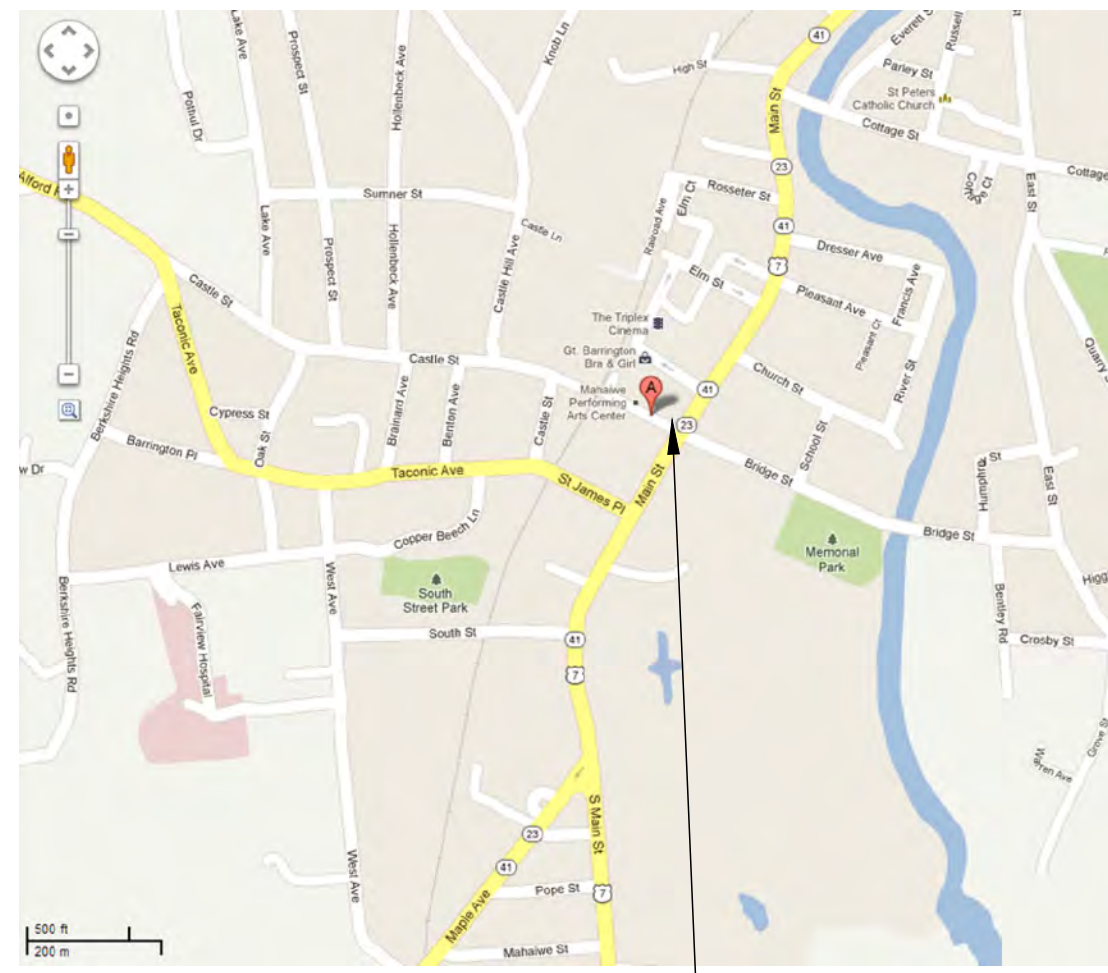
H. ABUTTER NOTIFICATION

Have you discussed your proposed plans with the neighbors of this site? Yes No

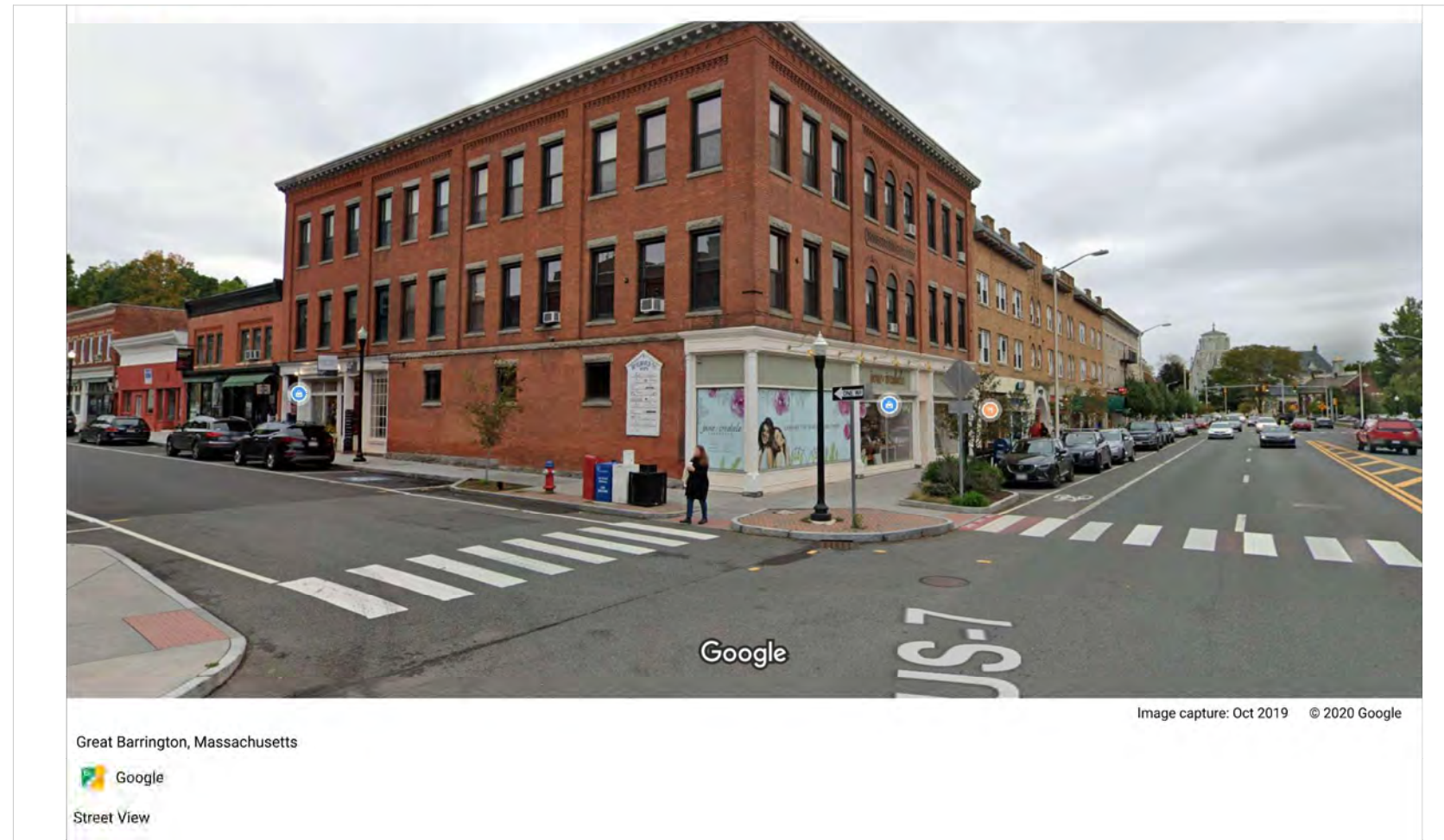
I. APPROVAL

APPLICANT SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF SITE PLAN REVIEW PER SECTION 10.5 OF THE ZONING BYLAW AND SHOULD ENSURE THAT THE APPLICATION COMPLIES. FAILURE TO COMPLY MAY RESULT IN DENIAL.

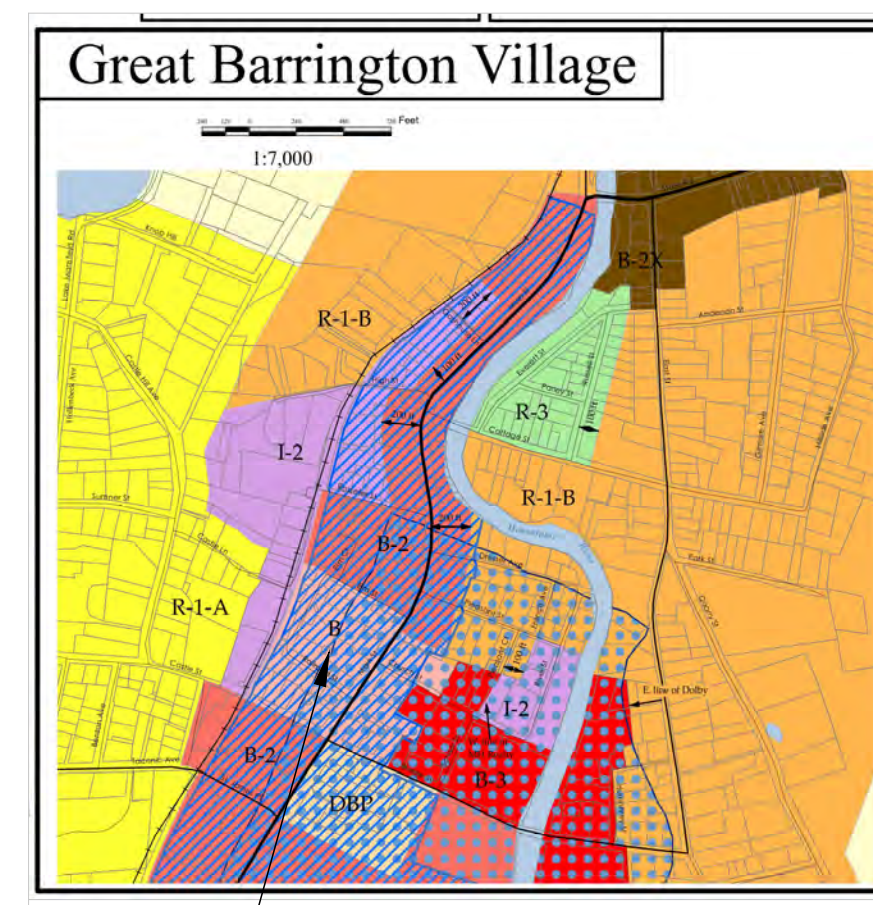
APPLICANT SHOULD BE FAMILIAR WITH THE APPROVAL CRITERIA PER SECTION 10.5.3 OF THE ZONING BYLAW.



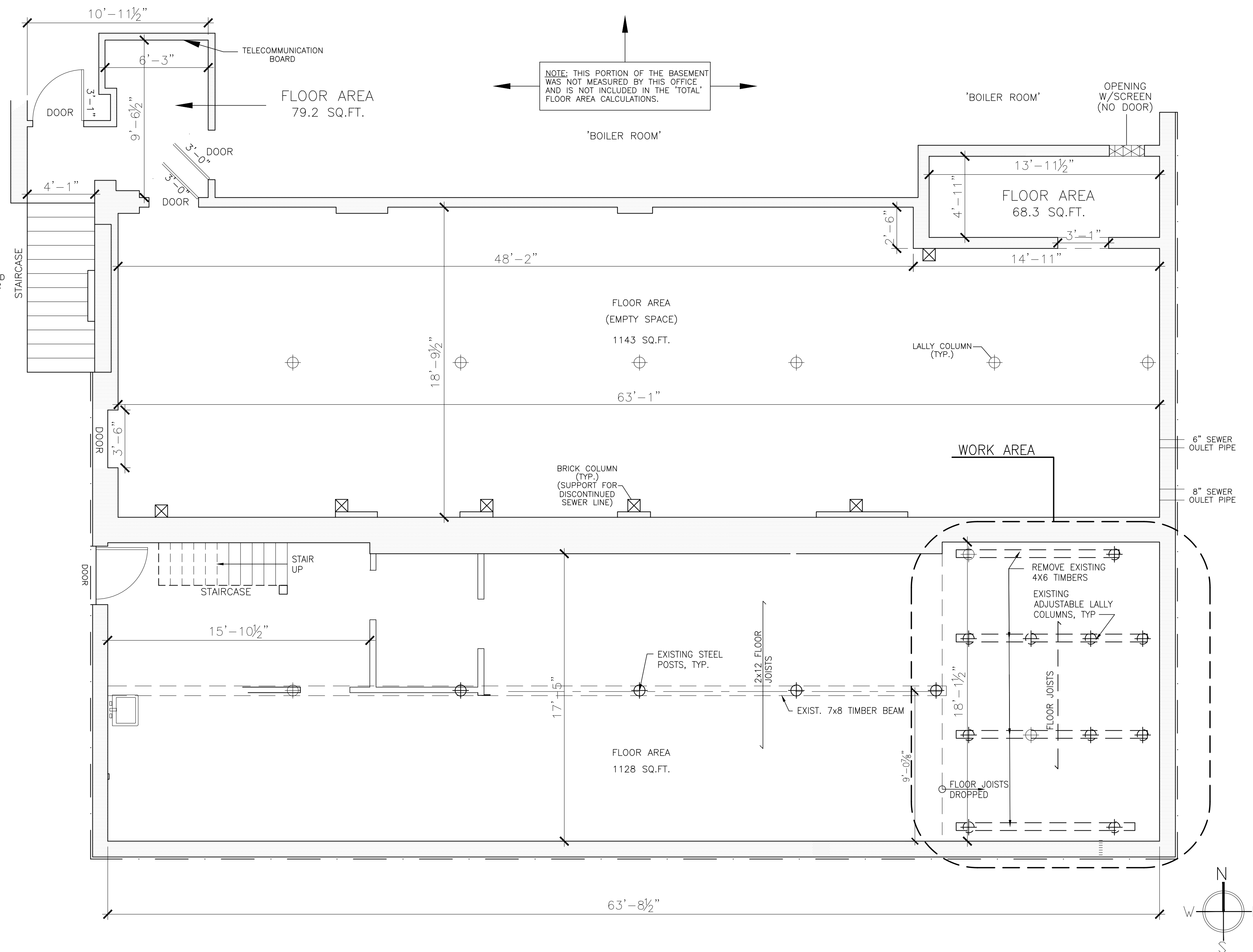
1 Location Map
As Noted



2 Street View



3 Zoning Plan
LOCATION OF 292 MAIN STREET
B DISTRICT - BUSINESS
VCOD - VILLAGE CENTER OVERLAY DISTRICT



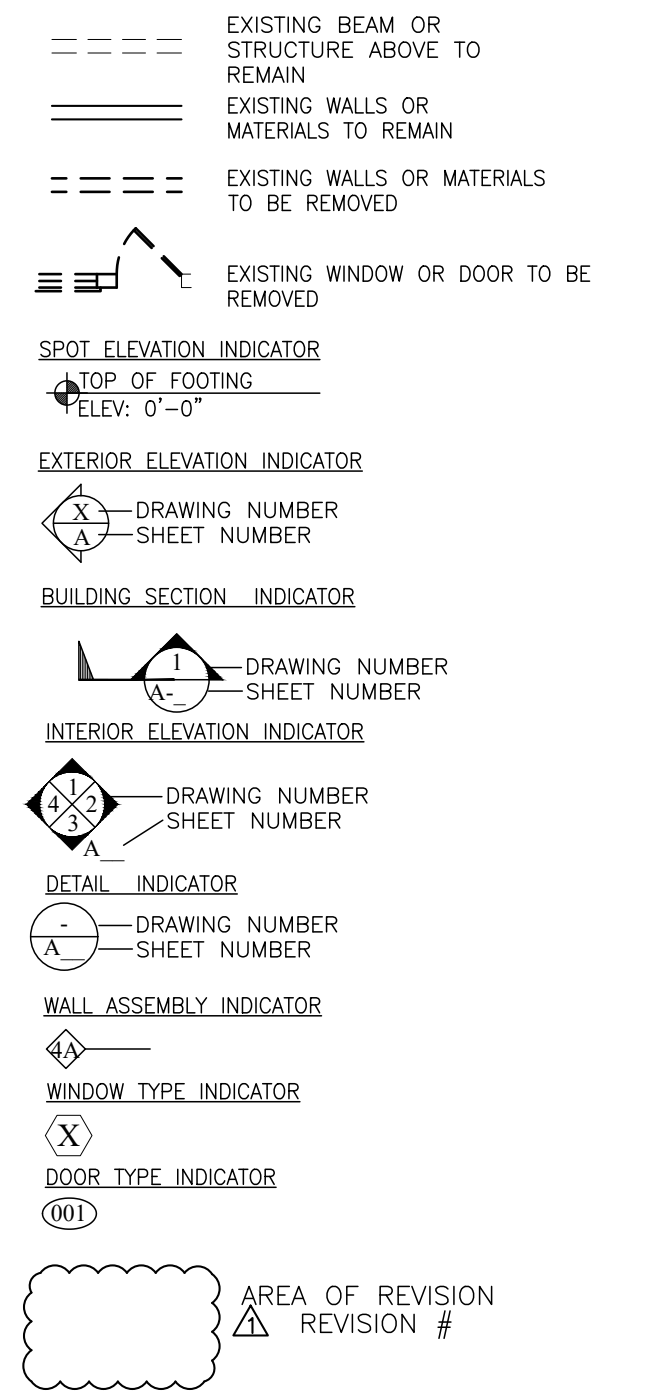
4 Existing Plan - Basement Level
1/4"=1'-0"

PROJECT NARRATIVE

- PROJECT LOCATION - 292 Railroad Street, Great Barrington, MA 01230
- PARCEL INFO: MAP 019.0 LOT 74.0
- USE CODE: retail
- ZONING DISTRICT : B-Business, VCOD business zone;
- LOCATION DESCRIPTION: Ground Floor and basement Retail spaces in brick building.
- CONSTRUCTION TYPE: TYPE III-A - Un-sprinklered - No change
- EXISTING USE: M - MERCANTILE
- PROPOSED USE: M - MERCANTILE, NO CHANGE
- PROPOSED WORK - ALTERATION LEVEL 2 as per IBC 2015:
 First Phase: Selective Demolition and Reconstruction of part of 1st floor structure, including installing new posts and beams in basement.
 Second Phase: Install new sidewalk door, close up opening between retail areas to make two separate
- ACCESSIBILITY - Public Entry will be Accessible

DRAWING LIST

- A0.1 Title Sheet - Project Narrative, Site Information; Existing Basement Floor Plans, Removals
- A0.2 Removals - Street Level Floor Plan
- A1.0 Basement Plan - Floor Framing Details
- A1.1 Street Level Plan - New Entry Work and Accessible Toilet Specs



Permit Drawings
12.1.20

Selective Demo
11.10.20



Diego Gutierrez

Architect
Housatonic Architectural Services, LLC
Diego Gutierrez, Architect
PO Box 287
Housatonic, MA 01236
413-854-8955
housarch@outlook.com

Owner
Ware Block LLC
670 Boardman St
Sheffield, MA

Project
Selective Demo and Partial
Floor Reconstruction
292 Main Street
Great Barrington MA 01230

SHEET NAME
Existing Basement Plan and Removals

REV 12.1.20

DATE 11.10.20

SCALE As Noted

SHEET A0.1



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Houstonic Architectural Services, LLC
Diego Gutierrez, Architect
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Floor Reconstruction
292 Main Street
Great Barrington MA 01230

SHEET NAME
Existing Street Level Plans and Removals

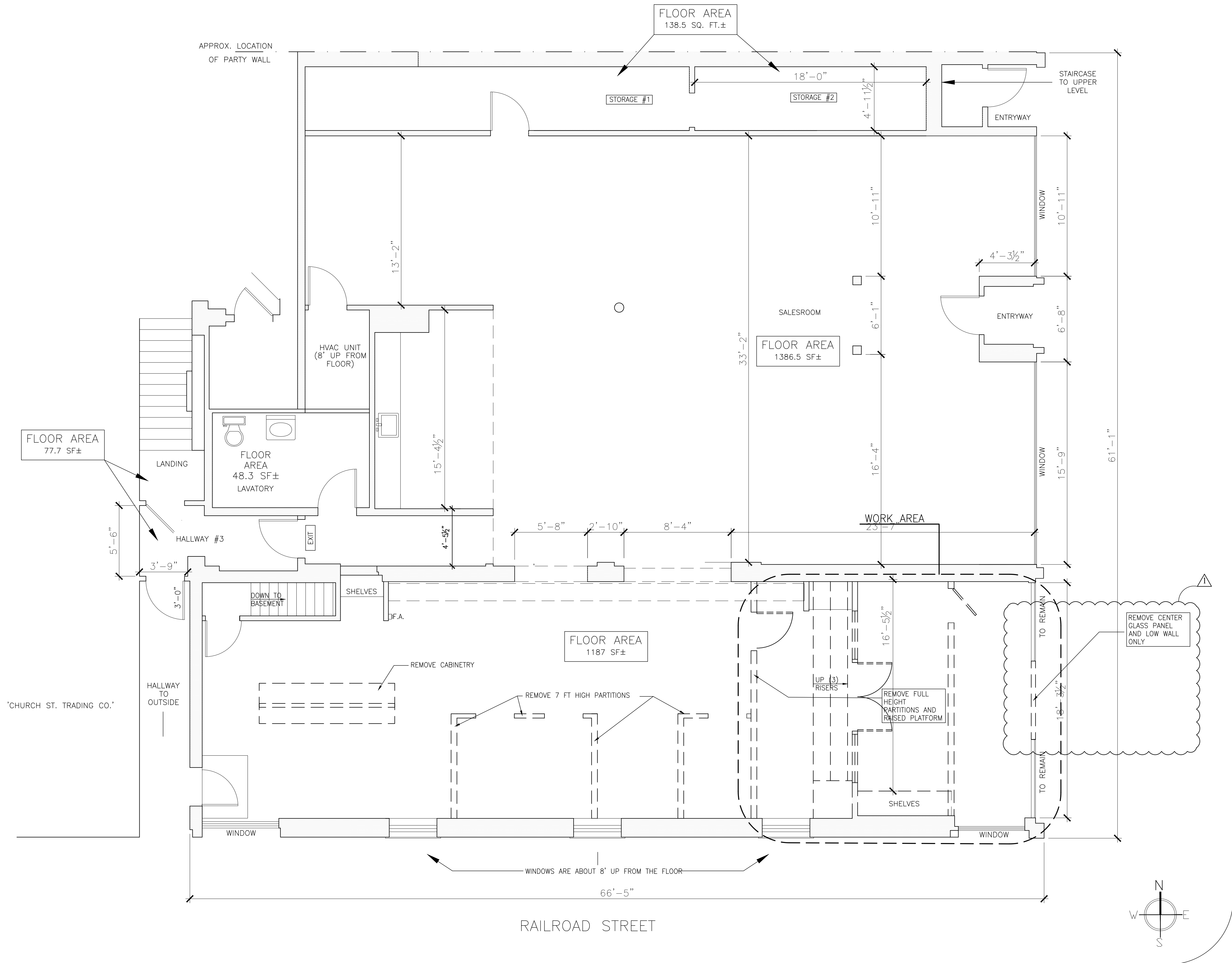
REV 12.2.20

DATE 11.10.20

SCALE As Noted

SHEET

A0.2



APPROX. LOCATION
OF PARTY WALL

FLOOR AREA
138.5 SQ. FT.±

STORAGE #1

STORAGE #2

STAIRCASE
TO UPPER
LEVEL

ENTRYWAY

SALESROOM

FLOOR AREA
1386.5 SF±

ENTRYWAY

FLOOR AREA
77.7 SF±

LANDING

FLOOR
AREA
48.3 SF±
LAVATORY

HVAC UNIT
(8' UP FROM
FLOOR)

HALLWAY #3

EXIT

DOWN TO
BASEMENT

SHELVES

SHELVES

FLOOR AREA
1187 SF±

REMOVE CABINETRY

REMOVE 7 FT HIGH PARTITIONS

UP (3)
RISERS

REMOVE FULL
HEIGHT
PARTITIONS AND
RAISED PLATFORM

SHELVES

REMOVE CENTER
GLASS PANEL
AND LOW WALL
ONLY

'CHURCH ST. TRADING CO.'

HALLWAY
TO OUTSIDE

WINDOW

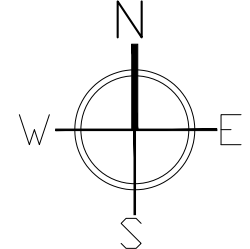
WINDOW

WINDOWS ARE ABOUT 8' UP FROM THE FLOOR

66'-5"

RAILROAD STREET

MAIN STREET



1 Existing Street Level Plan - Removals
1/4"=1'-0"

Permit Drawings
12.2.20

Selective Demo
APPROVED 11.10.20



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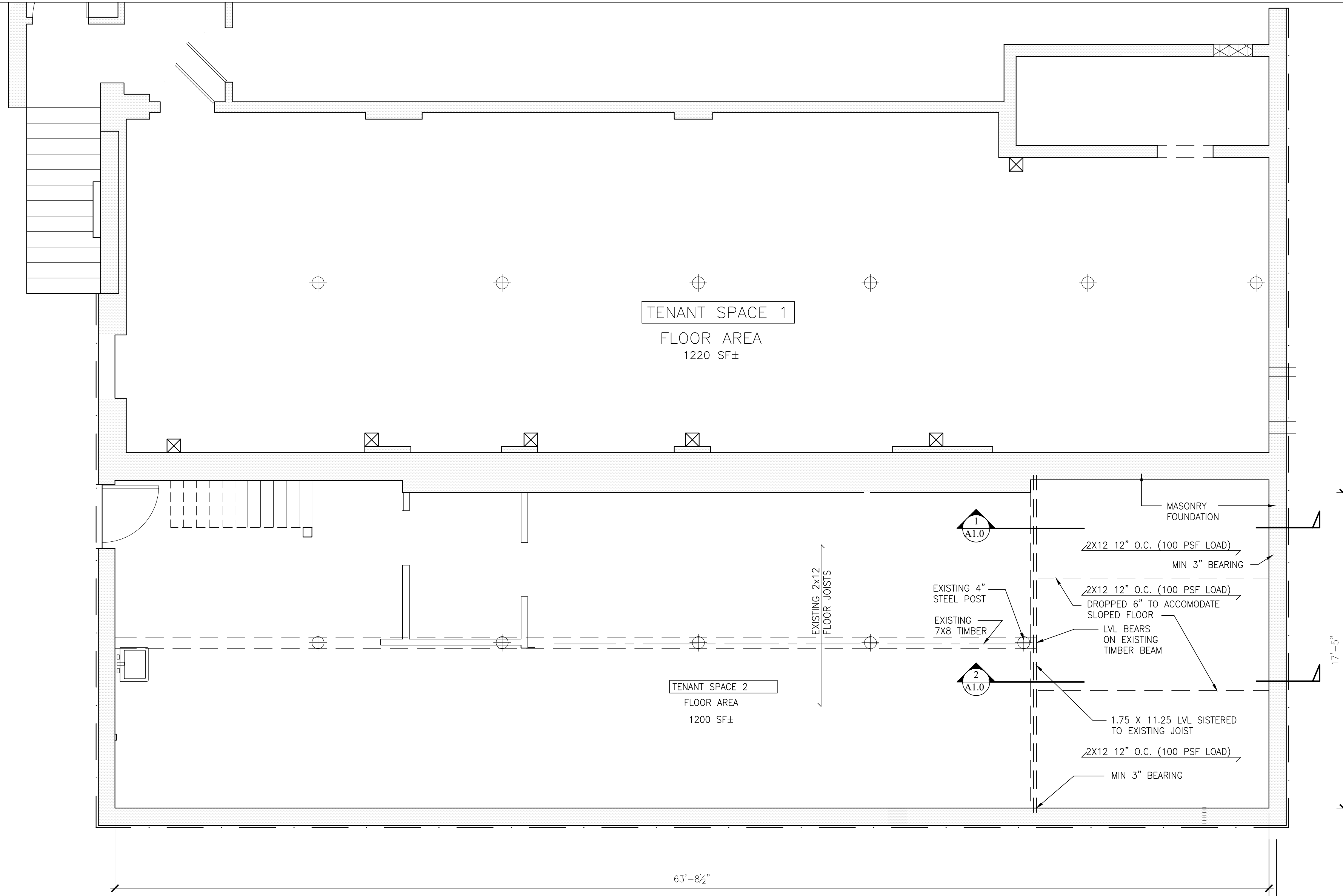
Owner
Ware Block LLC
670 Boardman St
Sheffield, MA

Project
Selective Demo and Partial
Floor Reconstruction
292 Main Street
Great Barrington MA 01230

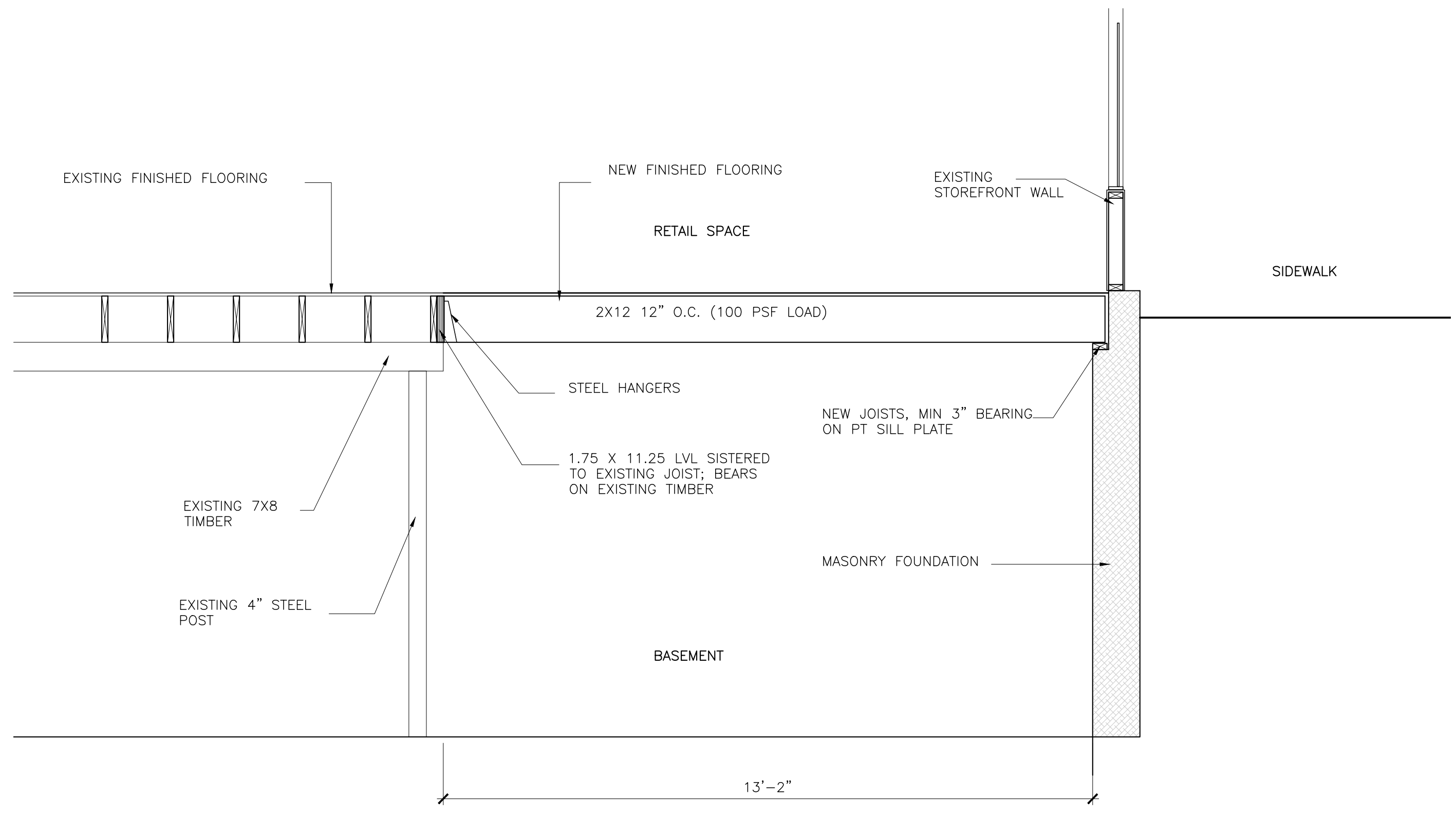
SHEET NAME
Basement Level Plan
New Floor Framing

DATE 12.1.20
SCALE As Noted

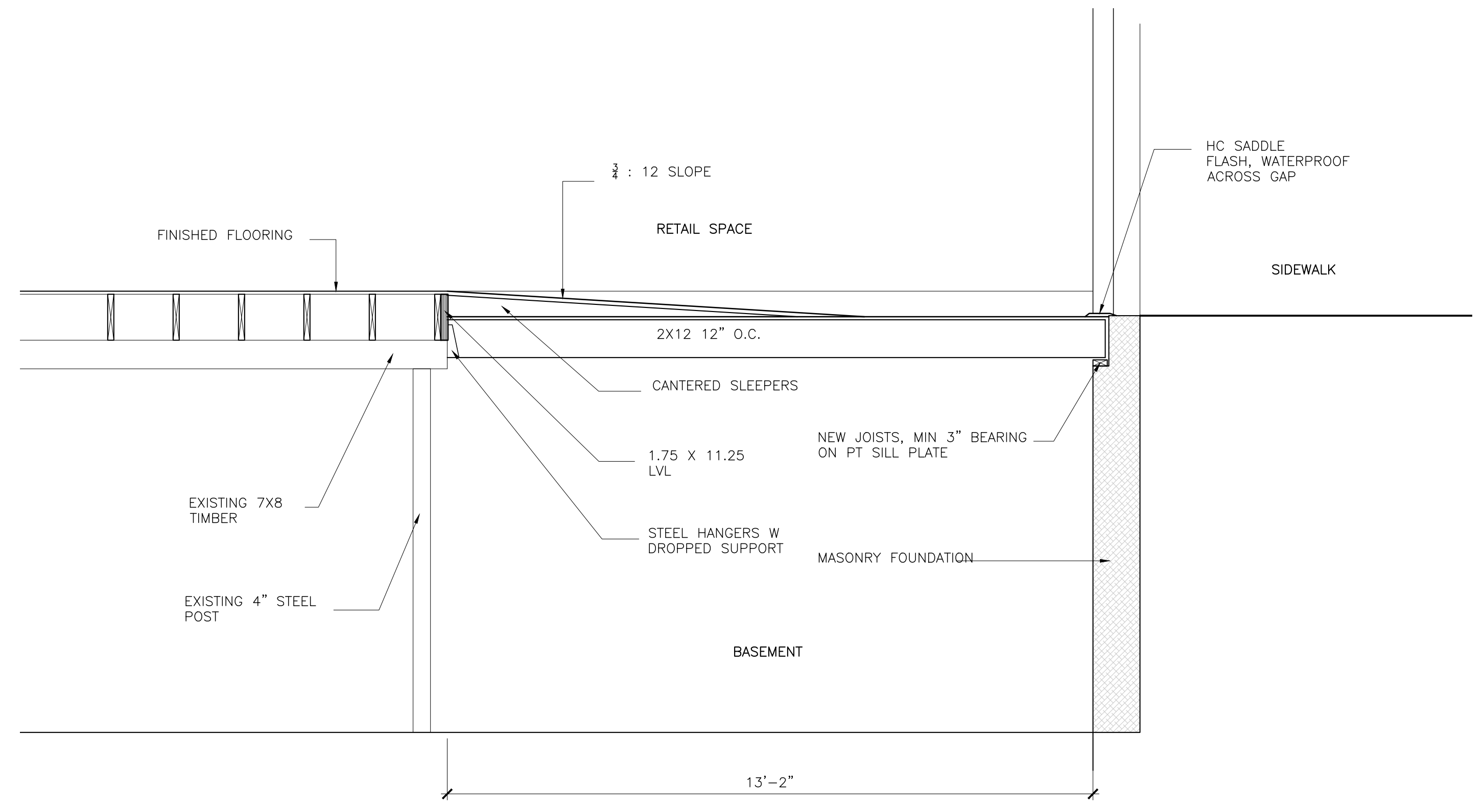
SHEET
A1.0



1 Existing Street Level Plan - Removes
1/4"=1'-0"

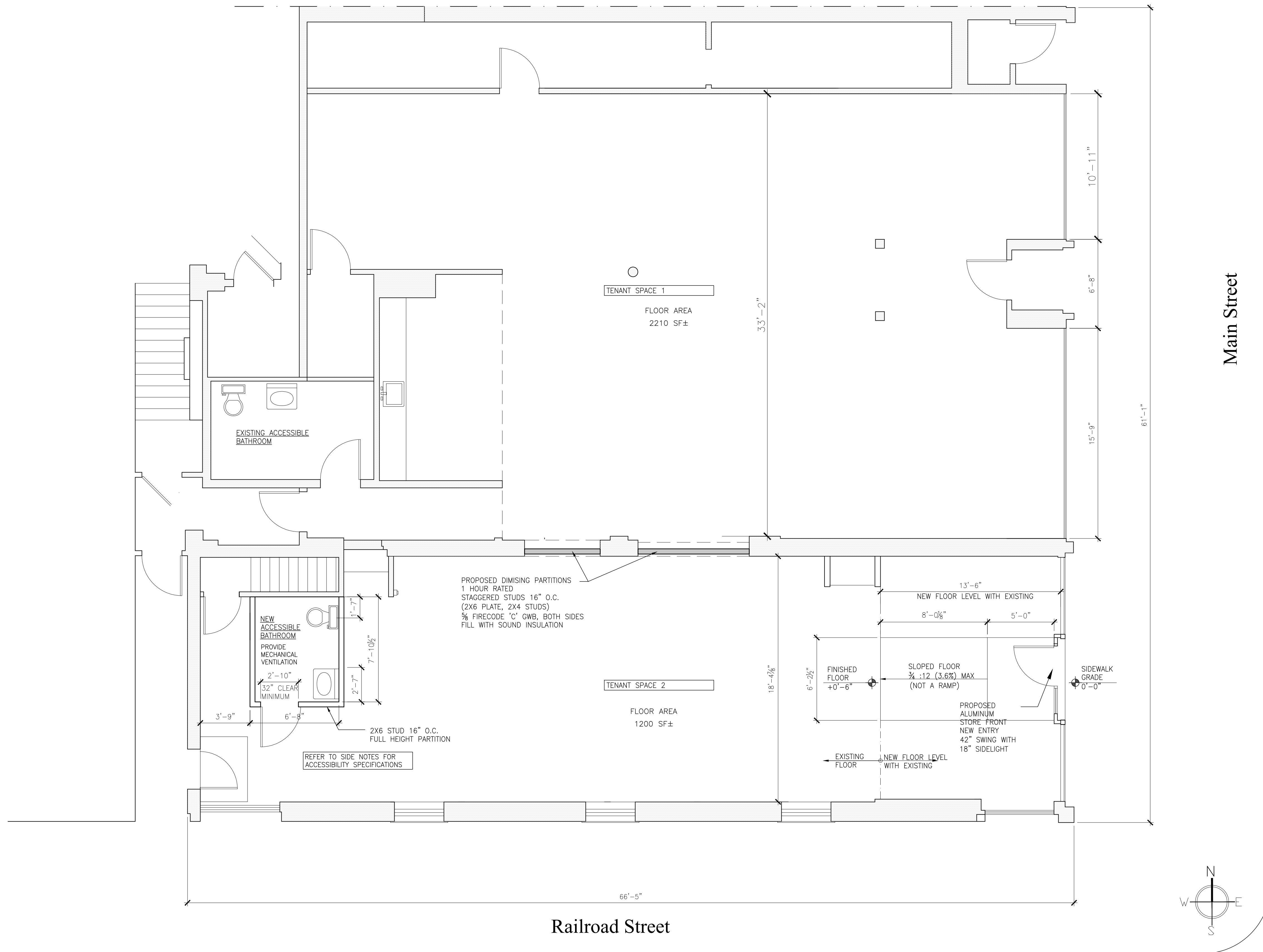


2 Section Detail thru new level flooring
1/2"=1'-0"



3 Section Detail thru new sloped flooring
1/2"=1'-0"

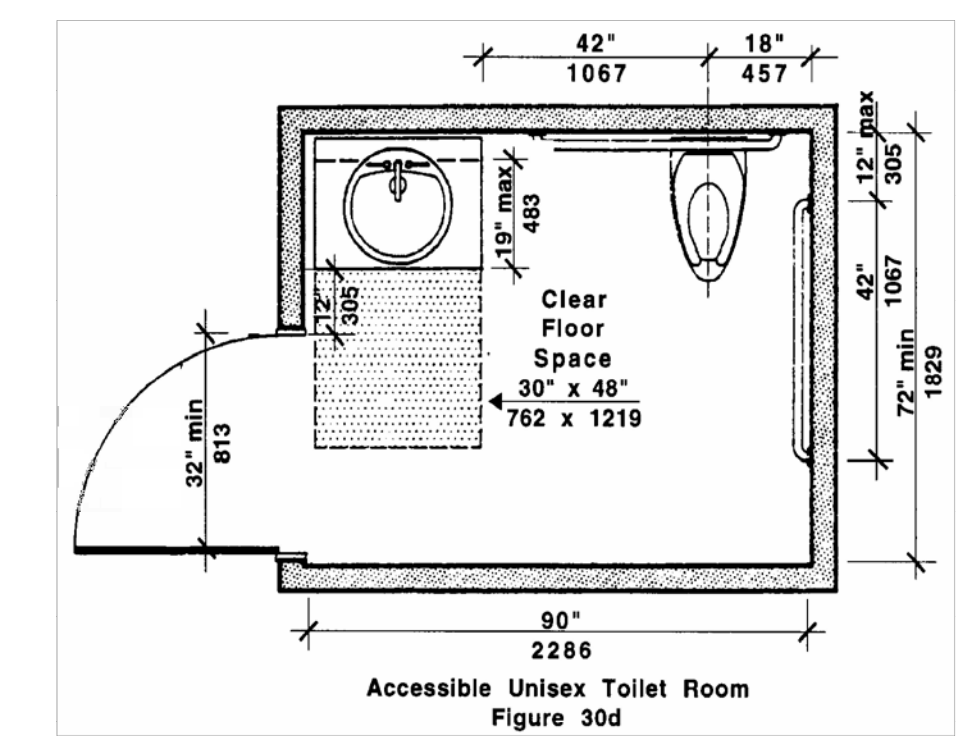
Permit Drawings
12.1.20



1 Street Level Plan - New Work
1/4"=1'-0"

521 CMR: ARCHITECTURAL ACCESS BOARD

- 30.00: PUBLIC TOILET ROOMS
- b. The stall door shall have an automatic self-closing hinge device, a pull device on both sides of the door to assist in closing and opening the door, and a lock located approximately 36 inches (914mm) above the floor that does not require tight grasping, pinching, or twisting of the wrist to operate.
 - c. A coat hook shall be provided at a maximum height of 54 inches (1372mm) above the floor.
- 30.7 **WATER CLOSETS**
That are required to be accessible shall comply with the following:
- 30.7.1 **Clear floor space:** Clear floor space for water closets not in stalls shall comply with Fig. 30d. Clear floor space may be arranged to allow either a left-handed or right-handed approach to the water closet.

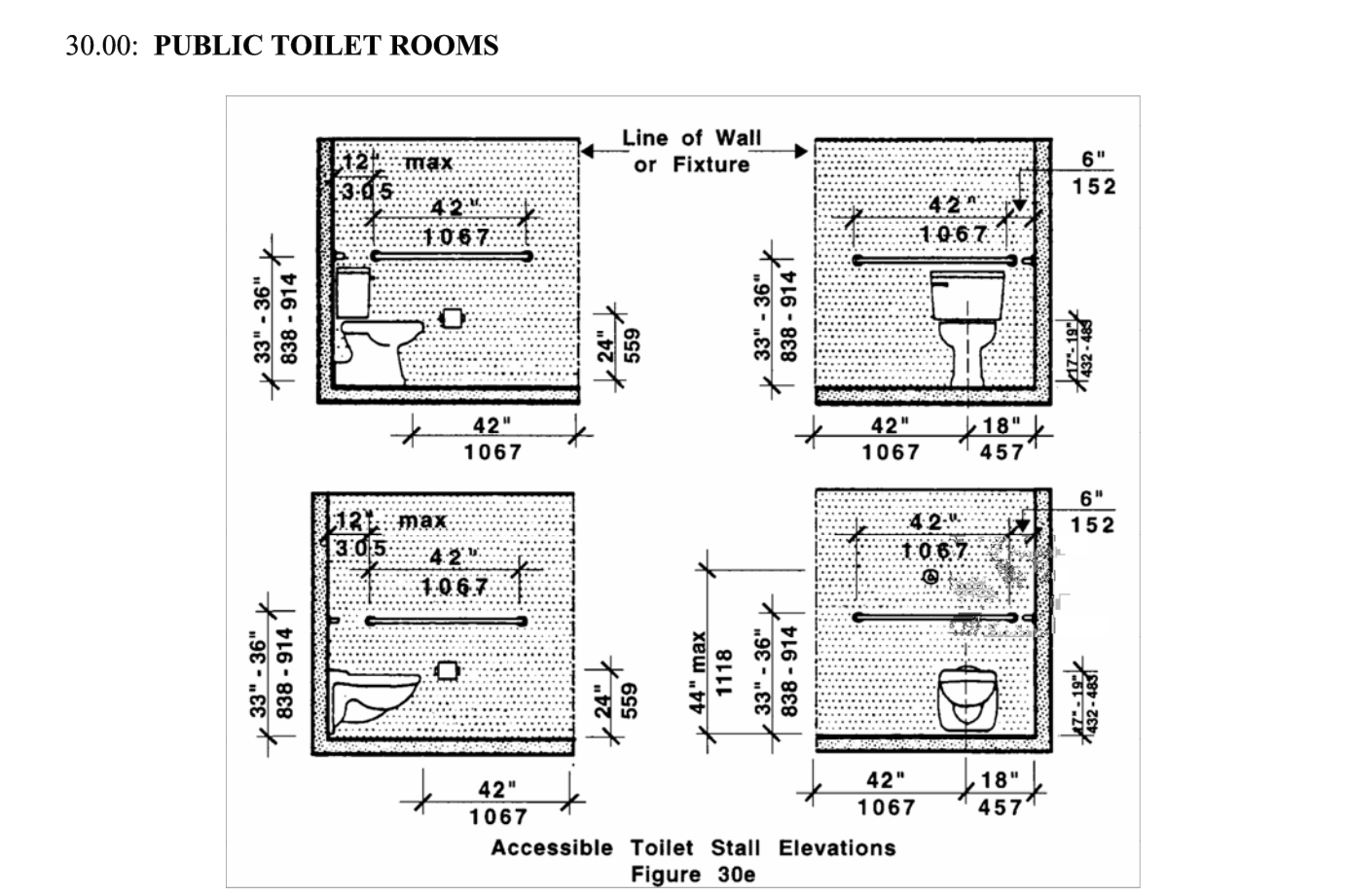


- 30.7.2 **Location:** The centerline of the water closet shall be located 18 inches (457mm) from the nearest side wall and at least 42 inches (1067mm) from the farthest side wall or the closest edge of an adjacent fixture. There shall be at least 42 inches (1067mm) clearance between the front edge of the water closet and the nearest wall or fixture.
- 30.7.3 **Height:** Water closets shall be 17 inches to 19 inches (432mm to 483mm) high, measured to the top of the water closet seat. See Fig. 30e.

1/27/06

521 CMR - 141

521 CMR: ARCHITECTURAL ACCESS BOARD



- 30.7.4 **Seats:** Water closet seats shall not be spring mounted to return to a lifted position.
- 30.7.5 **Flush Controls:** Flush controls shall be hand operated or automatic and shall comply with 521 CMR 39.5, Operation. Controls for flush valves shall be mounted on the wide side of water closet no more than 44 inches (1120mm) above the floor.
- 30.7.6 **Toilet Paper Dispensers:** Toilet paper dispensers shall be located on the side wall closest to the water closet. The centerline of the roll shall be set at a minimum height of 24 inches (610mm) above the floor. Dispensers that control delivery or that do not permit continuous paper flow are not allowed.
- 30.8 **GRAB BARS**
For the standard accessible toilet stall the water closet shall have two grab bars 42 inches (1067mm) long, one on the wall in back of the water closet and one on the side wall closest to the water closet.
For the alternate accessible toilet stall the water closet shall have two parallel grab bars, 42 inches long (1067mm) installed on the side walls and located a minimum of six inches (6" = 76mm) from the interior corner.

1/27/06

521 CMR - 142

ACCESSIBLE TOILET GUIDELINES. FOR FULL CHAPTER REFER TO 521 CMR 30



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housyarch@outlook.com

Owner
Ware Block LLC
670 Boardman St
Sheffield, MA

Project
Selective Demo and Partial
Floor Reconstruction
292 Main Street
Great Barrington MA 01230

SHEET NAME
Proposed Street Level Plans

DATE	12.1.20
SCALE	As Noted

SHEET
A1.1



LOCATION OF NEW DOOR.
REMOVE EXISTING CENTER GLASS PANEL ONLY

① Existing Main Street Elevation
N.T.S.



LOCATION OF NEW DOOR.

① Proposed Main Street Elevation
N.T.S.



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292 Main Street
Great Barrington MA 01230

SHEET NAME
Proposed Street Elevation

REV	DATE

DATE 12.1.20

SCALE As Noted

SHEET

Agenda Item 5

Town of Great Barrington
Massachusetts

TOWN CLERK
ZBA-1
Rev. Apr 2019
GREAT BARRINGTON

Application to the
Zoning Board of Appeals

NOV 2 2020 AM 9:3

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: 10/30
Received and checked for completeness
by: CR
Number Assigned: 916-20
Date filed with the Town Clerk 11/2/20
FOR ZBA USE:
Advertising dates: 11/18 & 11/25
Public hearing date: 12/15/20

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)
You must complete portions A, B, C, D, G, H, I, and J of this form.
- SPECIAL PERMIT (for changes to nonconforming uses, structures)
You must complete portions A, B, C, E, G, H, I, and J of this form.
- APPEAL (to overturn a decision of Building Inspector or a Board)
You must complete portions A, B, C, F, G, H, I, and J of this form.
- 40 B Comprehensive Permit (call ahead)

B. SITE / PROPERTY INFORMATION

Address of Subject Property 45 Pearl St.
Assessor's Map No. 11 Lot No. 44
Registry of Deeds Book No: 2478 Page: 37
Zoning District(s) R1B
Overlay Districts (if any) _____

C. APPLICANT AND OWNER INFORMATION

Applicant's
Information

Name (please print) Dan & Jenna Huggins Phone (area code first) 413-329-0639
Street Address 45 Pearl St.
City, State, Zip Code Great Barrington, MA 01230
If Applicant is a corporation, provide name of contact person: _____
Email Address dnhug22482@yahoo.com Signature [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):

Add addition to existing house

2) This application is made under the following Sections of the Zoning Bylaw (check all that apply)

- | | | |
|--------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> Section 5.2 | <input type="checkbox"/> Section 5.3 | <input checked="" type="checkbox"/> Section 5.5 |
| <input type="checkbox"/> Section 5.6 | <input type="checkbox"/> Section 5.7 | <input checked="" type="checkbox"/> Section 10.4 |

3) Reason(s) that this property is not in conformance with the Zoning Bylaw

Property on private road, therefore no road frontage

4) 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: 

J. ADDITIONAL INFORMATION

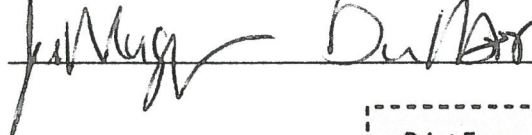
Recommending Boards: All applications to the Zoning Board of Appeals are referred to the Planning Board, Conservation Commission, Board of Health, and Board of Selectmen for comments and recommendations. Applicants should be prepared to attend those meetings in order to brief those boards of their project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

 (signed) 10/30/20 (date)

Print Form

Need Help?

Town Planner: (413) 528-1619, x.7
Building Inspector / Zoning Enforcement Officer:
(413) 528-3206

For bylaws, regulations, maps, and other useful information, visit www.townofgb.org

Bruce Firger, Assessor
John Katz, Assessor

Shaun McHugh, Principal Assessor
E-mail: smchugh@townofgb.org

Carol Strommer
Administrative Assessor
E-mail: 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

October 22, 2020


ABUTTERS TO PROPERTY OF: DANIEL & JENNAFER HUGGINS

45 Pearl Street, Map 11 Lot 44, Book 2478 Page 37

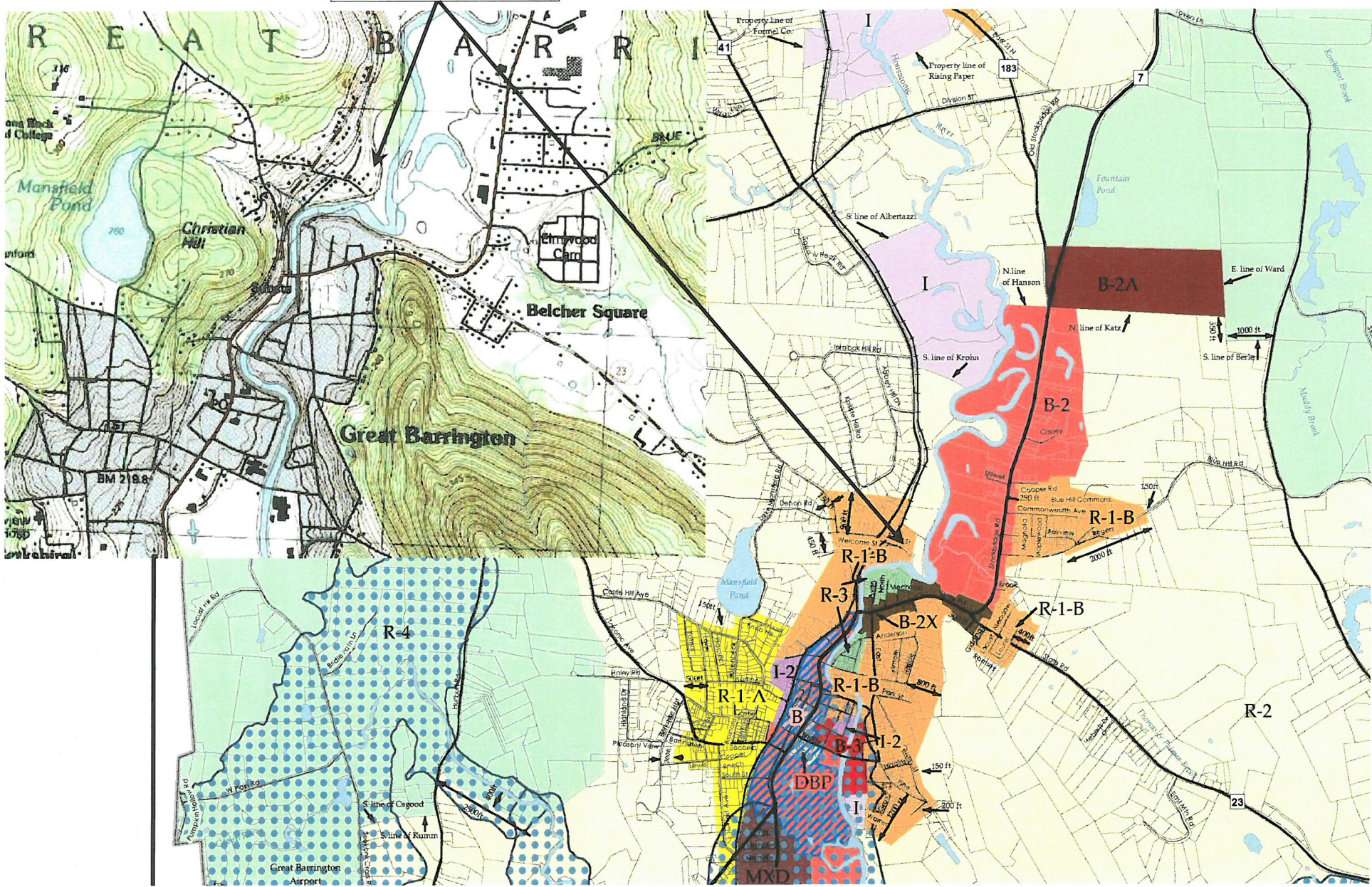
<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
11	50,50A	Richard W. Ruth & Karen V. Pogoda, 34 Pearl St., Gt. Barrington, MA 01230-1243
11	41A	Susan J. Del-Molino, 29 Pearl St., Gt. Barrington, MA 01230-1242
11	40,43	Robert & Donna Sermini, 25 Pearl St., Gt. Barrington, MA 01230-1242
11	45	John R. Stanmeyer Jr., 47 Pearl St., Gt. Barrington, MA 01230-1242
11	47	Steven H. Bankert & Jill M. Fleming, PO Box 251, Gt. Barrington, MA 01230-0251
11	41	Dudley W. & Beverly A. Race, 33 Pearl St., Gt. Barrington, MA 01230-1242
11	42	Crispine Ffrench, 331 Surriner Rd., Becket, MA 01223-3246
11	46	249 Stockbridge Road Realty LLC, 249 Stockbridge Rd., Gt. Barrington, MA 01230-1229
11	49	Rosemary A. Bauman, 40 Pearl St., Gt. Barrington, MA 01230-1243
11	43A	Michael Huggins Jr. & Colleen Huggins, 43 Pearl St., Gt. Barrington, MA 01230-1242
8	21	Elia Phillips Delmolino, Samuel Phillips Delmolino & Sergio Phillips Delmolino , 31 Pearl St., Gt. Barrington, MA 01230-1242

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

Sincerely,


Shaun McHugh
Principal Assessor

45 Pearl St



THESE PARCELS ARE SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH AS ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.

LOCUS DEED: BK - 234 PG - 327
 BK - 346 PG - 247
 BK - 346 PG - 248
 SEE SEWER EASEMENT IN BK-175 PG-414
 SEE ELECTRIC EASEMENT IN BK-254 PG-60

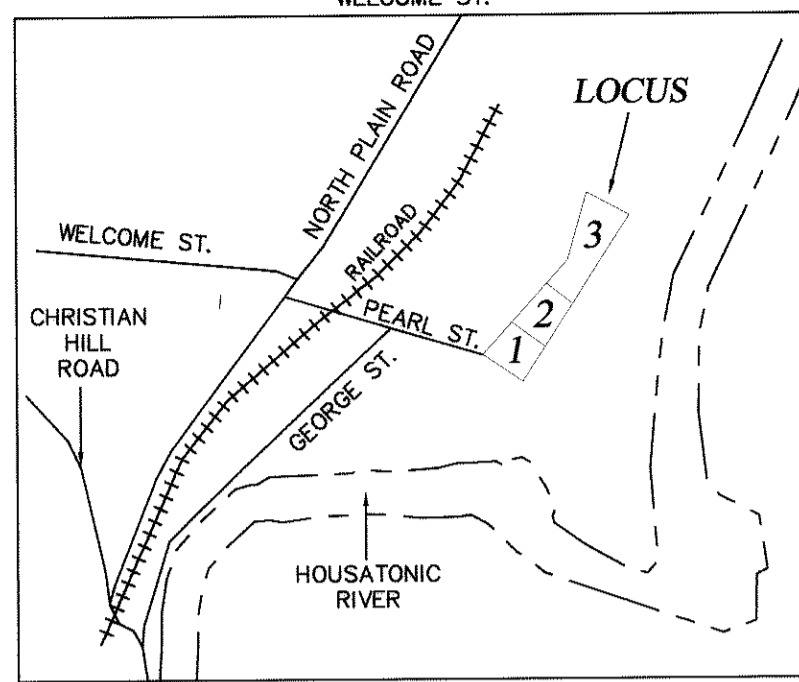
SOURCE OF TITLE: SEE JUDGEMENT IN BK - 1725 PG - 52

PROPERTY ADDRESS: 41, 43, & 45 PEARL STREET (Great Barrington)

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY COMPLIANCE WITH THE MASS. WETLANDS PROTECTION ACT OR ZONING BYLAWS.

THIS PROPERTY IS SERVED BY TOWN WATER & SEWER. THE EXACT LOCATION OF THE UNDERGROUND WATER AND SEWER LINES ARE UNKNOWN TO ME AT THIS TIME AND ARE NOT SHOWN ON THIS PLAN.

LOCUS MAP
WELCOME ST.



ZONING
 DISTRICT: R - 1 - B
 LOT AREA: 6,500 SF
 LOT WIDTH: 60 FT.
 MIN. FRONT YARD: 25 FT.
 MIN. SIDE YARD: 10 FT.
 MIN. REAR YARD: 30 FT.
 MAX. LOT COVERAGE: 25%

LAND OF DEL-MOLINO
 BK - 951 PG - 247
 (SEE PLAN IN MAP BK-5 PG-141)
 #58 PEARL STREET

LAND OF RENZO & BARBARA DELMOLINO
 BK - 704 PG - 283

Southern Berkshire Registry of Deeds

2018 00001314
 BK - Pg: 1244 SBRD
 Page: 1 of 1 04/02/2018 11:13 AM

Plat File **Q-189**

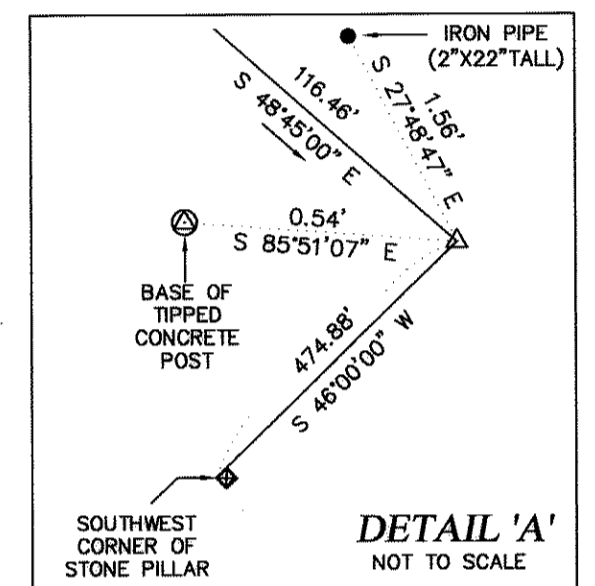
Wanda M. Beckwith
 Register of Deeds

FOR REGISTRY USE ONLY

LAND OF RENZO & BARBARA DELMOLINO
 BK - 704 PG - 283

LOT - 3
 0.483 - ACRES
 (21,053 S.F.)

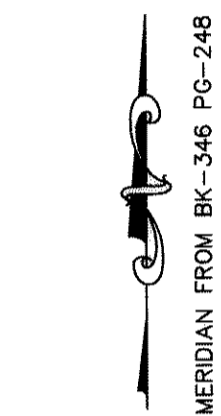
LAND OF MERZ
 BK - 1854 PG - 44



DETAIL 'A'
NOT TO SCALE

LEGEND

- △ POINT COMPUTED
- IRON PIPE FOUND
- IRON ROD TO BE SET
- MARBLE BOUND FOUND
- CATCH BASIN
- UTILITY POLE
- ⊗ STONE RETAINING WALL
- ⊙ SEWER MANHOLE
- ⊗ STORM DRAIN MANHOLE
- ⊕ WATER VALVE



MERIDIAN FROM BK-346 PG-248

LAND OF RACE
 BK - 1362 PG - 32

LAND OF FFRENCH
 BK - 985 PG - 18

LAND OF R. BAUMANN
 BK - 1687 PG - 156

ENDORSED WITH THE FINDING THAT THIS DIVISION DOES NOT CONSTITUTE A SUBDIVISION REGULATED UNDER THE SUBDIVISION CONTROL LAW BECAUSE "THE DIVISION OF A TRACT OF LAND ON WHICH TWO OR MORE BUILDINGS WERE STANDING WHEN THE SUBDIVISION CONTROL LAW WENT INTO EFFECT IN THE CITY OR TOWN IN WHICH THE LAND LIES INTO SEPARATE LOTS ON EACH OF WHICH ONE OF SUCH BUILDINGS REMAINS STANDING, SHALL NOT CONSTITUTE A SUBDIVISION" (M.G.L. CH.41, SECT. 81L).

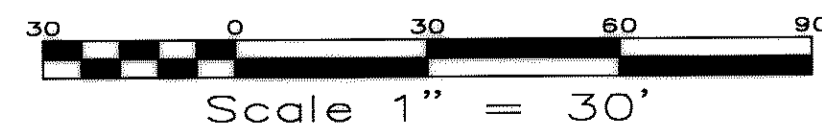
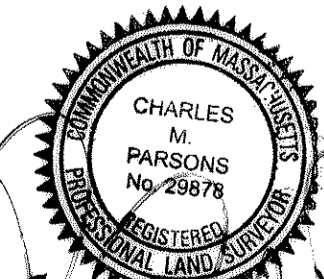
AREA OF LOCUS PROPERTY THAT IS SUBJECT TO A SEWER EASEMENT (SEE TAKING IN BK-499 PG-37) (ALSO SEE PLAN RECORDED IN MAP BK-5 PG-227)

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

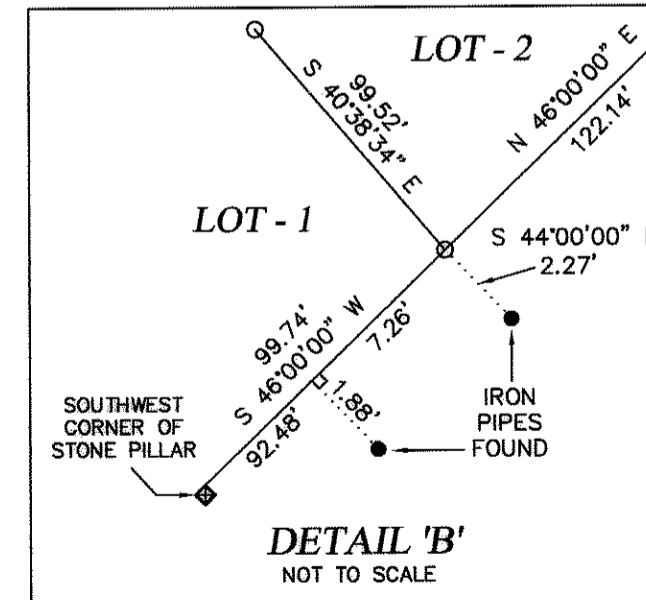
GREAT BARRINGTON PLANNING BOARD
Wanda M. Beckwith via -CHAIRMAN
Jessica...
...

8/22/2018

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.
 SIGNED: *Charles M. Parsons*
 PROFESSIONAL LAND SURVEYOR



Scale 1" = 30'

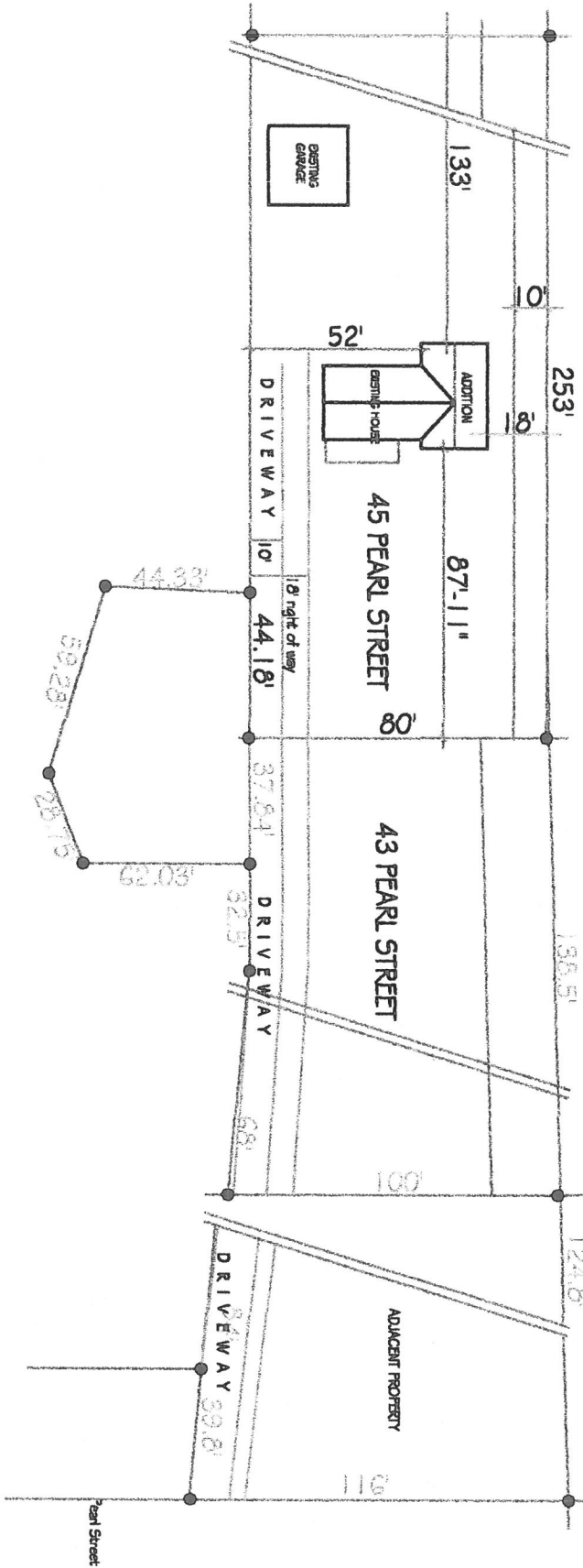


DETAIL 'B'
NOT TO SCALE

PLAN OF LAND SURVEYED FOR
ROBERT I. SERMINI
 AND
MARY HUGGINS

GREAT BARRINGTON, MASSACHUSETTS
 FEBRUARY - 2018 SCALE 1" = 30'
KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

312 MAIN STREET P.O. BOX 88
 GREAT BARRINGTON, MASSACHUSETTS 01230
 FAX (413) 528-1912 PHONE (413) 528-3291



Detailed as shown
 40 Massachusetts Street
 Cambridge, MA 02142
 617.452.2222
 www.pearl.com

HUGGINS RESIDENCE
 45 PEARL STREET, GREAT BARRINGTON, MA

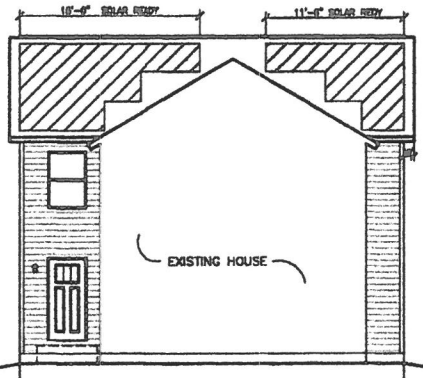
NO.	DATE	DESCRIPTION
1	12-11-10	PRELIMINARY
2	01-11-11	REVISION
3	02-11-11	REVISION
4	03-11-11	REVISION
5	04-11-11	REVISION
6	05-11-11	REVISION
7	06-11-11	REVISION
8	07-11-11	REVISION
9	08-11-11	REVISION
10	09-11-11	REVISION

CONCEPT TITLE
 SITE PLAN

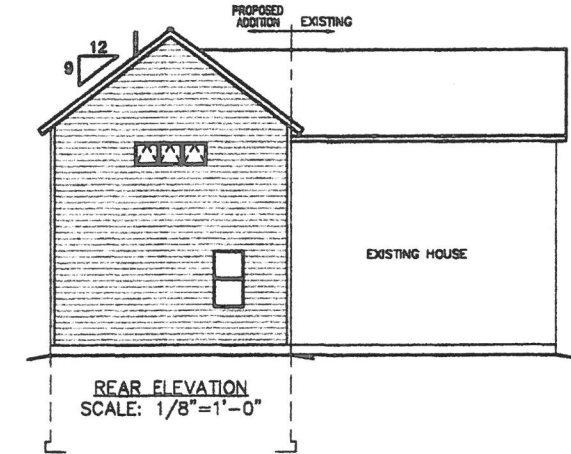
DATE: 12-11-10

SCALE: 1/4" = 1'-0"

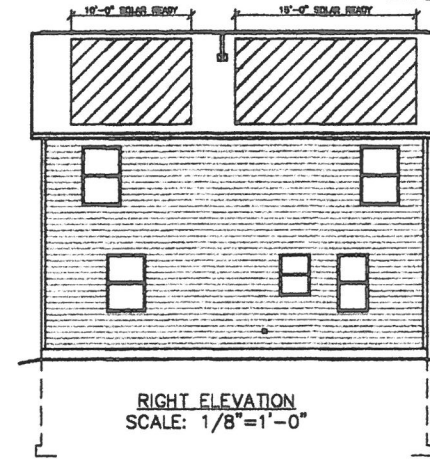
DRAWN BY: [Name]
 PROJECT NO: 4000



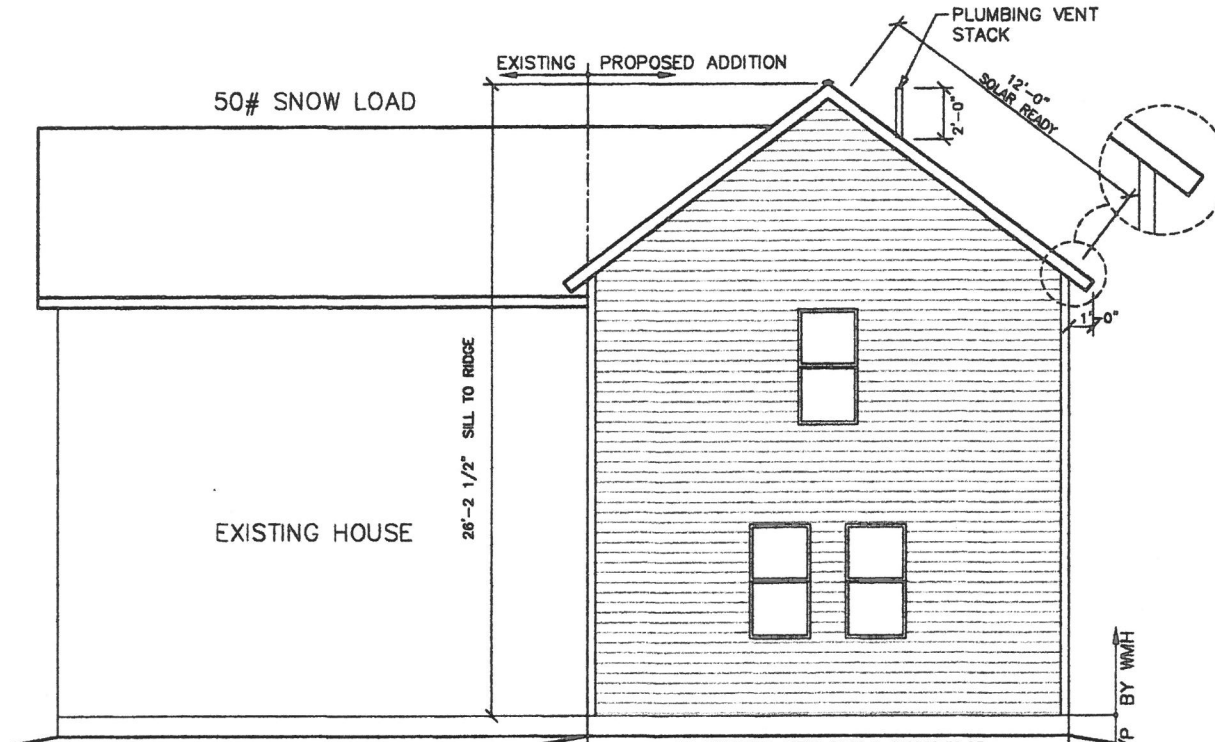
LEFT ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



RIGHT ELEVATION
SCALE: 1/8"=1'-0"



ALL EXT. STAIRS, STEPS, RAILS & GUARDS TO BE
DESIGNED, SUPPLIED AND INSTALLED BY B/P
FRONT ELEVATION
SCALE: 1/4"=1'-0"

- NOTES FOR SOLAR-READY ZONE:**
1. SEE ROOF SECTION(S) DESIGNATED AND RESERVED FOR THE FUTURE INSTALLATION OF A SOLAR PHOTOVOLTAIC OR SOLAR THERMAL SYSTEM. (300 SF MIN.)
 2. SOLAR READY ZONES SHALL BE FREE FROM OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF-MOUNTED EQUIPMENT.
 3. SEE COVER SHEET (PAGE 0) FOR ROOF DESIGN LOADS.
(NOTE: THESE LOADS ARE FOR THE ENTIRE ROOF AND HAVE NOT BEEN REDUCED).
 4. A 2" PVC CONDUIT SHALL BE INSTALLED FROM THE BASEMENT TO THE ATTIC, LOCATED IN THE VICINITY OF THE ELECTRICAL SERVICE PANEL.
 5. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC." THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION.
 6. A PERMANENT CERTIFICATE, INDICATING THE SOLAR-READY ZONE AND OTHER REQUIREMENTS OF THIS SECTION, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER, OR OTHER CONSPICUOUS LOCATION, BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY CONST. TYPE:	BUILDER: SEGALLA'S TURKEY HOUSING BOX 531 ROUTE 7 CANAAN CT. 06018	HOMEOWNER: DAN AND JENNA HUGGINS SITE: 48 PEARL STREET GREAT BARRINGTON, MA 01230	ADDITION CTM-R ELEVATIONS Westchester Modular Homes Inc 30 Roggens Mill Road, Wingdale, New York, 12594 Tel: (845)832-9400 Fax: (845)832-6698
DESIGNER: RCC	DATE: 06/23/20	DATE: 01/10/15	
SCALE: AS NOTED	PAGE: 1	SERIAL No. 20099 PRODUCTION No.	REVISION CHECK STD REVISION

THIRD PARTY INSPECTION AGENCY

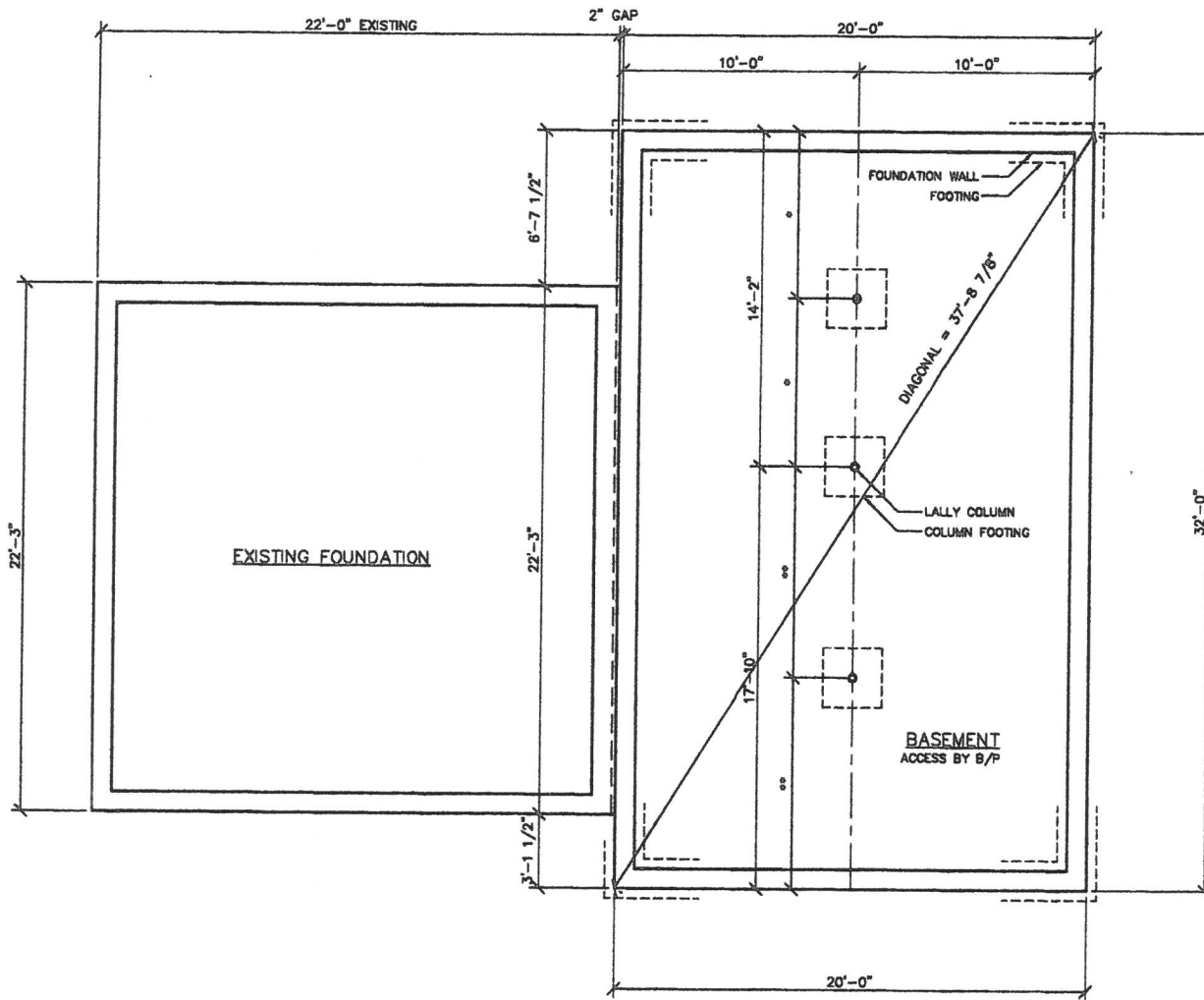
PE / RA

NOTICE
Please review these Preliminary Plans carefully. Your order can not be processed any further until Westchester Modular Homes Order Processing Department receives a signed and dated set returned from you.

Approved for construction as drawn

Approved for construction as I have marked up

Dimitris N. Ntzouras



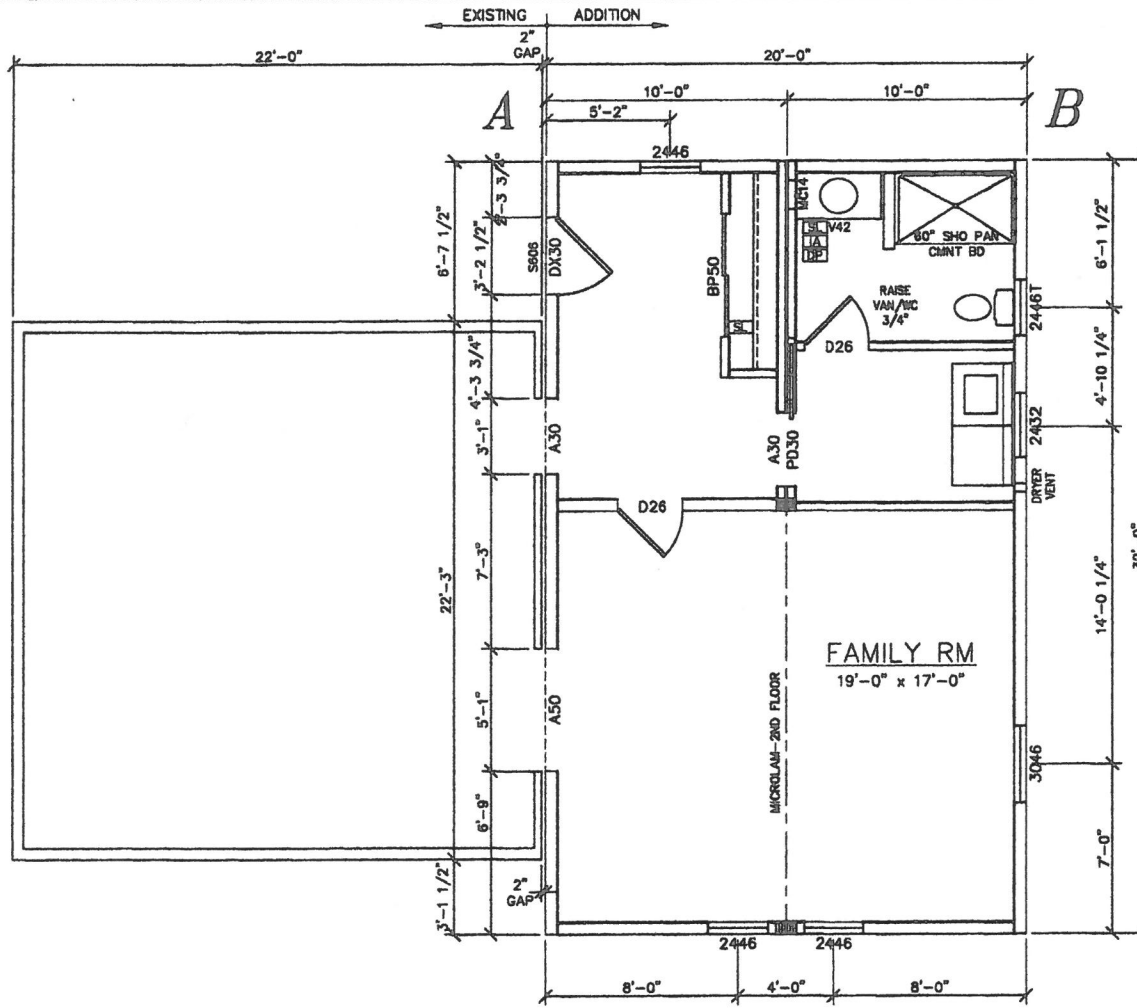
FOUNDATION NOTES:

- 1) THE FOUNDATION PLAN IS PROVIDED FOR FOUNDATION DESIGN PARAMETERS ONLY. COMPLETE FOUNDATION ENGINEERING BASED ON SPECIFIC SITE CONDITIONS, APPLICABLE LOCAL AND STATE CODES, TO BE REVIEWED AND APPROVED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF HOUSE DESIGNATION.
- 2) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR DESIGN, CONSTRUCTION AND CODE COMPLIANCE OF ALL FOUNDATION ELEMENTS INCLUDING (BUT NOT LIMITED TO) STRUCTURAL, PLUMBING, ELECTRICAL, HEATING, ENERGY CONSERVATION AND FIRE SEPARATION.
- 3) LALLY COLUMN SHALL BE MINIMUM 3 1/2"Ø STEEL PIPE WITH 8"x8" TOP PLATE. THICKNESS OF THE TOP PLATE SHALL BE DESIGNED BY PE/RA TO SUPPORT LOADS GIVEN.
- 4) MINIMUM COLUMN FOOTING SIZE SHALL BE 2'-6" x 2'-6" x 10" DEEP.
- 5) CONCRETE STRENGTH TO BE A MINIMUM 3000 PSI.
- 6) FOUNDATION SILL SHALL BE PRESERVATIVE TREATED LUMBER (SUPPLIED AND INSTALLED BY B/P PRIOR TO HOUSE DELIVERY AND SET). THERE SHALL BE NO PROTRUSION ABOVE TOP OF SILL PLATE.
- 7) THE BUILDER/PURCHASER SHALL BE RESPONSIBLE FOR ENCLOSING THE BASEMENT STAIRS AND INSULATING THE BASEMENT STAIR WALLS IN ACCORDANCE WITH ALL APPLICABLE ENERGY CODE REQUIREMENTS

NOTE:
COLUMNS LOCATED FOR POINT LOADS ABOVE ARE DIMENSIONED;
OTHERWISE, MAXIMUM SPAN BETWEEN COLUMNS IS 6'-6"
11'-10"
(TO BE DETERMINED)

SEE STANDARD NOTES & DETAILS DWG #8

USE GROUP: SINGLE FAMILY CONSTR. TYPE: VB DESIGNER: RCC DATE: 06/23/20 SCALE: 1/4" = 1'-0" PAGE: 2	BUILDER: SEGALLA'S TURNKEY HOUSING BOX 531 ROUTE 7 CANAAN CT. 06018	HOMEOWNER: DAN AND JENNA HUGGINS SITE: 45 PEARL STREET GREAT BARRINGTON, MA 01230	SERIAL No. 20099 PRODUCTION No.	THIRD PARTY INSPECTION AGENCY Approved for construction as shown Approved for construction as illustrated up	NOTICE Please review these Preliminary Plans carefully. Your order can not be processed any further until Westchester Modular Homes Order Processing Department receives a signed and dated out returned from you.
	ADDITION CTM-R FOUNDATION PLAN	Westchester Modular Homes Inc 30 Reopens Hill Road, Wingoale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698	REVISION DATE CHECK DATE	PE / RA	PE / RA



NOTES:

- 1- LIVING ROOM, KITCHEN, DINING ROOM AND BATHROOMS ARE ALL IN THE EXISTING STRUCTURE.
- 2- THIS APPROVAL IS FOR A SINGLE FAMILY DWELLING.
- 3- EXISTING STRUCTURE IS AND WILL REMAIN A SINGLE FAMILY DWELLING.
- 4- SECONDARY MEANS OF EGRESS IS LOCATED IN THE EXISTING STRUCTURE.

NOTE:
- ANDERSEN 400 SERIES WINDOWS (NO GRILLE)

B/P TO PROVIDE ARTIFICIAL LIGHT TO MEET CODE

LIGHT & VENTILATION SCHEDULE (SF)

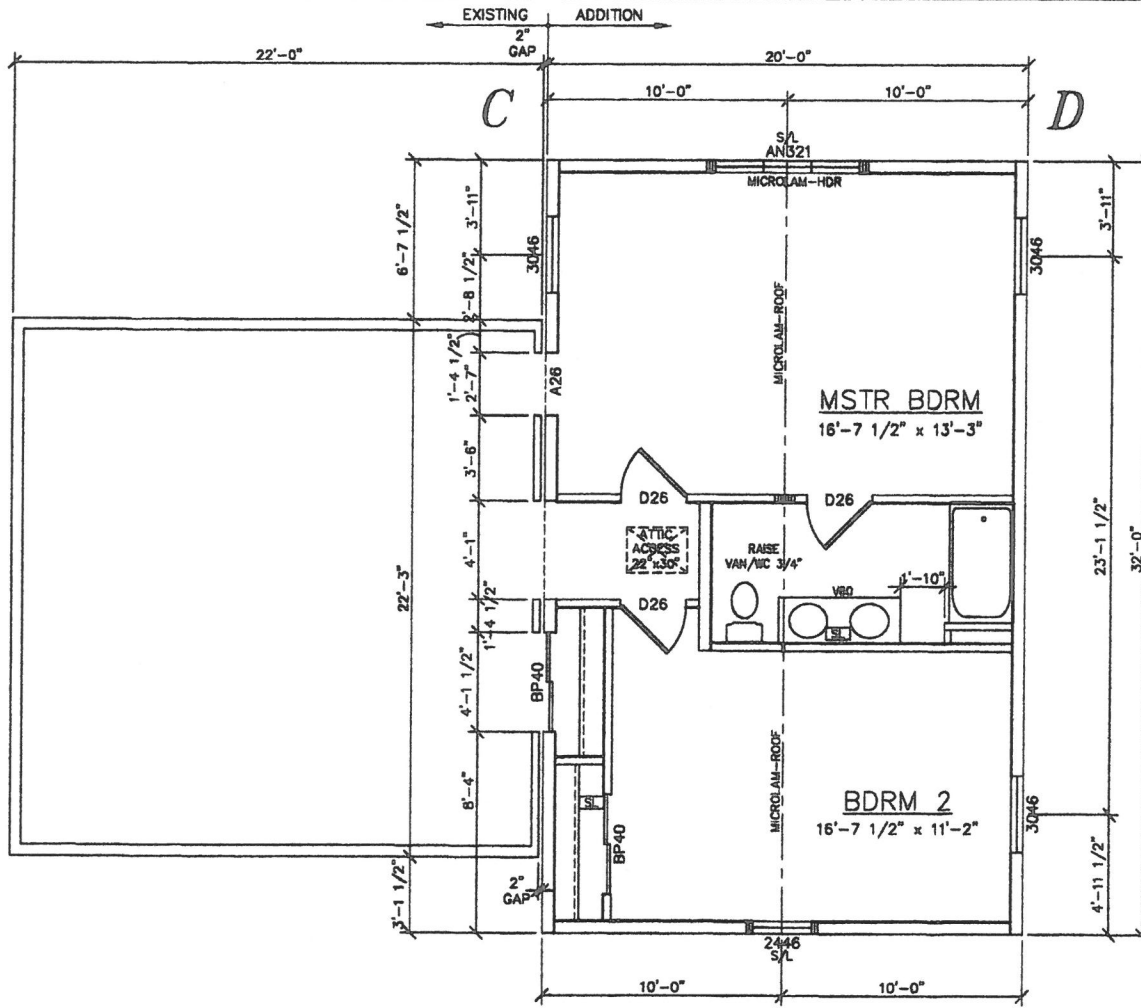
ROOM	AREA	LIGHT SUPPLIED	VENT SUPPLIED
FAMILY RM	323	*24.33	13.77
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

NOTE:
ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24" ABOVE FINISHED FLOOR AND WITH A EXT. HEIGHT OF GREATER THAN 6'-0" TO GRADE SHALL BE EQUIPPED WITH FALL PROTECTION SUPPLIED AND INSTALLED ON SITE BY B/P IN ACCORDANCE W/ R312.2

NOTE: ALL APPROVALS PERTAIN TO MODULAR PORTION ONLY. ALL DESIGN, CONSTRUCTION AND APPROVAL OF SITE BUILT PORTIONS ARE THE RESPONSIBILITY OF THE BUILDER/PURCHASER

SEE STANDARD NOTES & DETAILS DWG #8

NOTICE	
Please review these Preliminary Plans carefully. Your order can not be processed by the Building Department until Westchester Modular Homes Order Processing Department receives a signed and closed out returned form.	
<input type="checkbox"/> Approved for construction as shown <input type="checkbox"/> Approved for construction as I have noted up	
Signature: _____ Date: _____	
THIRD PARTY INSPECTION AGENCY	PE / RA
SERIAL No. 20099	ERODUCTION, Inc.
REVISION	DATE
CHECK	DATE
HOMEOWNER: DAN AND JENNA HUGGINS SITE: 45 PEABLY STREET GREAT BARRINGTON, MA 01230	
BUILDER: SEGALLA'S TURNKEY HOUSING BOX 531 ROUTE 7 CANAAN CT. 06018	
ADDITION CTM-R FIRST FLOOR PLAN	
Westchester Modular Homes Inc 30 Reagans Hill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698	
DESIGNER: VB DATE: 06/23/20 SCALE: 1/4" = 1'-0" PAGE: 3A	3A



LIGHT & VENTILATION SCHEDULE (SF)			
ROOM	AREA	LIGHT SUPPLIED	VENT SUPPLIED
MSTR BDRM	220	27.2	14.06
BDRM 2	186	17.3	9.75

NOTE:
 ALL WINDOWS WITH A SILL HEIGHT LESS THAN 24" ABOVE FINISHED FLOOR AND WITH A EXT. HEIGHT OF GREATER THAN 6'-0" TO GRADE SHALL BE EQUIPPED WITH FALL PROTECTION SUPPLIED AND INSTALLED ON SITE BY B/P IN ACCORDANCE W/ R312.2

NOTE: ALL APPROVALS PERTAIN TO MODULAR PORTION ONLY. ALL DESIGN, CONSTRUCTION AND APPROVAL OF SITE BUILT PORTIONS ARE THE RESPONSIBILITY OF THE BUILDER/PURCHASER

SEE STANDARD NOTES & DETAILS DWG #8

SERIAL No. 20099 PRODUCTION No.	REVISION DATE	CHECK DATE	PE / RA	THIRD PARTY INSPECTION AGENCY	NOTICE Please review these Preliminary Plans carefully. Your order can not be processed any further until Westchester Modular Homes Order Processing Department receives a signed and dated set returned from you. Approved for construction as drawn Approved for construction as I have marked up
BUILDER: SEGALLA'S TURKEY HOUSING BOX 531 ROUTE 7 CANAAN CT. 06018	HOMEOWNER: DAN AND JENNA HUGGINS 45 PEARL STREET GREAT BARRINGTON, MA 01230	ADDITION CTM-R SECOND FLOOR PLAN			
USE GROUP: SINGLE FAMILY CONST. TYPE: VB	DATE: 06/23/20	SCALE: 1/4" = 1'-0"	Westchester Modular Homes Inc 30 Neagans Hill Road, Wingdale, New York, 12594 Tel (845)832-9400 Fax (845)832-6698		
3B	PAGE				

Agenda Item 6

APPLICATION FOR SPECIAL PERMIT TO GREAT BARRINGTON PLANNING BOARD

Adaptive Reuse of Great Barrington Nursing Rehabilitation Center to:

MAPLE AVENUE APARTMENTS

148 Maple Avenue, Great Barrington, Massachusetts



DEVELOPER:

Jon Halpern
Great Barrington Development,
LLC
P.O. Box 216
Southfield, MA 01259
(516) 298-6676
E-Mail: bigjon22@gmail.com

PROJECT MANAGER:

Samuel VanSant, Principal
Cobalt, LLC
204 State Road
Great Barrington, MA 01230
(413) 429-7445
E-Mail: sam@cobaltllc.us

ATTORNEY:

Charles J Ferris
Attorney at Law
500 Main Street, Suite #1
Great Barrington, MA
(413) 528-8900
E-Mail: Charles.ferris@theberkshirelawyer.com

ARCHITECT:

103 Terrace Street
Roxbury, MA 01463
(617) 708-1071
E-Mail: nick@eltonhamptonarchitects

104 West Street
Sandisfield, MA 01255
(413) 258-4019

OCTOBER 22, 2020

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

FORM SP-1
REV. 11-2013

TOWN CLERK
GREAT BARRINGTON
OCT 28 2020 PM 3:17

FOR OFFICE USE ONLY

Number Assigned 974-20 Date Received 10/28/20
Special Permit Granting Authority PB
Copy to Recommending Boards 10/29/20
Advertised 11/12 & 11/19 EAGLE
Public Hearing Thurs. 12/10/20
Fee: \$150.00 Paid: yes

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

MAP 21 LOT 38 BOOK 2438 PAGE 191 ZONING DISTRICT(S) R-2

Site Address: 148 MAPLE AVENUE

Date of Application 10/21/20

Applicant's name and complete mailing address GREAT BARRINGTON DEVELOPMENT LLC
585 NORFOLK ROAD, SOUTHFIELD, MA 01259

Applicant's phone number (516) 298-6676 Applicant's email address: bigjohn22@gmail.com

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

BEAR MOUNTAIN 148 PROPERTIES, LLC, SUITE 200,
4711 GOLF ROAD, SKOKIE, IL 60076

I (we) request a Special Permit for: CONVERSION OF NURSING HOME IN
A RESIDENTIAL ZONING DISTRICT TO MULTIFAMILY USE

Under Section(s) 8, 10, 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

(see attached letter)

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) _____

(see attached letter)

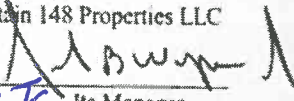
Date 10/21/20

TO: GREAT BARRINGTON PLANNING BOARD
RE: 148 MAPLE AVENUE, GREAT BARRINGTON

Bear Mountain 148 Properties LLC, the owner of premises located at 148 Maple Avenue, Great Barrington, MA, hereby authorizes Great Barrington Development LLC to apply for a special permit to convert the premises from the current use as a nursing home to residential use.

Bear Mountain 148 Properties LLC

By:



Its Manager

John B. Wynne Jr.

Date:

9/30/20

Bruce Firger, Assessor
John Katz, Assessor

Shaun McHugh, Principal Assessor
E-mail: smchugh@townofgb.org

Carol Strommer
Administrative Assessor
E-mail: 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

October 5, 2020

ABUTTERS TO PROPERTY OF: BEAR MOUNTAIN 148 PROPERTIES LLC
148 Maple Avenue, Map 21 Lot 38, Book 2438 Page 191

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
21	46	Dorothy Phillips, 36 Silver St., Gt. Barrington, MA 01230-1925
21	36	Royce P. Jones, 135 Maple Ave., Gt. Barrington, MA 01230-1910
21	31	Kristie & Jared Havens, 105 Maple Ave., Gt. Barrington, MA 01230-1910
21	42	David Unger & Ettore Toppi, 38 Silver St., Gt. Barrington, MA 01230-1925
21	41	Lois Kramer Hartwick, 188 Maple Ave., Gt. Barrington, MA 01230-1906
21	18	West Avenue LLC, 146 West Ave., Gt. Barrington, MA 01230-1823
21	37	Linda Traficante, 145 Maple Ave., Gt. Barrington, MA 01230-1910
21	28	Maple Avenue Professional Condominium Trust, c/o Yarmosky, 200 Elm St., 200 Elm St., Pittsfield, MA 01201-6551
21	28A	Maple Avenue Associates, c/o Leslye Heilig, 132 Benton Ave., Gt. Barrington, MA 01230-1702
21	28B	Louis M. Yarmosky & Steven E. Yarmosky, 200 Elm St., Pittsfield, MA 01201-6551
21	34,35	Brian T. Moffitt & Debra Descognets, 125 Maple Ave., Gt. Barrington, MA 01230-1910
21	46A	Emily A. Herder, 147 Maple Ave., Gt. Barrington, MA 01230-1910
21	17	David & Beverly Hosokawa, Trustees, 41 Berkshire Heights Rd., Gt. Barrington, MA 01230-1543
21	29,30,28A	Carol E. Purcell, 120 Maple Ave., Gt. Barrington, MA 01230-1906
21	40,39	Stephen P. & Doone L. Marshall, PO Box 173, South Egremont, MA 01258-0173
21	46B,42C	Wesley B. Tanner & Jamie Horwitz, 34 Silver St., Gt. Barrington, MA 01230-1925
21	32,33	Jim Dean, Trustee, 1166 Fairfield Dr., Hudsonville, MI 49426-9489
21	39A	Richard J. & Michele S. Shimmom, 180 Maple Ave., Gt. Barrington, MA 01230-1906
23	9	David R. & Patricia J. Sharpe, 194 Maple Ave., Gt. Barrington, MA 01230-1922
24	6	Donald K. & Patricia A. Moulthrop, Trustees, 35 Silver St., Gt. Barrington, MA 01230-1925
24	4,3,5	John B. Vanwagner, 1 Newsboy Monument Lane, Gt. Barrington, MA 01230-1936
21	UA	42A Robert & Sharon Perlman, Trustees, 4500 Casper Ct., Hollywood, FL 33021-2417
21	UB	42A Thomas B. & Mary J. Kinane, 27 Crestwood Dr., Wellesley, MA 02481-1613
21	UC	42B Patricia W. Jones, Trustee, 4828 Kenneth Pike, Greenville, DE 19807-1814
21	UD	42B Anne G. Murphy, Trustee, 10341 Quail Crown Dr., Naples, FL 34119-8833

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

Sincerely,

Carol Strommer
Administrative Assessor

PROPOSED FINDINGS RE: SPECIAL PERMIT APPLICATION PURSUANT TO
ZONING BYLAW SECTION 8.10.2 & 10.4
FILED BY GREAT BARRINGTON DEVELOPMENT LLC
PREMISES: 148 MAPLE AVENUE

Conversion of the premises from a nursing home use to multi family residential rental use will be in the best interests of the town, since it will serve community needs by providing for needed rental housing, and will enhance the property tax base, and will protect the surrounding residential neighborhood from undue impacts from a new use, while preserving much of the open space and wooded land on the premises.

The scale of the proposal, including 48 residential apartments (studio, one bedroom and two bedroom) is not more detrimental to the residential neighborhood than the previous nursing home use.

Proposed traffic will not be severely changed by the use, as the premises sits on a main road, and will no longer be used for a business purpose, with multiple deliveries and employees coming and going each day.

The driveway and parking area serving the premises will be adequately screened.

There is adequate public water and public sewer service to the premises for the proposed new use.

The number of residential units on the premises will not adversely impact the neighborhood.

The proposed development has adequate on-site amenities, including open space, recreational facilities parking and landscaping buffers.

There is at least one parking space for each dwelling unit.

The project is consistent with the neighborhood character which is predominantly residential.

William Ingram
Wastewater Superintendent

E-mail: bingram@townofgb.org
www.townofgb.org



100 Bentley Avenue
Great Barrington, MA 01230

Telephone: (413) 528-0650
Fax: (413) 528-8311

**TOWN OF GREAT BARRINGTON
MASSACHUSETTS**

DEPARTMENT OF PUBLIC WORKS

Wastewater Treatment Facility

Re: Maple Avenue Apartments Capacity to Serve

Mr. Elton:

The Town of Great Barrington's sewer main on Maple Avenue has sufficient capacity to receive the wastewater flow from the Maple Avenue Apartments.

Please feel free to contact me if you have any questions.

Sincerely,

William Ingram
Assistant DPW Superintendent

**THE GREAT BARRINGTON FIRE DISTRICT
PRUDENTIAL COMMITTEE AND BOARD OF PUBLIC WORKS
17 EAST STREET
GREAT BARRINGTON, MASSACHUSETTS 01230
TEL. 413-528-0133 • FAX 413-528-6061**

Walter F. Atwood III
Kenneth Schumacher
Robert G. Hammer
William F. Foster
William M. Brinker

Cynthia J. Ullrich, *District Clerk*
Peter H. Marks, *Superintendent*



October 20, 2020

Nick Elton
Elton & Hampton Architects
103 Terrace Street
Roxbury, MA 02120

Dear Mr. Elton,

I have been informed of your plans to convert the Great Barrington Nursing Home at 148 Maple Avenue into rental apartments. The proposed water requirements per Mass Plumbing Code between the previous and proposed are virtually identical, and it has been determined that the existing 2" water service into the building is sized to exceed the proposed requirements.

The property is located within the bounds of The Great Barrington Fire District. The Fire District has sufficient capacity to meet the demand for water. The property will be served by fire hydrants, sprinkler lines and domestic water.

Please contact me to discuss fire district fees and procedures.

Sincerely,

Handwritten signature of Peter H. Marks in black ink.

Peter H. Marks
District Superintendent

PHM/cju



Date: 21 October 2020

To: Chris Rembold, Great Barrington Town Planner
Members, Great Barrington Planning Board

Cc: Sam VanSant, Project Manager
Jon Halpern, Developer
Great Barrington Development, LLC (*GBD*)

From: P. Nicholas Elton, Project Architect, EHA

Re: **Proposed Maple Avenue Apts.
Special Permit Submission:**
148 Maple Avenue, Great Barrington, MA

Great Barrington Development, LLC (*GBD*) proposes to adaptively reuse and renovate the existing Great Barrington Nursing/Rehabilitation Center (*GBN/RC*) into rental apartments.

■ **Existing and Proposed Project Information:**

● **Existing Project Statistics:**

- Parcel: 4.1 acres/178,596 sf
- Existing building: Two and one half (2 ½) stories /33,240 gsf.
- Parking: Forty-nine (49)

● **Proposed Project Statistics:**

- Proposed building: Three and one half (3 ½) stories /44,102 gsf,

Primary, Mailing/Eastern Massachusetts Office:

103 Terrace Street
tel. (617) 708-1071

Roxbury, MA 02120

Nick@EltonHamptonArchitects.com

Western Massachusetts Office:

104 West Street

Sandisfield, MA. 01255

- Proposed living unit: Forty-eight (48) apartments:
 - Four (4) studios
 - Thirty-six (36) one bedroom
 - Eight (8) two bedroom
- Proposed Parking: Fifty (50) including three (3) HC-accessible

■ **Special Permit Submission Package:**

- **Submission Drawings:**
 - Coversheet with project information
 - Existing Conditions Site Plan
 - Existing Conditions Aerial Photo
 - Proposed Site Plan
 - Proposed Site Plan with Landscape
 - Proposed Site Lighting Plan
 - Proposed Site Construction Logistics Plan
 - Existing Conditions Building Plans/Sections/Elevations
 - Proposed Building Plans/Sections/Elevations
 - Building Perspective Views
- **Submission Support Document:**
 - Form SP-1: Town of Great Barrington:
Application for a Special Permit – dated 21 Oct 20
 - Written Descriptive Narrative/Memorandum (*this document*)
 - Certified List of Abutters
 - Site Utility Capacities:
 - Peter Marks,
Fire District/GB Water Letter of Capacity, dated 20 Oct 20
 - Bill Ingram,
GB Wastewater Letter of Capacity, dated 21 October 20
 - Kevin Whalen, MA DOT (*stormwater letter issued shortly*)
 - Proposed Site Lighting Product literature

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■ *Project Narrative:*

- **Project Description:** The existing GBN/RC is a two and one half (2 ½) story brick building, built in the late 1960's, which has been vacant for about six (6) months. The building is set back about 100" from Maple Avenue, includes a generous parking area, and driveways entering and exiting the site. The propose development is to adaptively reuse the building as a three and one half (3 ½) story rental apartment building within the existing footprint. All existing driveways, and parking areas are to be maintained, but slightly reduced. The entire proposed impermeable area for the project shall be reduced by 3% from the existing. The proposed design strives to change the building appearance from a nursing facility to a contemporary residential building.
- **Harmony with Great Barrington Master Plan:** Located in the southwest side of town, the project is located at the juncture between three (3) master plan district:

D. Gateway District

- Preserve natural land:
The current 4.1acre site includes close to 2.5 acres of wooded land, and .75 landscaped area. The project proposes to maintain these common open space areas unchanged and to reduce the paved areas. All site storm water shall drain to surface permeable areas and/or on-site drywells.
- Protect scenic views:
This proposed project will have no impact of the current scenic views
- Redevelop dilapidated buildings:
This proposed project will fully renovate an existing, 50 year old, vacant, nursing home building into much-needed rental housing. All aspects will be fully replaced with state-of-the-art systems, increase life-safety functionality, and increased sustainability.

F. Transition Zone

- Promote mixed use:
This proposed project is only rental housing, but will include amenities for residents such as exercise/gym space, dog bathing/grooming area, generous tenant and bicycle storage, in-building laundry, etc.
- Redevelop dilapidated buildings: *See above*
- Protect historic character:
The propose project will re-purpose an existing building and maintain the community fabric

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- Enhance sidewalks and connections:
The site/building is currently connected to downtown Great Barrington with a sidewalk, generous roadway aprons that serve as bicycle paths, and is directly on the BRTA routes #21 and #22.
- Promote sustainability and energy efficiency (S&EE):
The proposed project will increase the S&EE as follows:
 - o *Initial study/modelling underway to seek compliance with "Passive House" parameters for energy use and embedded carbon*
 - o *Will meet or exceed LEED Gold Level*
 - o *Will meet current EnergyStar program*
 - o *Will meet and exceed Mass. Energy Stretch Code*
 - o *Will include full preparation for proposed PV/solar placement on roof*
 - o *Will provide electric car recharge station*
 - o *Will include individual, highly efficient "Heat-pump" heating/cooling systems*
 - o *Will include an enhance energy conservation package*
 - o *Stormwater management: Reduced permeable area, all existing stormwater management to remain in place, new "rain garden"*
 - o *Energy-efficient, photo-electric cell-controlled site lighting*
- Calm traffic:
The proposed project will alter the proposed traffic pattern within the site, changing one driveway for entrance only, and one driveway for exit only. Since the proposed building-use will change from nursing/rehabilitation to housing, the staff, service, and emergency vehicular traffic will be virtually eliminated. Proposed occupancy-load is reduced from existing occupancy-load.

G. Neighborhoods

- Provide a series of housing options:
The proposed project will offer a housing alternative that is significantly different from other existing options. Providing a supported multi-family building, with a live-in resident manager, the building is located slightly distanced, but still very accessible to downtown, and provides close access to shopping amenities, hospital, public transportation, restaurants, etc..
- Protect historic character: *See above.*
- Enhance sidewalks and connections: *See above*
- Promote sustainability and energy efficiency: *See above*
- Calm traffic: *See above*

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DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

FEATURES

- Reliable, uniform, glare free illumination
- Types 1, 2, 3, 4W, 5Q, and 5W distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- 15 standard powder coat finishes
- Upgrade Kits



3000K and warmer CCTs only

See Certification Specifications

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- All housing components aluminum 360 alloy, sealed with continuous silicone rubber gaskets
- Standard configurations do not require a flat lens, optional lenses is tempered glass
- All internal and external hardware is stainless steel
- Finish: fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat
- Optical bezel finish is match the luminaire housing

LED/OPTICS

- Optical cartridge system consisting of a die cast heat sink, LED engine, TIR optics, gasket and bezel plate.
- Cartridge is easily disassembled to replace components. Optics are held in place without the use of adhesives.
- Molded silicone gasket ensures a weather-proof seal around each individual LED.
- Features revolutionary individual LED optical control based on high performance TIR optical designs.
- House Side Shield is available on Standard and Clear Lens options except any Type 5 distribution. House Side Shield is not available for any distribution using a Diffused Lens.

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Luminaires have integral surge protection, UL recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Drivers are UL recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC
- 100%-1% dimming range. Fixture will be wired for low voltage 0-10V dimming control
- Driver and surge suppressor are mounted to a prewired tray with quick disconnects that may be removed from the gear compartment

CONTROLS

- Egress adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.

UNIVERSE®



Universe Medium

RELATED PRODUCTS

[UCL2](#)

[UCL2-LK](#)

[UCS](#)

[UCB](#)

CONTROLS (CONTINUED)

- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others

CERTIFICATIONS

- ETL listed under UL 1598 and CSA C22.2 No. 250.0-08 for wet locations
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/06/2020. [See Buy American Solutions.](#)

WARRANTY

- See [HLI Standard Warranty](#) for additional information

KEY DATA	
LUMEN RANGE	1,821–9,336
WATTAGE RANGE	31.52–71.6
EFFICACY RANGE (LPW)	54.5–138.5
INPUT CURRENT RANGE (mA)	260/420/615 mA
WEIGHT	18 lbs 4.1 kg to 27 lbs 12.25 kg
EPA	.53 to 1.05

ORDERING GUIDE

Example: UCM2-WND-BLU-FLR-36L-420-4K7-2-CL-BL-WIRSC-SLA2-D-UNV

CATALOG #

HOUSING

UCM2		LED Quantity		Lumen output		CCT/CRI		Distribution		Finish	
Housing		36L	36 LED	260	260mA, 4000 Lumens	AMB	Amber-595nm Peak ¹	1	Type I	AGN	Antique Green
UCM2	Universe Medium 2.0			325	450mA Microcore Crossover	3K7	3000K, 70 CRI	2	Type II	BL	Black
Optional Element				420	420mA, 6000 Lumens	4K7	4000K, 70 CRI	3	Type III	BLT	Matte Black
WND	Universe Medium with Luminous Window			460	700mA Microcore Crossover	5K7	5000K, 70 CRI	4W	Type IV Wide	CRT	Corton
SR	Universe Medium with Luminous Solid Rings			615	615mA, 9000 Lumens			5Q	Type V Square	DB	Dark Bronze
VSL	Universe Medium with Luminous Vertical Slots							5W	Type V Wide	DGN	Dark Green
LUM	Universe Medium with Luminous Rings									GT	Graphite
Optional Internal Lens										LG	Light Gray
BLU	Blue									MAL	Matte Aluminum
RD	Red									MDB	Metallic Bronze
GRN	Green									MG	Medium Gray
Hood Style										TT	Titanium
ANG	Angled Hood									VBU	Verde Blue
BEL	Bell Hood									WDB	Weathered Blue
FLR	Flared Hood									WH	White
SKB	Skirted Bell Hood									CC	Custom Color ⁴
STR	Straight Hood										
Hood Finish											
STS	Stainless Steel										
COP	Copper										

Mounting	Optional Lens	Options	Mounting Options	Voltage
Pole Mount	CL Clear Lens	HS House Side Shield ³	WIR wiSCAPE connectivity	UNV 120-277V
SLA2-D SLA18	DL Diffused Lens ²	SLC Solid Lens Cover	WIRSC wiSCAPE connectivity with Sensor	347 347V
SLA3 SLA20		SF Single Fuse (120, 277, 347)	SCP-8F Sensor Control to 8' Mounting Height	480 480V
SLA4 SLA20A		DF Double Fuse (208, 240, 480)	SCP-20F Sensor Control to 9' to 20' Mounting Height	
SLA7 SLA22D			PCA-C Photocontrol Adaptor Contemporary	
SLA8D SLA24			EPA-C Egress Adaptor Contemporary	
SLA9 TRA7				
SLA10 TRA8				
SLA16 TRA9				
SLA17				
Wall Mount				
WMA5 WMA17				
WMA9D WMA20				
WMA11 WMA24				
WMA12 WMA39				
WMA16				

DIMENSIONS

See page 6 for dimensions

Notes:

- Turtle friendly
- Diffused Lens is available only with T3 and T5W distribution
- House side Shield is available only with T1, T2, T3 and T4W distributions
- Consult factory for custom color, marine and corrosive finish options

CONTROLS

wiSCAPE™:

Supports remote management, monitoring and metering of outdoor wireless lighting applications such as smart campuses, smart cities, parking lots, parking lots and roadways.



wiSCAPE Reference									
wiSCAPE Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	0-10V Dimming	On/off Control	Bluetooth App Programming	Commissioning
Networked – Wireless									
WIR	WIR-RMI-IO	Yes	Yes	No	Yes	Yes	Yes	wiSCAPE Gateway	On-site
WIRSC	WIR-RMI-IO with Motion Sensor	Yes	Yes	Yes	Yes	Yes	Yes	wiSCAPE Gateway	On-site

DELIVERED LUMENS

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI				4000K 70CRI				5000K 70CRI						
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)
36	260	4000	None	1	4100	1	0	1	130.1	4176	1	0	1	132.5	4354	1	0	1	138.5
				2	3788	1	0	1	120.2	3859	1	0	1	122.4	4023	1	0	1	127.9
				3	3708	1	0	1	114.6	3777	1	0	1	117.7	3938	1	0	1	125.4
				4W	3749	1	0	2	119.0	3819	1	0	2	121.2	3982	1	0	2	127.1
				1-HS	2316	0	0	0	73.5	2359	0	0	0	74.9	2460	0	0	0	78.4
				2-HS	2023	0	0	1	64.2	2061	0	0	1	65.4	2149	0	0	1	68.6
				3-HS	1981	0	0	1	62.9	2018	0	0	1	64.0	2104	0	0	1	67.0
				4W-HS	2044	0	0	1	64.9	2082	0	0	1	66.1	2171	0	0	1	69.2
				5Q	3936	2	0	1	124.9	4009	2	0	1	127.2	4180	2	0	1	133.4
				5W	3822	3	0	1	121.3	3893	3	0	1	123.5	4059	3	0	1	129.6
			Clear	1-CL	3769	0	0	1	119.6	3839	0	0	1	121.8	4002	1	0	1	127.0
				2-CL	3482	1	0	1	110.5	3547	1	0	1	112.5	3698	1	0	1	117.3
				3-CL	3409	1	0	1	108.1	3472	1	0	1	110.2	3620	1	0	1	115.5
				4W-CL	3447	1	0	2	109.3	3511	1	0	2	111.4	3660	1	0	2	116.1
				1-CL-HS	2129	0	0	0	67.6	2169	0	0	0	68.8	2261	0	0	0	71.7
				2-CL-HS	1860	0	0	1	59.0	1895	0	0	1	60.1	1975	0	0	1	62.7
				3-CL-HS	1821	0	0	1	57.8	1855	0	0	1	58.9	1934	0	0	1	61.4
				4W-CL-HS	1879	0	0	1	59.6	1914	0	0	0	60.7	1996	0	0	1	63.3
			Diffused	5Q-CL	3618	2	0	1	114.8	3685	2	0	1	116.9	3842	2	0	1	121.9
				5W-CL	3513	2	0	1	111.5	3579	2	0	1	113.5	3731	2	0	1	118.4
Diffused	3-DL	2943	1	0	1	93.4	2998	1	0	1	95.1	3126	1	0	1	99.3			
	5W-DL	3020	1	0	1	95.8	3076	1	0	1	97.6	3207	1	0	1	101.9			

DELIVERED LUMENS CONTINUED

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI				4000K 70CRI				5000K 70CRI							
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	
36	325	450mA Microcore Crossover	None	1	4999	1	0	1	125.0	5092	1	0	1	127.3	5309	1	0	1	132.7	
				2	4619	1	0	1	115.5	4705	1	0	1	117.6	4906	1	0	1	122.6	
				3	4522	1	0	2	113.0	4606	1	0	2	115.1	4802	1	0	2	120.1	
				4W	4572	1	0	2	114.3	4657	1	0	2	116.4	4856	1	0	2	121.4	
				1-HS	2825	0	0	0	70.6	2877	0	0	0	71.9	3000	0	0	0	75.0	
				2-HS	2467	0	0	1	61.7	2513	0	0	1	62.8	2620	0	0	1	65.5	
				3-HS	2416	0	0	1	60.4	2461	0	0	1	61.5	2566	0	0	1	64.1	
				4W-HS	2493	0	0	1	62.3	2539	0	0	1	63.5	2647	0	0	1	66.2	
				5Q	4799	2	0	1	120.0	4889	2	0	1	122.2	5097	2	0	1	127.4	
			5W	4660	3	0	1	116.5	4747	3	0	1	118.7	4950	3	0	1	123.7		
			Clear	1-CL	4595	1	0	1	114.9	4681	1	0	1	117.0	4881	1	0	1	122.0	
				2-CL	4246	1	0	1	106.2	4325	1	0	1	108.1	4510	1	0	1	112.7	
				3-CL	4156	1	0	1	103.9	4234	1	0	1	105.8	4414	1	0	1	110.4	
				4W-CL	4203	1	0	2	105.1	4281	1	0	2	107.0	4464	1	0	2	111.6	
				1-CL-HS	2596	0	0	0	64.9	2645	0	0	0	66.1	2757	0	0	0	68.9	
				2-CL-HS	2268	0	0	1	56.7	2310	0	0	1	57.8	2409	0	0	1	60.2	
				3-CL-HS	2221	0	0	1	55.5	2262	0	0	1	56.6	2358	0	0	1	59.0	
				4W-CL-HS	2291	0	0	1	57.3	2334	0	0	1	58.4	2434	0	0	1	60.8	
	5Q-CL	4412		2	0	1	110.3	4494	2	0	1	112.3	4685	2	0	1	117.1			
	5W-CL	4284	3	0	1	107.1	4364	3	0	1	109.1	4550	3	0	1	113.7				
	Diffused	3-DL	3581	1	0	1	89.5	3647	1	0	1	91.2	3803	1	0	1	95.1			
		5W-DL	3691	1	0	1	92.3	3760	1	0	1	94.0	3920	2	0	1	98.0			
	420	6000		None	1	6298	1	0	1	126.4	6416	1	0	1	128.8	6689	1	0	1	134.3
					2	5820	1	0	1	116.8	5928	1	0	1	119.0	6181	1	0	1	124.1
					3	5697	1	0	2	114.3	5803	1	0	2	116.5	6050	1	0	2	121.4
					4W	5760	1	0	3	115.6	5867	1	0	3	117.8	6118	1	0	3	122.8
					1-HS	3559	0	0	0	71.4	3625	0	0	0	72.8	3779	0	0	0	75.9
					2-HS	3109	0	0	1	62.4	3167	0	0	1	63.6	3302	0	0	1	66.3
					3-HS	3044	0	0	1	61.1	3100	0	0	1	62.2	3232	0	0	1	64.9
					4W-HS	3141	0	0	1	63.0	3199	0	0	1	64.2	3335	0	0	1	66.9
					5Q	6047	2	0	1	121.4	6159	2	0	1	123.6	6422	3	0	1	128.9
				5W	5872	3	0	1	117.9	5981	3	0	1	120.1	6236	3	0	1	125.2	
				Clear	1-CL	5790	1	0	1	116.2	5898	1	0	1	118.4	6149	1	0	1	123.4
					2-CL	5350	1	0	1	107.4	5449	1	0	1	109.4	5681	1	0	1	114.0
					3-CL	5237	1	0	2	105.1	5334	1	0	2	107.1	5561	1	0	2	111.6
4W-CL					5295	1	0	3	106.3	5394	1	0	3	108.3	5624	1	0	3	112.9	
1-CL-HS					3271	0	0	0	65.7	3332	0	0	0	66.9	3474	0	0	0	69.7	
2-CL-HS					2858	0	0	1	57.4	2911	0	0	1	58.4	3035	0	0	1	60.9	
3-CL-HS					2798	0	0	1	56.2	2850	0	0	1	57.2	2971	0	0	1	59.6	
4W-CL-HS					2887	0	0	1	57.9	2941	0	0	1	59.0	3066	0	0	1	61.5	
5Q-CL		5558	2		0	1	111.6	5662	2	0	1	113.6	5903	2	0	1	118.5			
5W-CL		5398	3	0	1	108.3	5498	3	0	1	110.4	5732	3	0	1	115.1				
Diffused		3-DL	4511	1	0	1	90.6	4595	1	0	1	92.3	4791	1	0	1	96.2			
		5W-DL	4562	2	0	1	91.6	4647	2	0	1	93.3	4845	2	0	1	97.3			

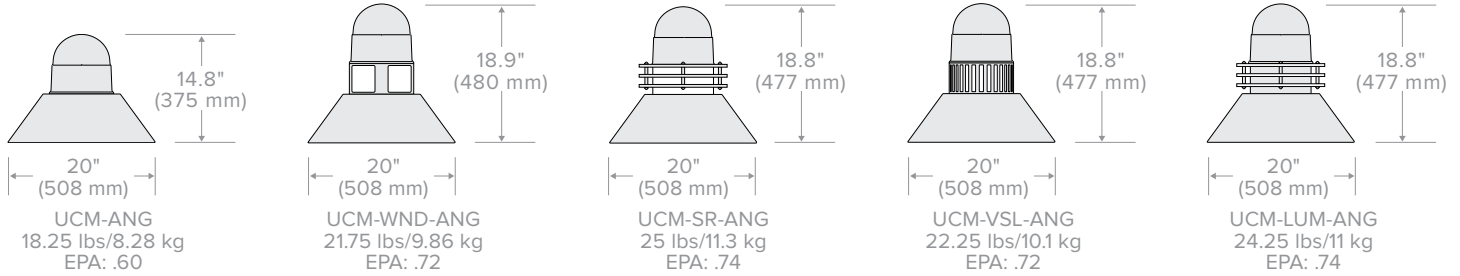
DELIVERED LUMENS CONTINUED

The table below shows the delivered lumens for the various lumen outputs and beam distributions. Use this chart in connection with the lumen factor (LF) capability to deliver any output required.

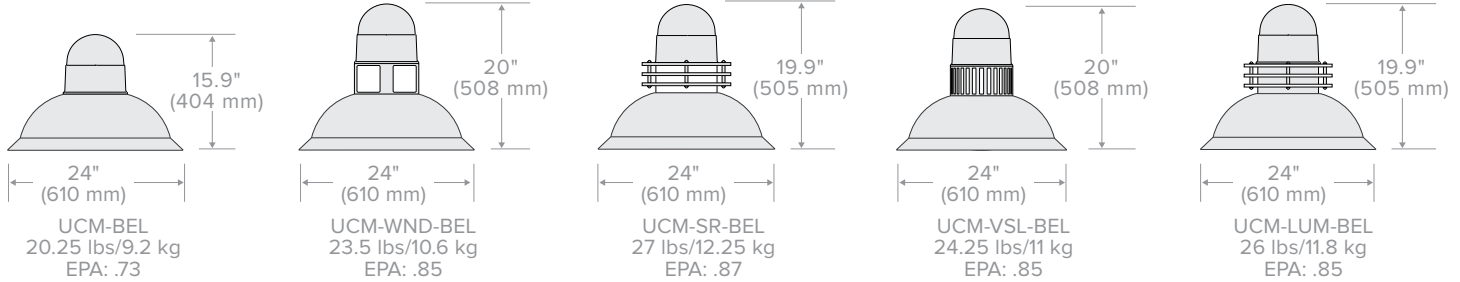
LED #	Drive Current	Lumen Package	Lens	Distribution	3000K 70CRI				4000K 70CRI				5000K 70CRI							
					Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	Lumen	Bug Rating			Efficacy (Lm/W)	
36	460	700mA Microcore Crossover	None	1	6811	1	0	1	124.1	6937	1	0	1	126.4	7233	1	0	1	131.8	
				2	6293	1	0	2	114.6	6410	1	0	2	116.8	6683	1	0	2	121.7	
				3	6160	1	0	2	112.2	6275	1	0	2	114.3	6542	1	0	2	119.2	
				4W	6229	1	0	3	113.5	6345	1	0	3	115.6	6615	1	0	3	120.5	
				1-HS	3848	0	0	0	70.1	3920	0	0	0	71.4	4087	0	0	0	74.4	
				2-HS	3362	0	0	1	61.2	3424	0	0	1	62.4	3570	0	0	1	65.0	
				3-HS	3291	0	0	1	59.9	3352	0	0	1	61.1	3495	0	0	1	63.7	
				4W-HS	3396	0	0	1	61.9	3459	0	0	1	63.0	3607	0	0	1	65.7	
				5Q	6538	3	0	1	119.1	6660	3	0	1	121.3	6944	3	0	1	126.5	
			5W	6349	3	0	1	115.6	6467	3	0	1	117.8	6743	3	0	1	122.8		
			Clear	1-CL	6261	1	0	1	114.0	6377	1	0	1	116.2	6649	1	0	1	121.1	
				2-CL	5785	1	0	1	105.4	5892	1	0	1	107.3	6144	1	0	1	111.9	
				3-CL	5662	1	0	2	103.1	5768	1	0	2	105.1	6014	1	0	2	109.5	
				4W-CL	5726	1	0	3	104.3	5832	1	0	3	106.2	6081	1	0	3	110.8	
				1-CL-HS	3537	0	0	0	64.4	3603	0	0	0	65.6	3757	0	0	0	68.4	
				2-CL-HS	3090	0	0	1	56.3	3148	0	0	1	57.3	3282	0	0	1	59.8	
				3-CL-HS	3025	0	0	1	55.1	3082	0	0	1	56.1	3213	0	0	1	58.5	
				4W-CL-HS	3122	0	0	1	56.9	3180	0	0	1	57.9	3315	0	0	1	60.4	
	5Q-CL	6010		2	0	1	109.5	6122	2	0	1	111.5	6383	3	0	1	116.3			
	Diffused	5W-CL	5836	3	0	1	106.3	5945	3	0	1	108.3	6199	3	0	1	112.9			
		3-DL	4878	1	0	1	88.9	4969	1	0	1	90.5	5181	1	0	1	94.4			
		5W-DL	5028	2	0	1	91.6	5122	2	0	1	93.3	5340	2	0	1	97.3			
	615	9000		None	1	8791	1	0	1	122.8	8954	1	0	1	125.1	9336	1	0	1	130.4
					2	8122	1	0	2	113.5	8274	1	0	2	115.6	8626	1	0	2	120.5
					3	7951	1	0	2	111.1	8099	1	0	2	113.1	8444	1	0	2	117.9
					4W	8040	1	0	3	112.3	8189	1	0	3	114.4	8538	1	0	3	119.3
					1-HS	4967	0	0	0	69.4	5059	0	0	0	70.7	5275	0	0	0	73.7
					2-HS	4339	0	0	1	60.6	4420	0	0	1	61.7	4608	0	0	1	64.4
					3-HS	4248	0	0	1	59.3	4327	0	0	1	60.4	4511	0	0	1	63.0
					4W-HS	4383	0	0	2	61.2	4465	0	0	2	62.4	4655	0	0	2	65.0
					5Q	8439	3	0	1	117.9	8596	3	0	1	120.1	8963	3	0	1	125.2
				5W	8195	3	0	2	114.5	8348	3	0	2	116.6	8703	3	0	2	121.6	
				Clear	1-CL	8081	1	0	1	112.9	8231	1	0	1	115.0	8582	1	0	1	119.9
					2-CL	7467	1	0	2	104.3	7605	1	0	2	106.2	7930	1	0	2	110.8
					3-CL	7309	1	0	2	102.1	7445	1	0	2	104.0	7762	1	0	2	108.4
					4W-CL	7390	1	0	3	103.2	7528	1	0	3	105.2	7849	1	0	3	109.6
1-CL-HS					4566	0	0	0	63.8	4651	0	0	0	65.0	4849	0	0	0	67.7	
2-CL-HS					3988	0	0	1	55.7	4063	0	0	1	56.7	4236	0	0	1	59.2	
3-CL-HS					3905	0	0	1	54.5	3978	0	0	1	55.6	4147	0	0	1	57.9	
4W-CL-HS					4029	0	0	2	56.3	4104	0	0	2	57.3	4279	0	0	2	59.8	
5Q-CL	7758	3	0		1	108.4	7902	3	0	1	110.4	8239	3	0	1	115.1				
5W-CL	7533	3	0	2	105.2	7674	3	0	2	107.2	8001	3	0	2	111.8					
Diffused	3-DL	6297	2	0	1	87.9	6414	2	0	2	89.6	6687	2	0	2	93.4				
	5W-DL	6490	2	0	1	90.6	6611	2	0	1	92.3	6893	2	0	1	96.3				

DIMENSIONS

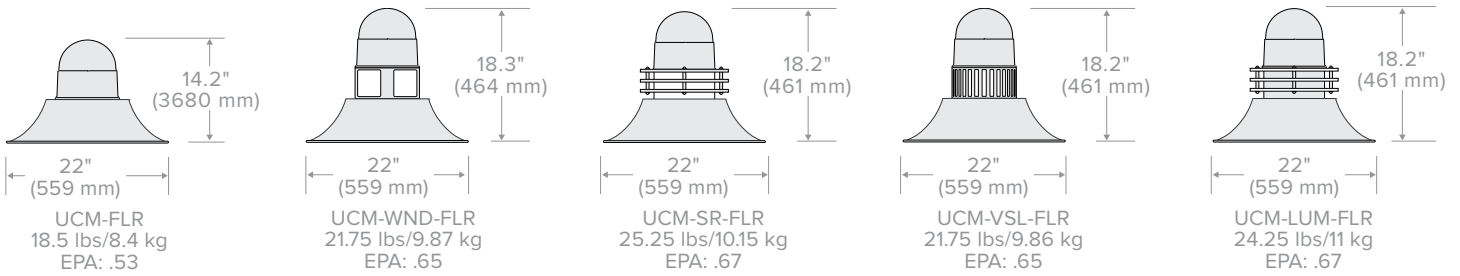
ANGLED HOOD CONFIGURATION



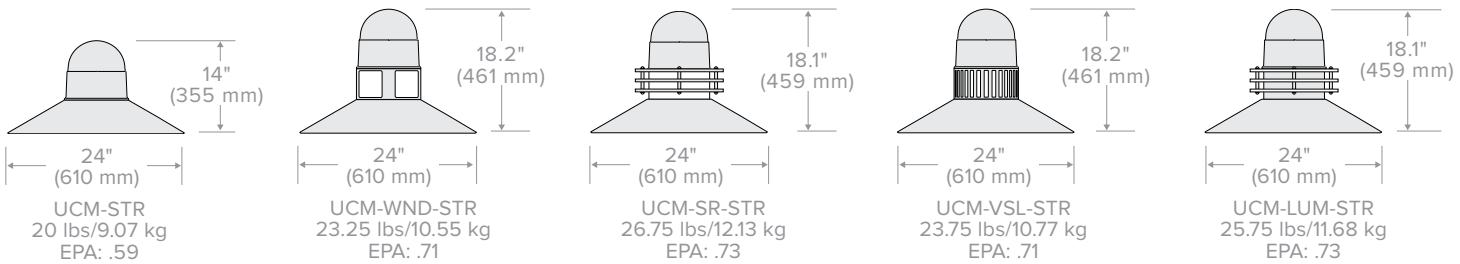
BELL HOOD CONFIGURATION



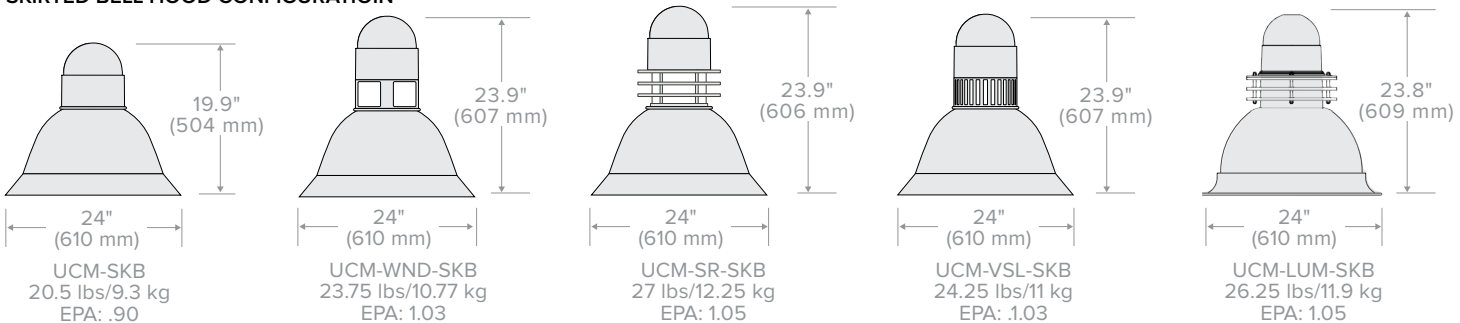
FLARE HOOD CONFIGURATION



STRAIGHT HOOD CONFIGURATION



SKIRTED BELL HOOD CONFIGURATION



PHOTOMETRY

UCM2-ANG-36L-615-4K7-1

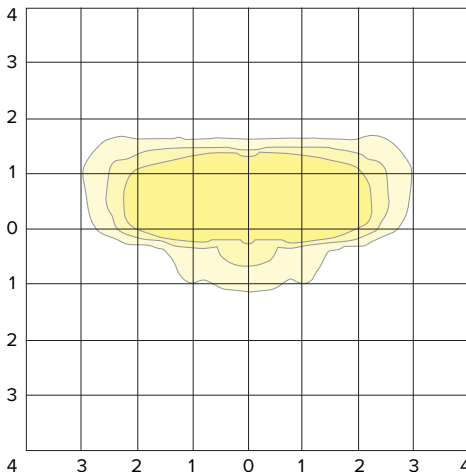
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8954
Watts	71.59
Efficacy	125.1
IES Type	I
BUG Rating	B1-U0-G1
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8046	90%
Downward House Side	908	10%
Downward Total	8954	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8954	100%

ISOFOOT CANDLE PLOT



15' Mounting Height

- 1.0 FC
- 0.5 FC
- 0.2 FC

UCM2-ANG-36L-615-4K7-2

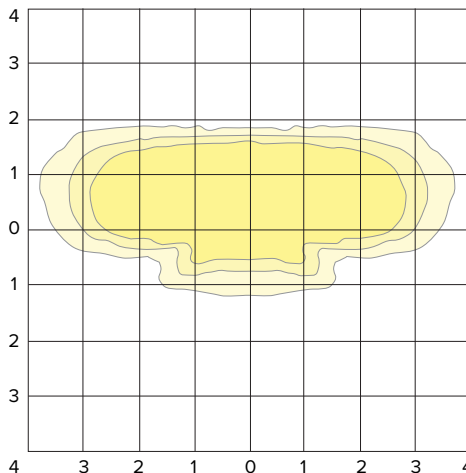
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8274
Watts	71.59
Efficacy	115.6
IES Type	II
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6942	84%
Downward House Side	1332	16%
Downward Total	8274	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8274	100%

ISOFOOT CANDLE PLOT



15' Mounting Height

- 1.0 FC
- 0.5 FC
- 0.2 FC

UCM2-ANG-36L-615-4K7-3

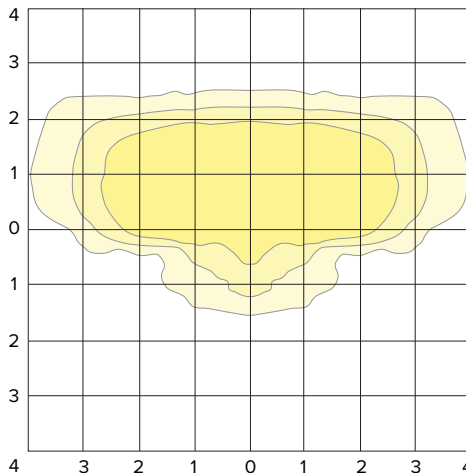
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8099
Watts	71.59
Efficacy	113.1
IES Type	III
BUG Rating	B1-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6800	84%
Downward House Side	1299	16%
Downward Total	8099	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8099	100%

ISOFOOT CANDLE PLOT



15' Mounting Height

- 1.0 FC
- 0.5 FC
- 0.2 FC

PHOTOMETRY

UCM2-ANG-36L-615-4K7-4W

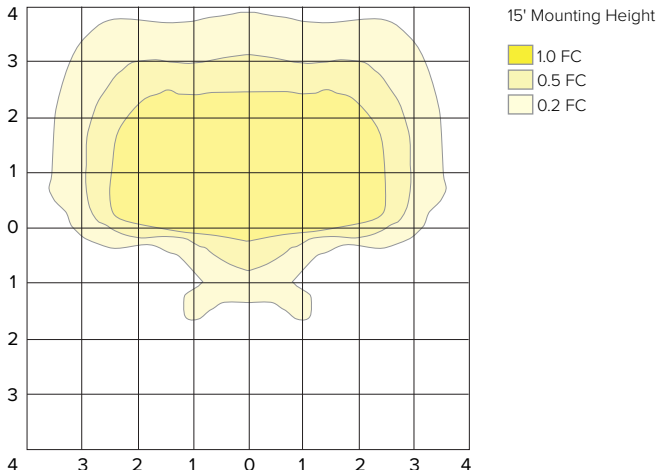
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8189
Watts	71.6
Efficacy	114.4
IES Type	IV Wide
BUG Rating	B1-U0-G3
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	7339	90%
Downward House Side	850	10%
Downward Total	8189	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8189	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-5Q

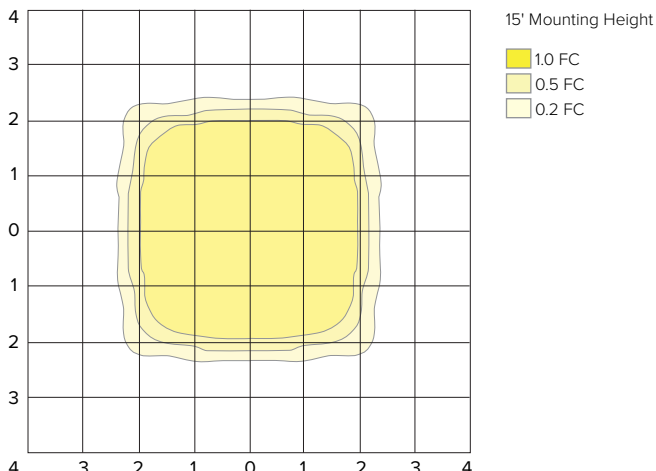
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8596
Watts	71.6
Efficacy	120.1
IES Type	VS
BUG Rating	B3-U0-G1
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4298	50%
Downward House Side	4298	50%
Downward Total	8596	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8596	100%

ISOFOOT CANDLE PLOT



UCM2-ANG-36L-615-4K7-5W

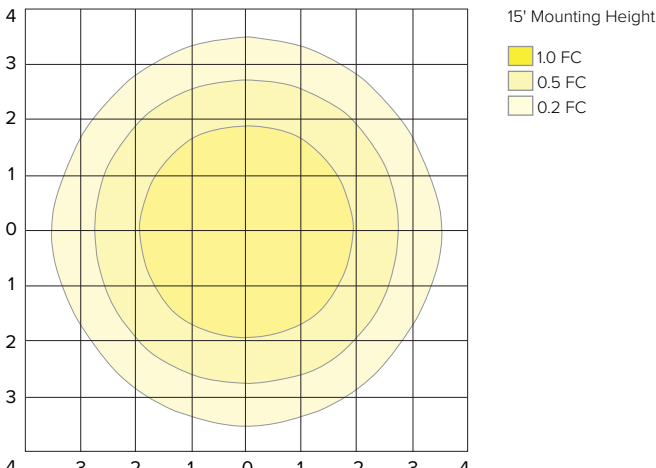
LUMINAIRE DATA

Description	4000 Kelvin, 70CRI
Delivered Lumens	8348
Watts	71.6
Efficacy	116.6
IES Type	VS
BUG Rating	B3-U0-G2
Mounting Height	15 ft
Grid Scale	15 ft

ZONAL LUMEN SUMMARY

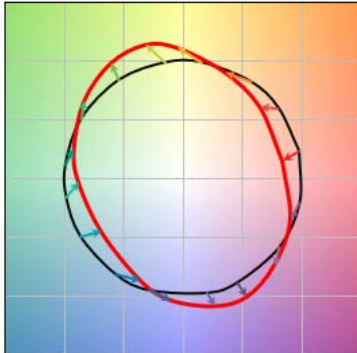
Zone	Lumens	% Luminaire
Downward Street Side	4174	50%
Downward House Side	4174	50%
Downward Total	8348	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	8348	100%

ISOFOOT CANDLE PLOT



TM-30 DATA

COLOR VECTOR GRAPHIC

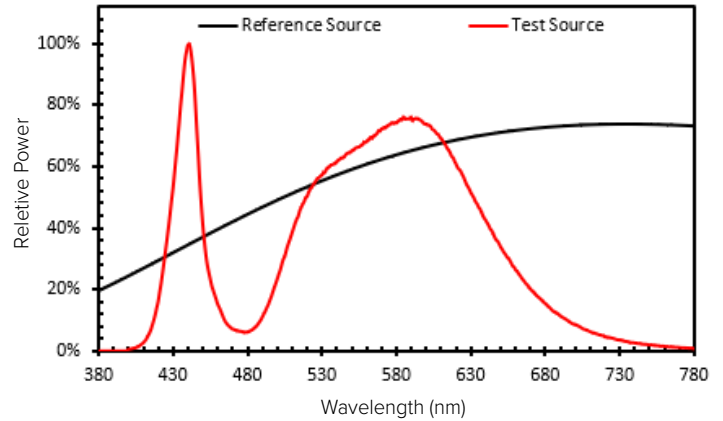


— Reference Illuminant — Test Source

TEST SOURCE

MBM TEST RESULTS	
CCT (K)	3947
CIE Ra	72
Duv	0.0004
x	0.3831
y	0.3793
Rf	68
Rg	99

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

Light Engine	Electrical										Dimming						
	System Current	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	HZ	120	208	240	277	347	480				Min	Max	Min	Max
36L	260 mA	31.52	120-480	50/60	0.26	0.15	0.13	0.11	0.09	0.07	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	325 mA	40			0.33	0.19	0.17	0.14	0.12	0.08							
	420 mA	49.82			0.42	0.24	0.21	0.18	0.14	0.10							
	460 mA	54.9			0.46	0.26	0.23	0.20	0.16	0.11							
	615 mA	71.6			0.60	0.34	0.30	0.26	0.21	0.15							

TM-21 LIFETIME CALCULATION - PROJECTED LUMEN MAINTENANCE (25°C / 77°F)						
HOURS	0	25,000	36,000	50,000	100,000	REPORTED L70
Projected Lumen Maintenance	100%	98.0%	96.9%	95.4%	90.5%	> 60,000

AMBER MULTIPLIER	
CCT	MULTIPLIER
5000K	1
AM	0.1727

2700K MULTIPLIER	
CCT	MULTIPLIER
5000K	1
2700K	0.897

LENS OPTION MULTIPLIER	
CLEAR LENS	DIFFUSED LENS
0.9192	0.7919

ADDITIONAL INFORMATION

PHOTOCELL / EGRESS ADAPTERS

- Adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

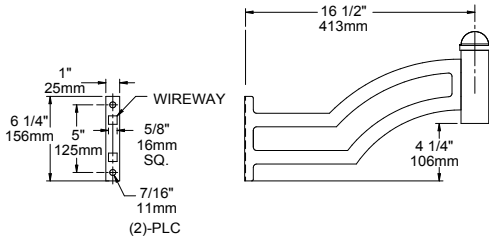
ADDITIONAL INFORMATION CONTINUED

MOUNTING POLE OPTIONS

SLA2-D

Wt: 6 lbs

EPA: .30

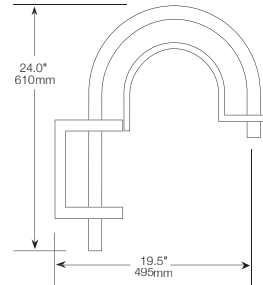


4" POLE

SLA3

WT: 8 LBS

EPA: .77

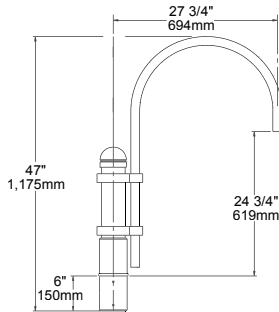


4" POLE

SLA4

WT: 14 LBS

EPA: 1.39

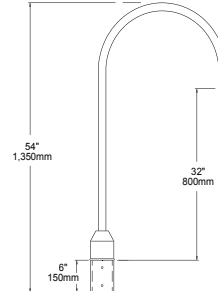


4" POLE

SLA7

WT: 9 LBS

EPA: 1.34

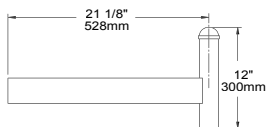


4" POLE

SLA8D

WT: 5 LBS

EPA: .40

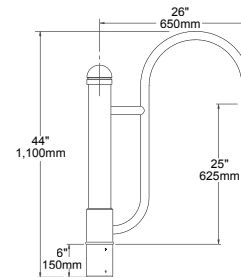


4" OR 5" POLE

SLA9

WT: 18 LBS

EPA: 1.90

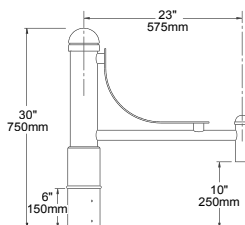


4" POLE

SLA10

WT: 9 LBS

EPA: 1.09

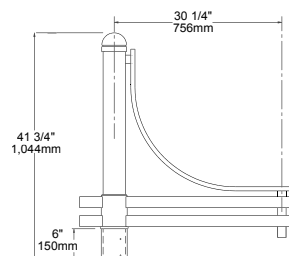


4" POLE

SLA16

WT: 18 LBS

EPA: 2.88

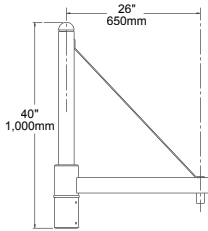


4" POLE

ADDITIONAL INFORMATION CONTINUED

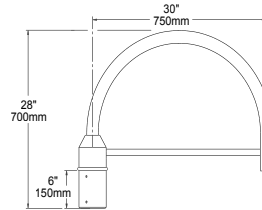
MOUNTING POLE OPTIONS

SLA17 WT: 18 LBS EPA: 1.50



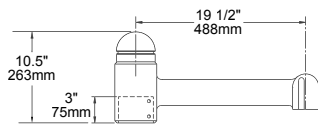
4" POLE

SLA18 WT: 12 LBS EPA: .85



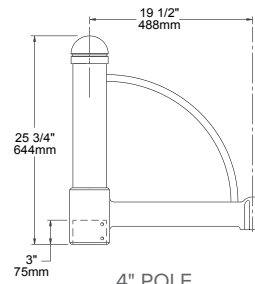
4" POLE

SLA20 WT: 10 LBS EPA: .70



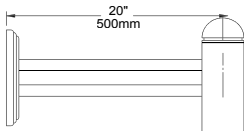
4" POLE

SLA20A WT: 15 LBS EPA: 1.30



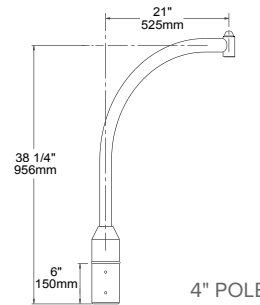
4" POLE

SLA22D WT: 4 LBS EPA: .44



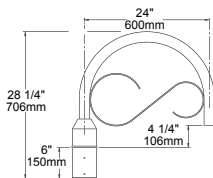
4" POLE

SLA24 WT: 9 LBS EPA: .85



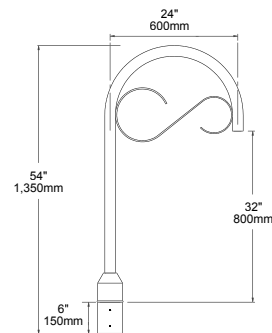
4" POLE

TRA7 WT: 12 LBS EPA: .90



4" POLE

TRA8 WT: 13 LBS EPA: 1.34



4" POLE

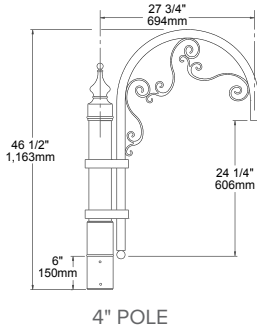
ADDITIONAL INFORMATION CONTINUED

MOUNTING POLE OPTIONS

TRA9

WT: 17 LBS

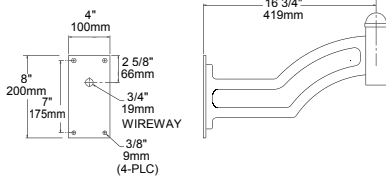
EPA: 1.90



MOUNTING WALL OPTIONS

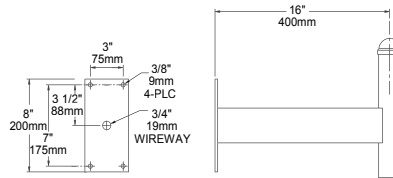
WMA5

WT: 6 LBS



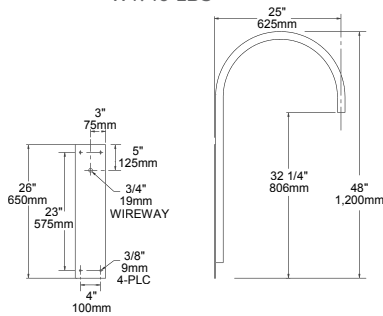
WMA9D

WT: 6 LBS



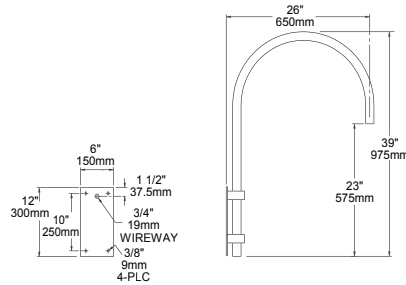
WMA11

WT: 10 LBS



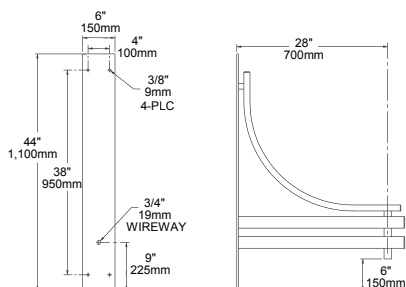
WMA12

WT: 12 LBS



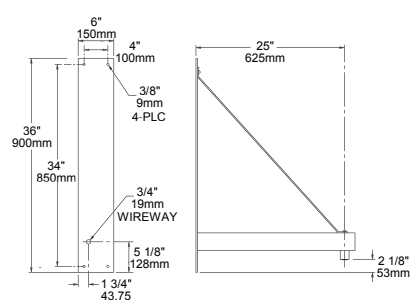
WMA16

WT: 22 LBS



WMA17

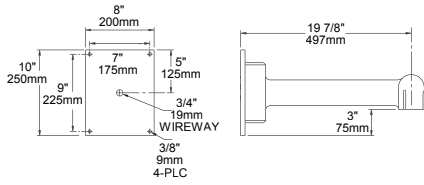
WT: 15 LBS



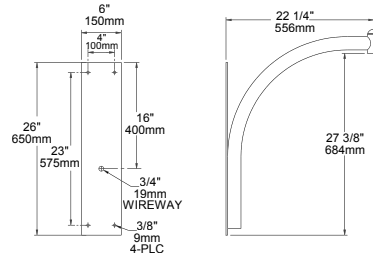
ADDITIONAL INFORMATION CONTINUED

MOUNTING WALL OPTIONS

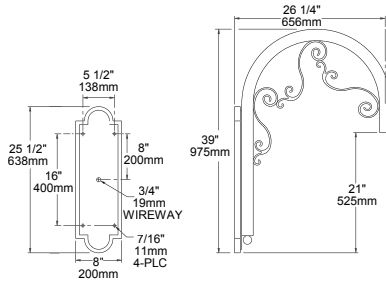
WMA20 WT: 12 LBS



WMA24 WT: 12 LBS



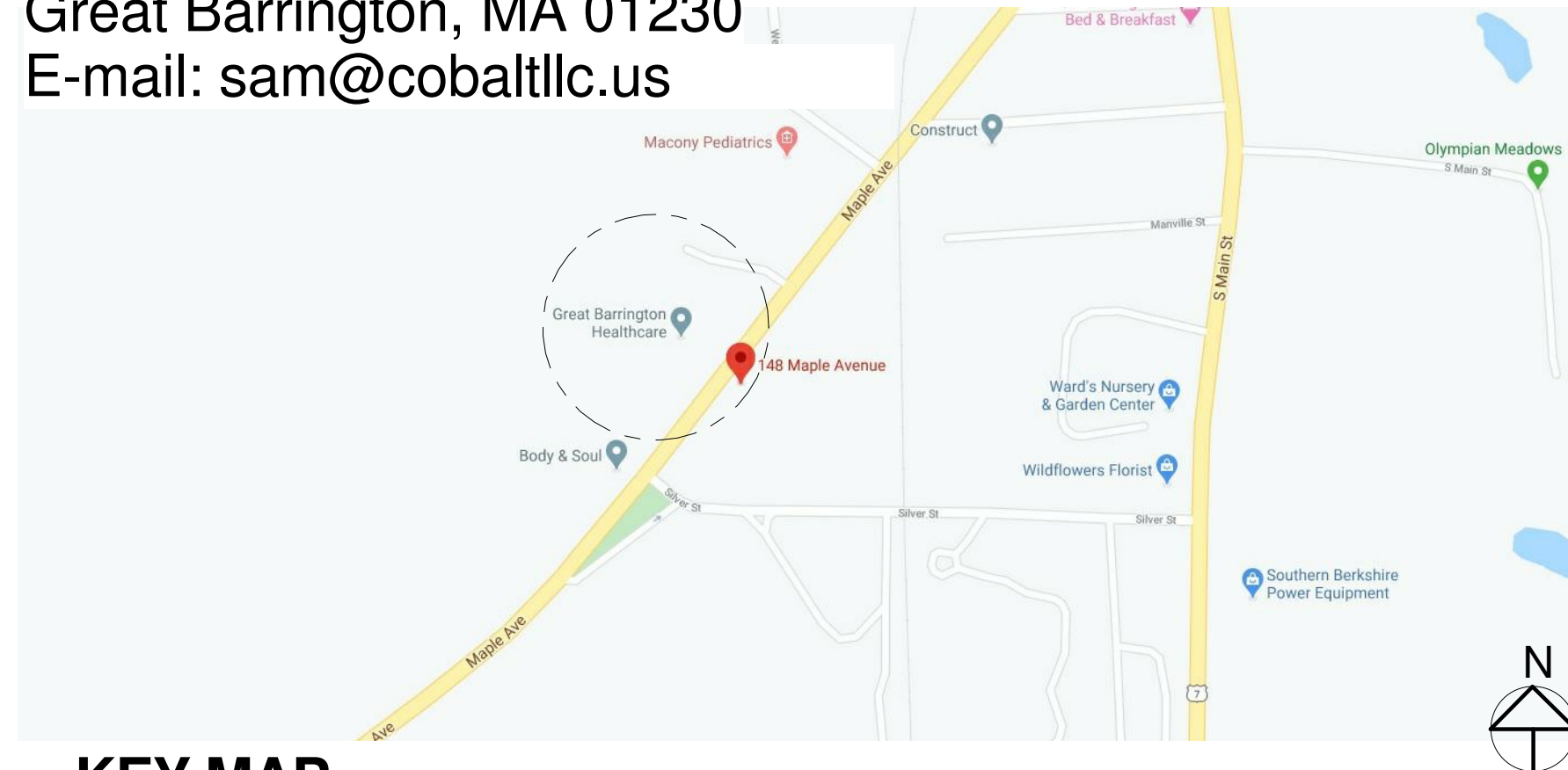
WMA39 WT: 14 LBS



Developer/Owner:
 Jon Halpern
 Great Barrington
 Development, LLC
 P.O. Box 216
 Southfield, MA 01259
 E-mail: bigjon22@gmail.com

Project Manager:
 Samuel VanSant, Principal
 Cobalt, LLC
 204 State Road
 Great Barrington, MA 01230
 E-mail: sam@cobaltllc.us

Architect:
 Elton + Hampton Architects
 103 Terrace Street
 Roxbury, MA 01463
 (617) 708-1071
 104 West Street
 Sandisfield, MA 01255
 (413) 258-4019
 E-mail: nick@eltonhamptonarchitects.com



KEY MAP

DRAWING LIST

Cover Page

SITE DRAWINGS:

- XL-1 Existing Conditions Site Plan
- X-1 Original Site Plan
- X-01 Aerial Photo
- L-1 Proposed Site Plan
- L-2 Site Lighting Plan
- L-3 Construction Logistics Site Plan
- A00 Site Plan with Landscape

EXISTING DRAWINGS:

- EX-1 Garden Plan
- EX-2 First Floor Plan
- EX-3 Second Floor Plan
- EX-4 South & North Elevations
- EX-5 West & East Elevations
- EX-6 Section Elevations
- EX-7 Photos of Existing Building

PROPOSED DRAWINGS:

- A01 Garden Level Plan
- A02 First Floor Plan
- A03 Second Floor Plan
- A04 Third Floor Plan
- A04A Roof Plan
- A05 South & North Elevation
- A06 East & West Elevations
- A07 Section Elevation & Entry Section
- A08 Concept Perspectives
- A09 Concept Perspectives
- A10 Perspectives
- A11 Perspectives

MAPLE AVENUE APARTMENTS

148 Maple Avenue Great Barrington, MA 01230



SOUTH ELEVATION

UNIT MIX:

	Studio	One (1) Bedroom	Two (2) Bedroom	Total
Garden Level	1	6	1	8
First Floor	1	11	1	13
Second Floor	1	11	2	14
Third Floor	1	8	4	13
Total	4	36	8	48

- FAR: .247
- Off-Street Parking
Existing: 49
Proposed 50 including 3 HC Accessible
- Front Yard: 87'-9"
- Side Yard: (W) 35'-1" (E) 218'-7"
- Rear Yard : 200'+ (est.)
- Lot Coverage: 6.2%
Rear Court Yard
Front Lawn/Garden
Open Lawn areas
Wooded areas

Project Statistics:

Lot Area: 4.1 +/- Acres/178,596sf +/-
 Building Area: Existing 33,240 sf
 Proposed 44,102sf
 Building Height: Existing 2 1/2 Stories/24'-6 1/2"
 Proposed 4 Stories/36'-4"

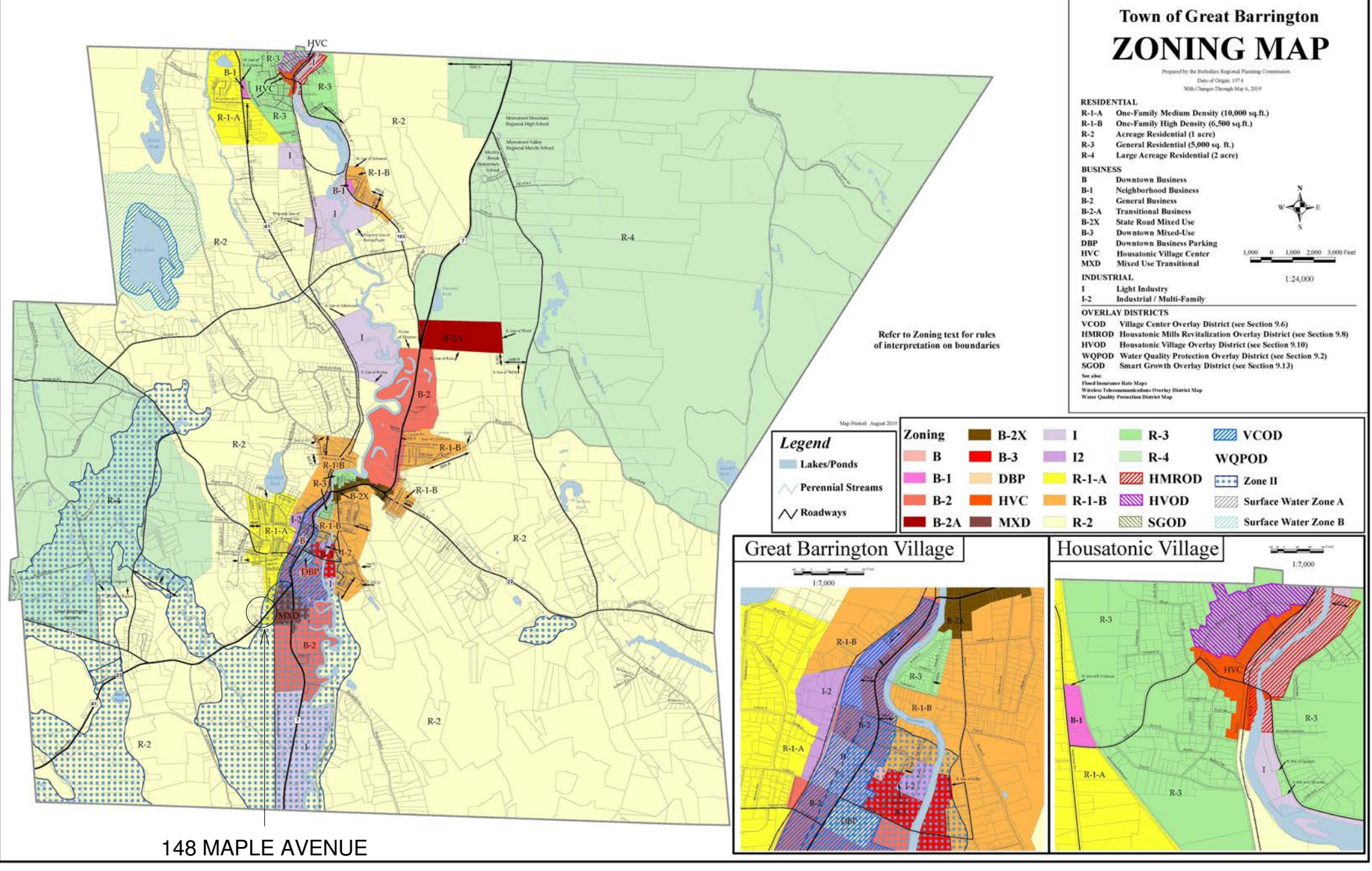
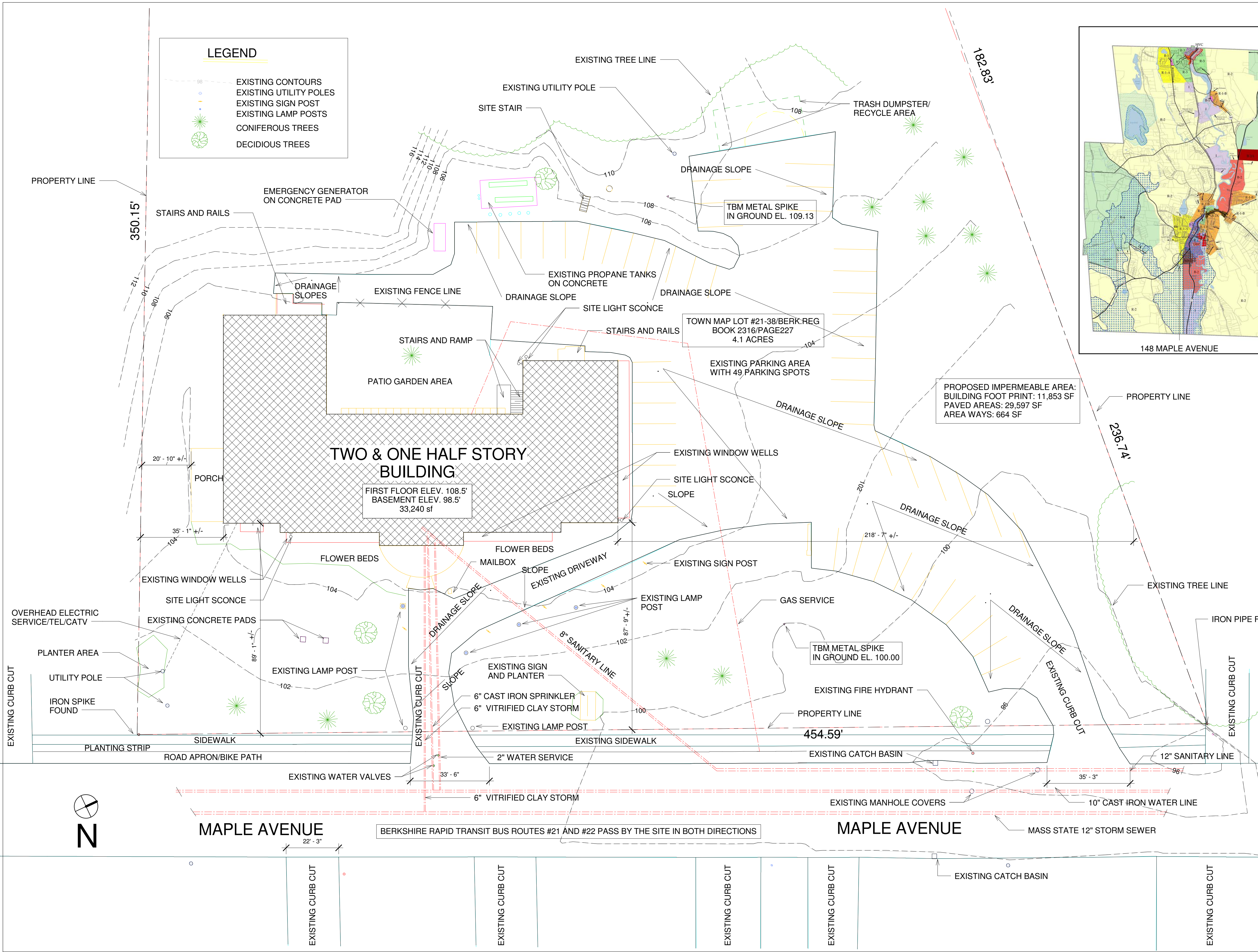
Building Functions:

- One (1) Handicapped Accessible (HCA) Main Entry
- One (1) Secondary HCA Entry
- One (1) HCA Common Laundry: 6 Washers/Dryers
- Two (2) HCA Public Half Bathrooms
- One (1) Management Office
- One (1) Gym
- One (1) Maintenance Repair Area
- One (1) Elevator
- One (1) Elevator Machine Room
- One (1) Dog-Washing Room
- One (1) Bicycle Storage Area
- One (1) Management Storage Area
- One (1) Mechanical Room
- One (1) Electric Room
- Twenty Four (24) Tenant Storage Bins
- One (1) Sprinkler/Water Meter Room
- Two (2) Enclosed Egress Stairways @7R x11T
- One (1) exterior Maintenance Shed:

October 20th, 2020

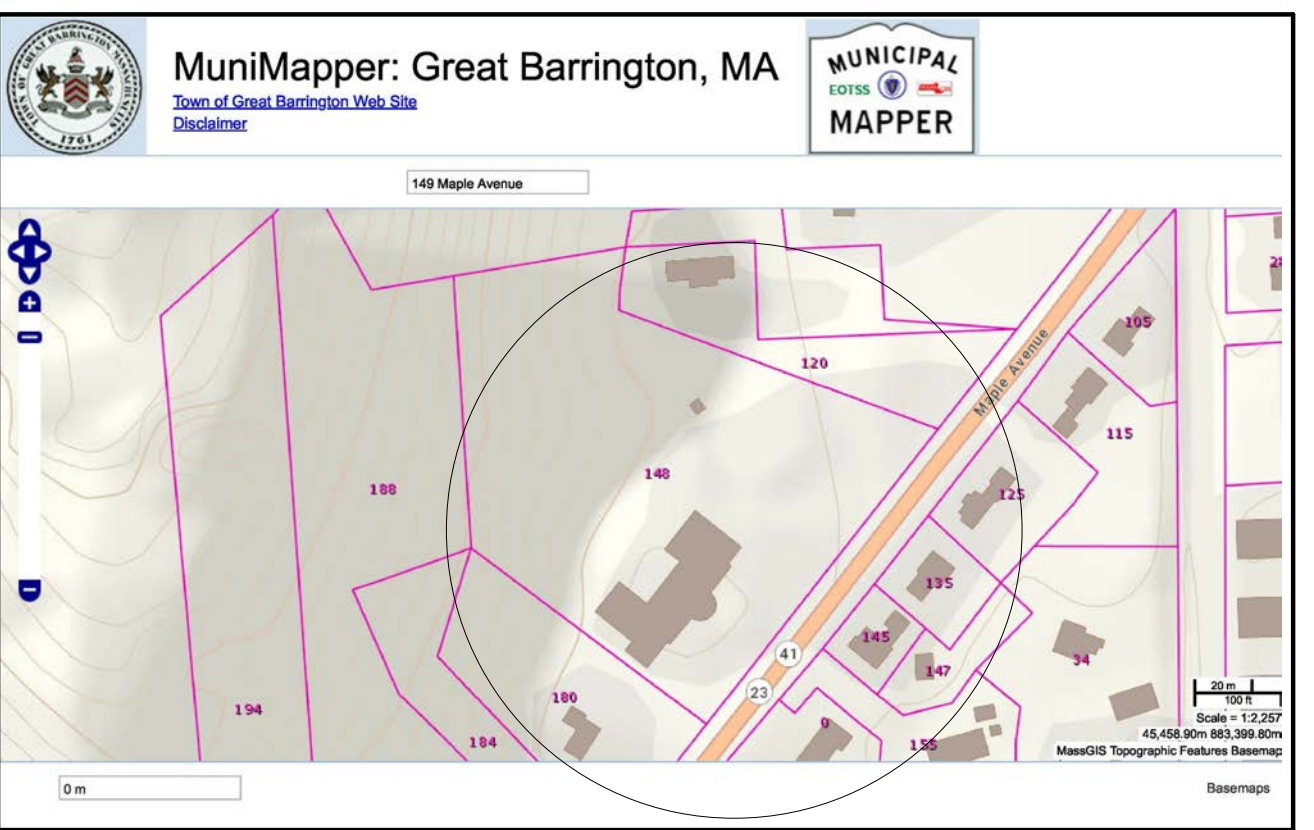
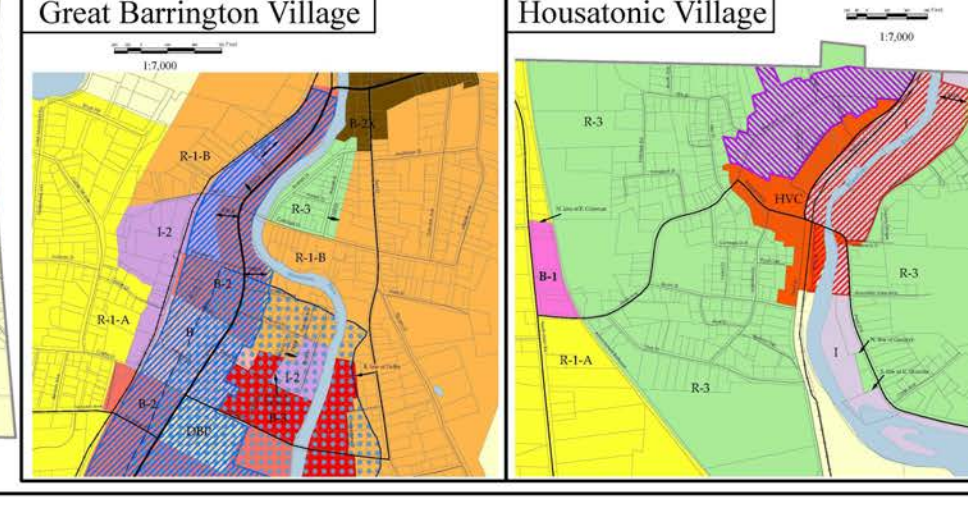
LEGEND

- - - EXISTING CONTOURS
- - - EXISTING UTILITY POLES
- - - EXISTING SIGN POST
- - - EXISTING LAMP POSTS
- 🌲 CONIFEROUS TREES
- 🌳 DECIDUOUS TREES

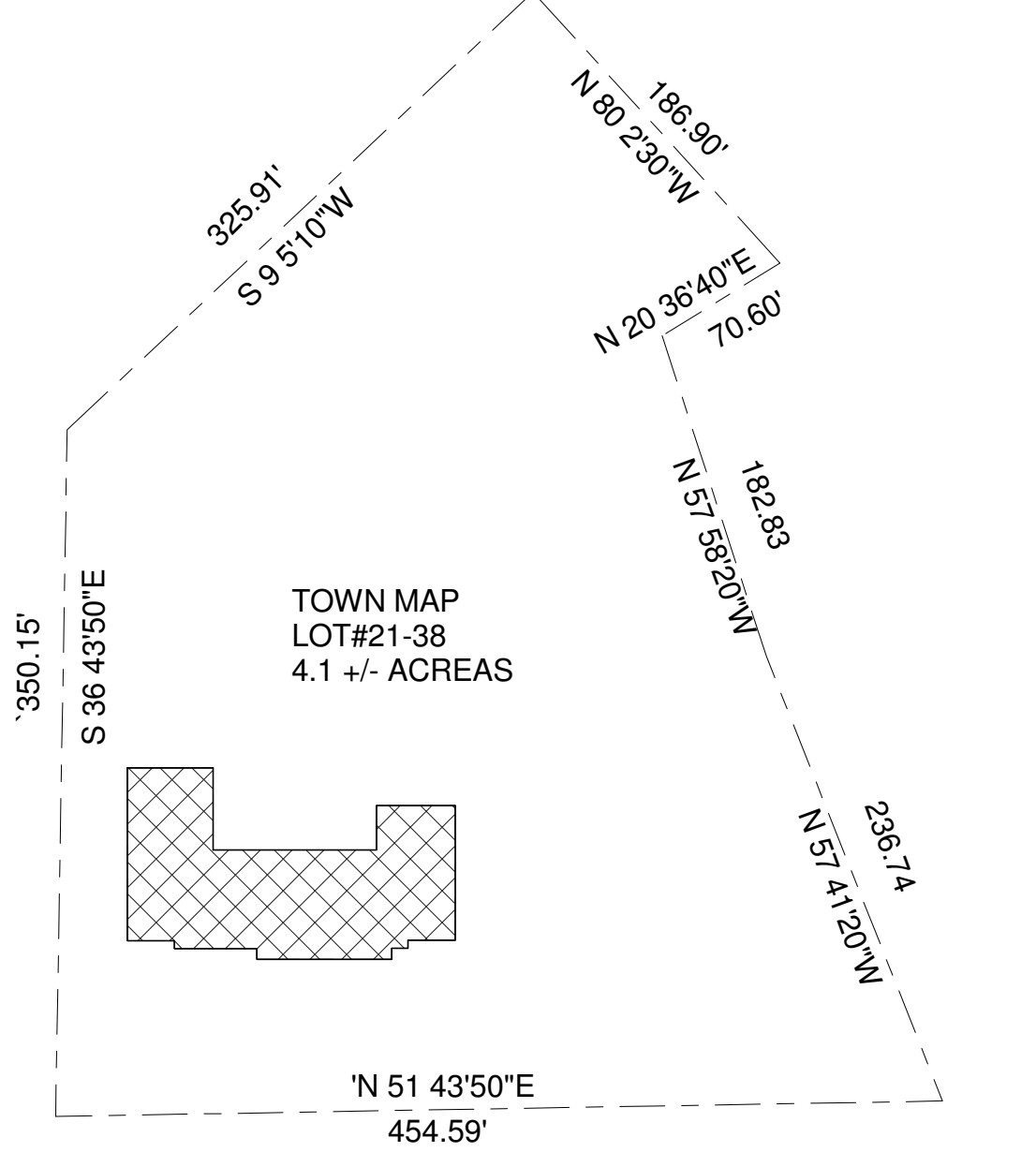


Legend

Zoning	B-2X	I	R-3	VCOD
B	B-3	I2	R-4	WQPOD
B-1	DBP	R-1-A	HMROD	Zone II
B-2	HVC	R-1-B	HVOD	Surface Water Zone A
B-2A	MXD	R-2	SGOD	Surface Water Zone B



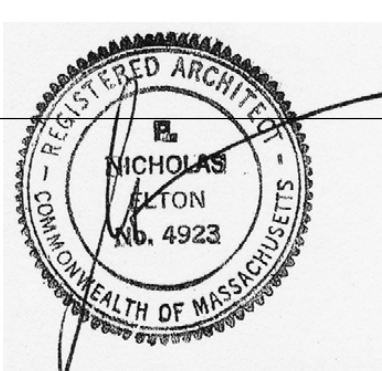
LOCUS MAP WITH TOPOGRAPHY



Elton + Hampton Architects

103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDSFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
 148 Maple Avenue
 Great Barrington, MA



No.	Description	Date

Existing Conditions Site Plan		TAX MAP#021 LOT #38
Project number	MP	XL-1 Scale 1" = 20'-0"
Date	10.20.20	
Drawn by	MJM	
Checked by	NE	

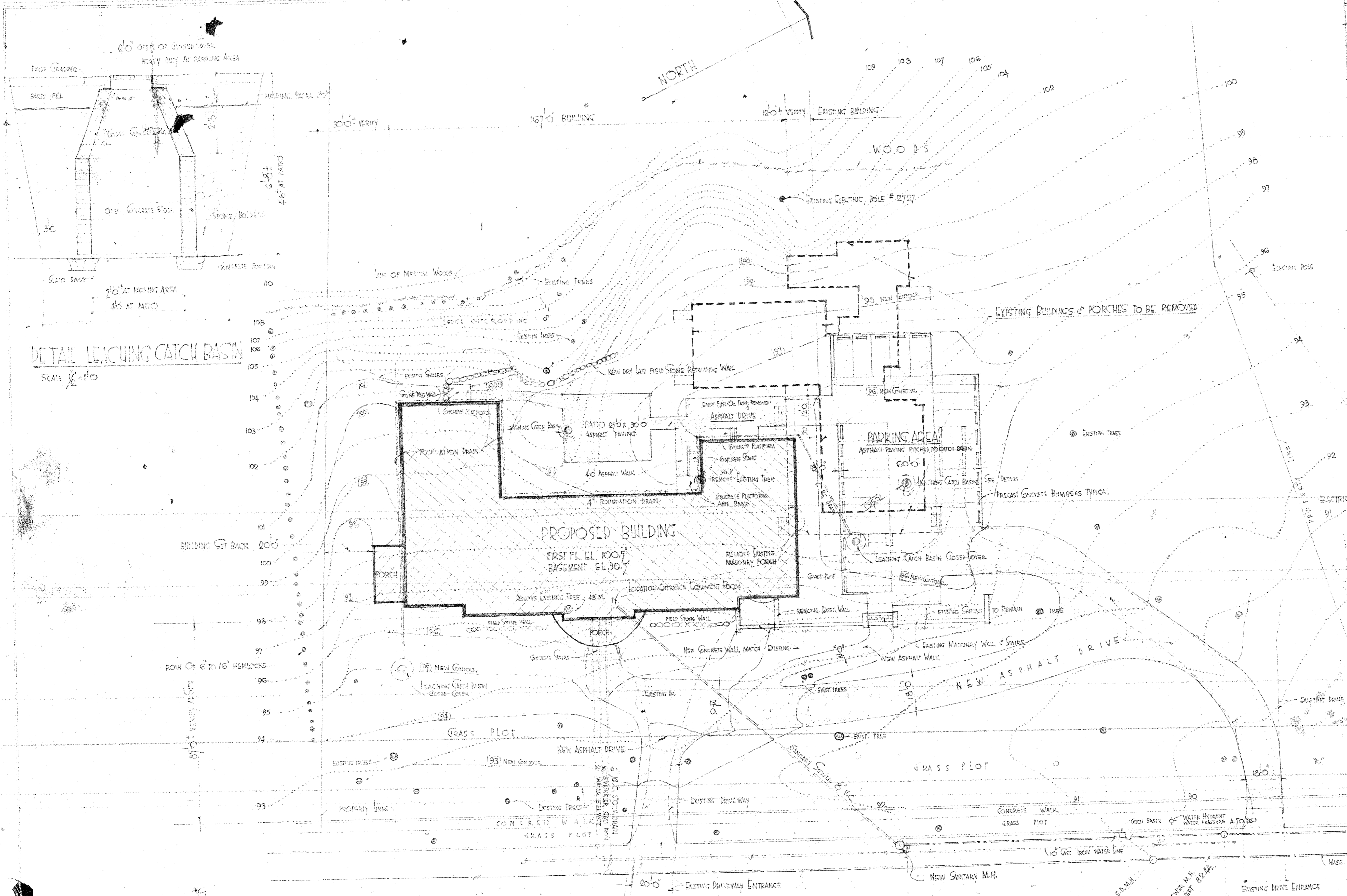
LIST OF DRAWINGS

No	Description
1	SITE PLAN
2	FRONT-REAR ELEVATIONS
3	SIDE ELEVATIONS - SECTIONS
4	FIRST FLOOR PLAN
5	SECOND FLOOR PLAN
6	BASMENT PLAN
7	ROOM FINISH - ROOF SCHEDULE
8	FOUNDATION PLAN
9	ROOF PLAN
10	WALL SECTIONS - DETAILS
11	FRONT ENTRANCE DETAILS
12	NURSES STATIONS & ROOM ELEVATIONS
13	STAIR - ELEVATOR SECTIONS - NURSES STATION
14	TYPICAL BED RM DETAILS - BED RM CLOSETS
S-1	FIRST FLOOR FRAMING PLAN
S-2	SECOND FLOOR FRAMING PLAN
S-3	ROOF FRAMING PLAN
P-1	PLUMBING BASEMENT PLAN
P-2	PLUMBING FIRST FLOOR PLAN
P-3	PLUMBING SECOND FLOOR PLAN
H-1	HEATING BASEMENT PLAN
H-2	HEATING FIRST FLOOR PLAN
H-3	HEATING SECOND FLOOR PLAN
E-1	ELECTRIC BASEMENT PLAN
E-2	ELECTRIC FIRST FLOOR PLAN
E-3	ELECTRIC SECOND FLOOR PLAN

LEGEND

99	EXISTING CONTOURS
199	NEW CONTOURS
99	EXISTING GRADE
199	NEW GRADE
(Tree symbol)	EXISTING TREE
(Dashed box symbol)	EXISTING STRUCTURES TO BE REMOVED
(Hatched area symbol)	ASPHALT PAVING

INFORMATION OBTAINED FROM SURVEY & TOPOGRAPHICAL PLAN BY J.R. KELLEY SURVEYORS GREAT BARRINGTON MASS 01230 JANUARY 1965.



DETAIL LEACHING CATCH BASIN
SCALE 1/2"=1'-0"

This original 1960's site plan is included to provide information about the current site, however some aspects are out-of-date. Site survey is currently in process.

MAPLE AVENUE

SITE PLAN SCALE 1"=20'-0"

Leonard Saroff A.I.A. architects 634 commonwealth ave. newton centre mass

dr.	MARCH 20 1966	PROPOSED GREAT BARRINGTON NURSING HOME	no.
ch.		148 MAPLE AVENUE GREAT BARRINGTON MASS.	
revisions	project		

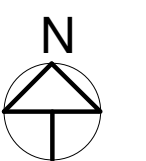
MAPLE AVENUE APARTMENTS

148 Maple Avenue Great Barrington, MA 01230



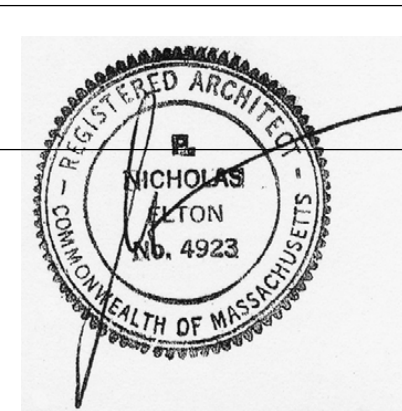
AERIAL PHOTO

This Aerial Photo is included to provide information about existing conditions on the current site. Site Survey is in process



Elton + Hampton Architects
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MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

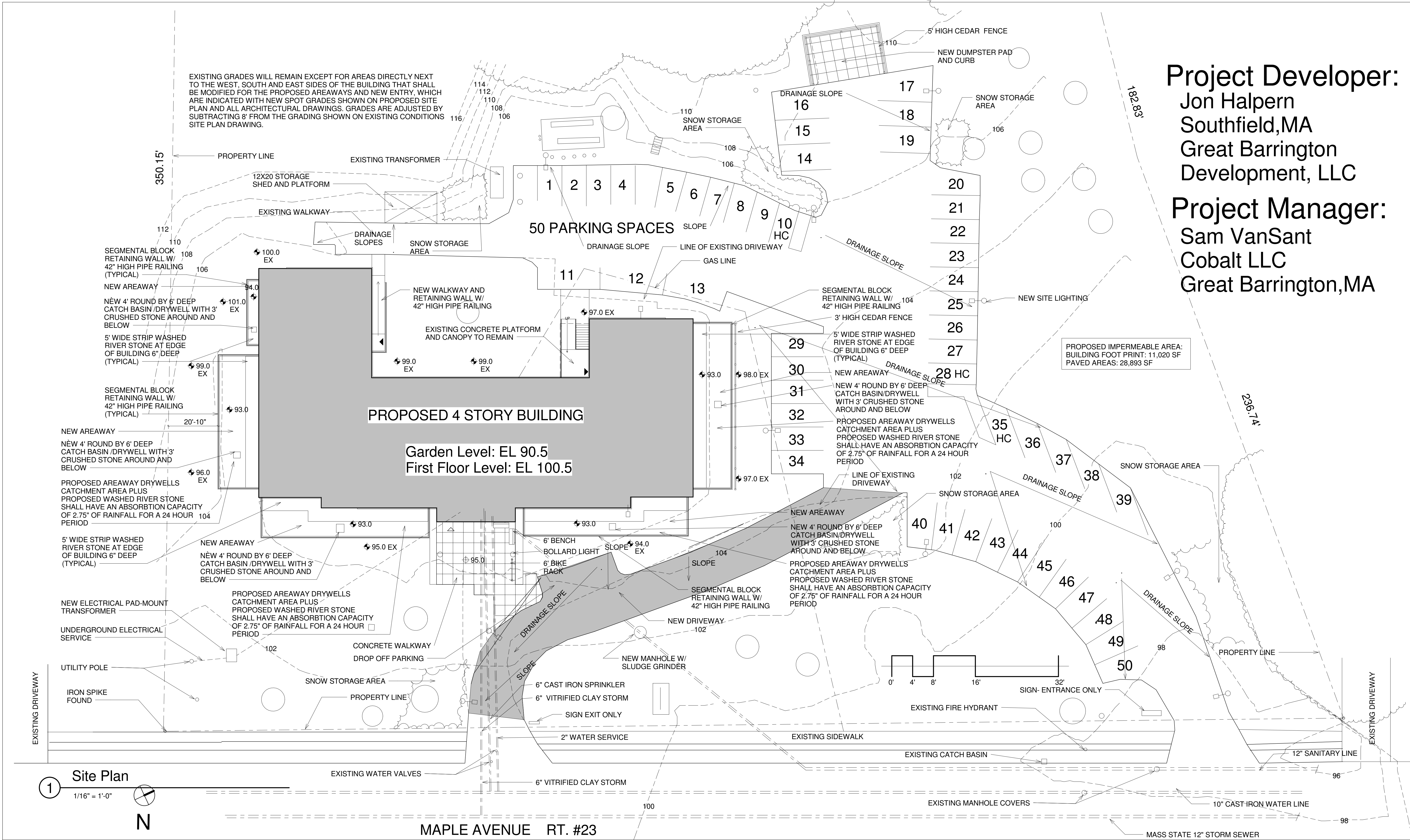
Aerial View

Project number	MP
Date	10.20.20
Drawn by	MM
Checked by	NE

X-01
 Scale

Project Developer:
 Jon Halpern
 Southfield, MA
 Great Barrington
 Development, LLC

Project Manager:
 Sam VanSant
 Cobalt LLC
 Great Barrington, MA



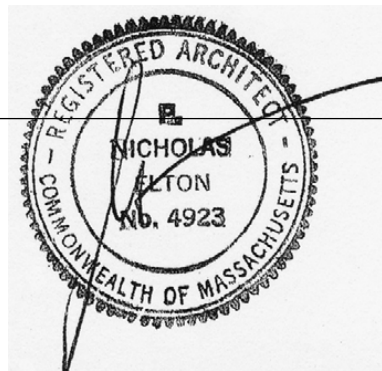
PROPOSED IMPERMEABLE AREA:
 BUILDING FOOT PRINT: 11,020 SF
 PAVED AREAS: 28,893 SF

1 Site Plan
 1/16" = 1'-0"
 N

MAPLE AVENUE RT. #23

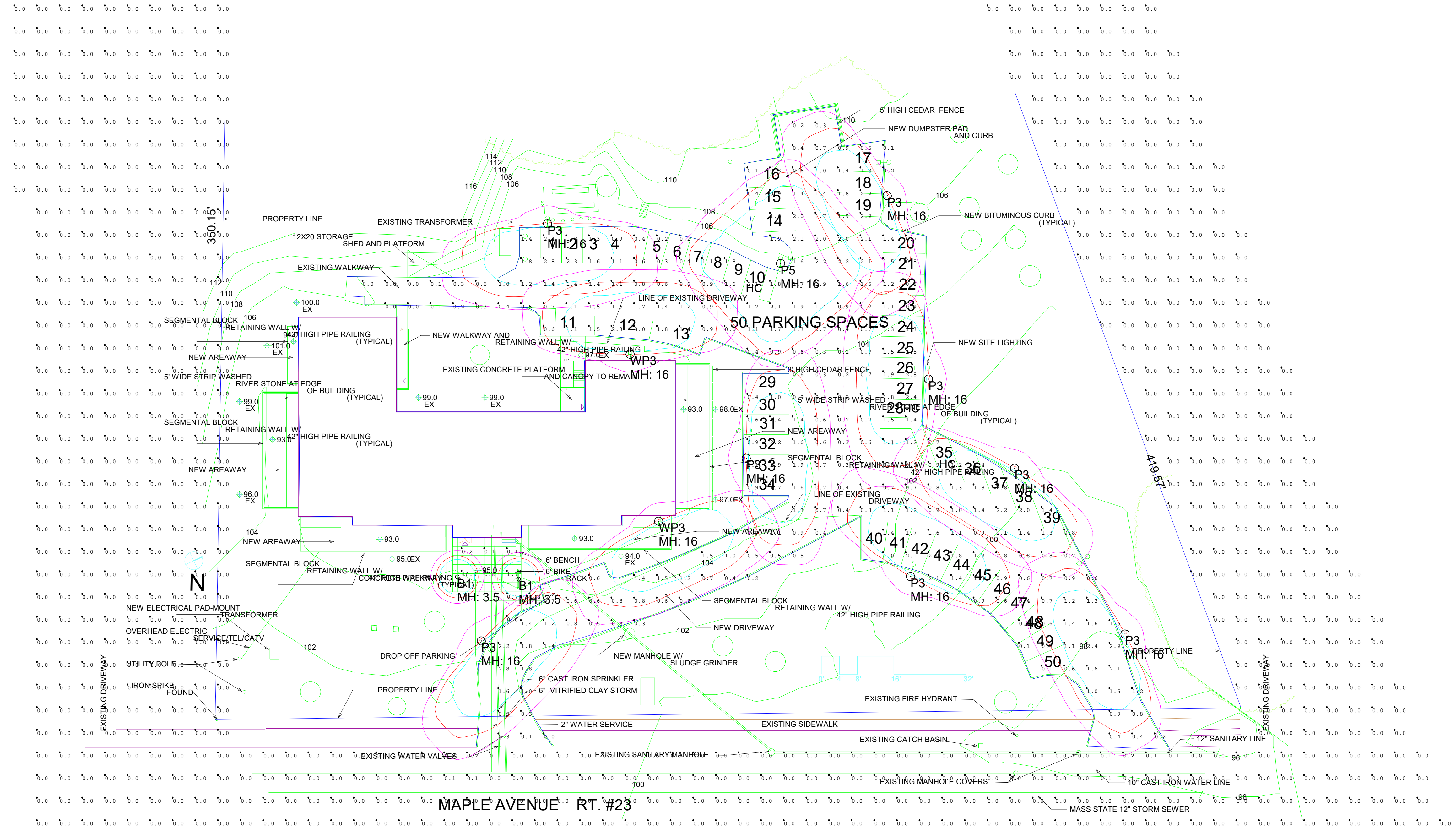
Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDSFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
 148 Maple Avenue
 Great Barrington, MA



No.	Description	Date

Proposed Site Plan	
Project number	MP
Date	10.20.20
Drawn by	Mike Marotta
Checked by	Nick Elton
L-1	
Scale 1/16" = 1'-0"	



Luminaire Schedule					
Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
⊙	8	P3	N.A.	0.880	BEACON URB MRSS-26UR-24L-55-3K7-UNV 3-BC-PCU-PM NRRW BLT/AA-44 S 5 B P BBT/RSA B S 14-40 B VM2
⊙	2	B1	N.A.	0.880	KIM PA7R CT NU 5 12I-020-3k7 42A BL UNV
⊙	1	P5	N.A.	0.880	BEACON URB MRSS-26UR-24L-55-3K7-UNV-5QM--BC-PCU-PM NRRW BLT/AA-44 S 5 B P BBT/RSA B S 14-40 B VM2
⊙	2	WP3	N.A.	0.880	BEACON URB MRSS-26UR-24L-55-3K7-UNV 3-BC-PCU-PM NRRW BLT/AA-44 W 4- A P BBT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Front entry	Illuminance	Fc	1.69	10.6	0.1	16.90	106.00
Roadway and parking_Planar	Illuminance	Fc	1.09	3.0	0.0	N.A.	N.A.
Spill	Illuminance	Fc	0.00	0.2	0.0	N.A.	N.A.

#	Date	Comments
Revisions		

Drawn By: RK
 Checked By:
 Date: 10/22/2020
 Scale:

Maple Ave Apartments
 Site Lighting Plan

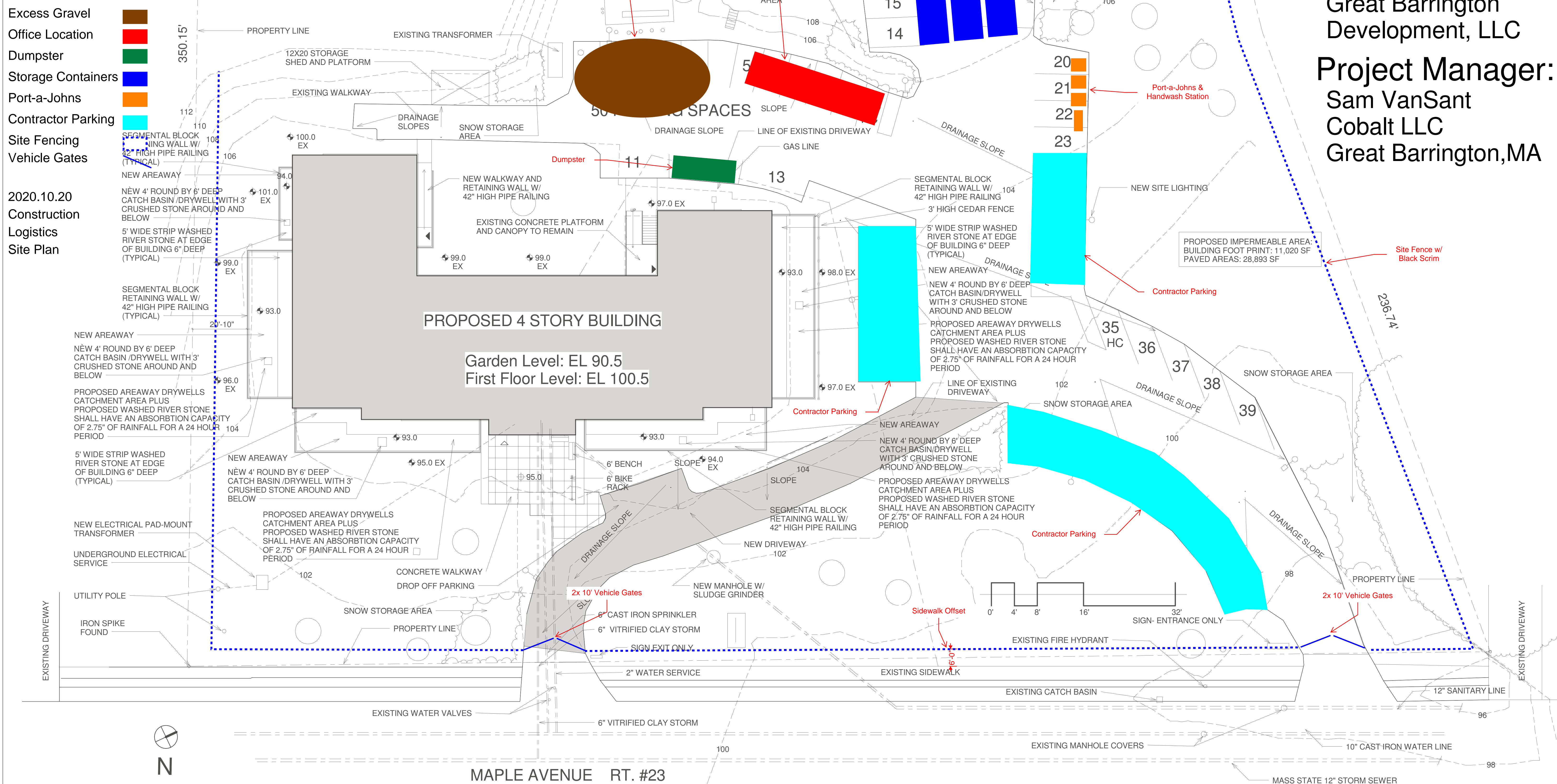


Legend:

- Excess Gravel
- Office Location
- Dumpster
- Storage Containers
- Port-a-Johns
- Contractor Parking
- Site Fencing
- Vehicle Gates

2020.10.20
Construction
Logistics
Site Plan

EXISTING GRADES WILL REMAIN EXCEPT FOR AREAS DIRECTLY NEXT TO THE WEST, SOUTH AND EAST SIDES OF THE BUILDING THAT SHALL BE MODIFIED FOR THE PROPOSED AREAWAYS AND NEW ENTRY, WHICH ARE INDICATED WITH NEW SPOT GRADES SHOWN ON PROPOSED SITE PLAN AND ALL ARCHITECTURAL DRAWINGS. GRADES ARE ADJUSTED BY SUBTRACTING 8' FROM THE GRADING SHOWN ON EXISTING CONDITIONS SITE PLAN DRAWING.



Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

Elton + Hampton Architects
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104 WEST STREET SANDSFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA

No.	Description	Date

Construction Logistics Site Plan

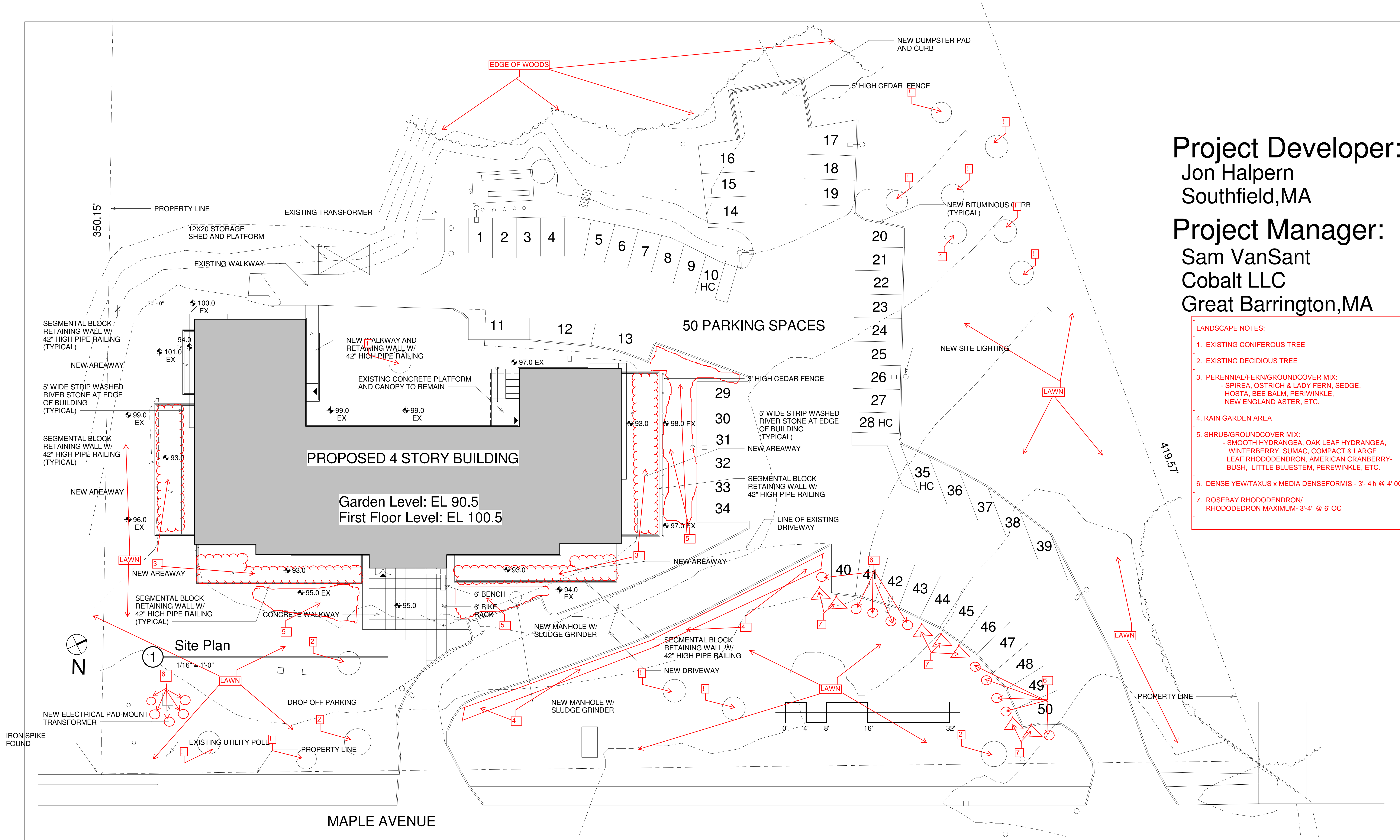
Project number	MP
Date	10.20.20
Drawn by	MM
Checked by	NE

L-3
Scale 1/16" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

- LANDSCAPE NOTES:**
- EXISTING CONIFEROUS TREE
 - EXISTING DECIDUOUS TREE
 - PERENNIAL/FERN/GROUNDCOVER MIX:
- SPIREA, OSTRICH & LADY FERN, SEDGE, HOSTA, BEE BALM, PERIWINKLE, NEW ENGLAND ASTER, ETC.
 - RAIN GARDEN AREA
 - SHRUB/GROUNDCOVER MIX:
- SMOOTH HYDRANGEA, OAK LEAF HYDRANGEA, WINTERBERRY, SUMAC, COMPACT & LARGE LEAF RHODODENDRON, AMERICAN CRANBERRY-BUSH, LITTLE BLUESTEM, PERIWINKLE, ETC.
 - DENSE YEW/TAXUS x MEDIA DENSEFORMIS - 3'-4'h @ 4' OC
 - ROSEBAY RHODODENDRON/
RHODODENDRON MAXIMUM- 3'-4" @ 6' OC



Elton + Hampton Architects

103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
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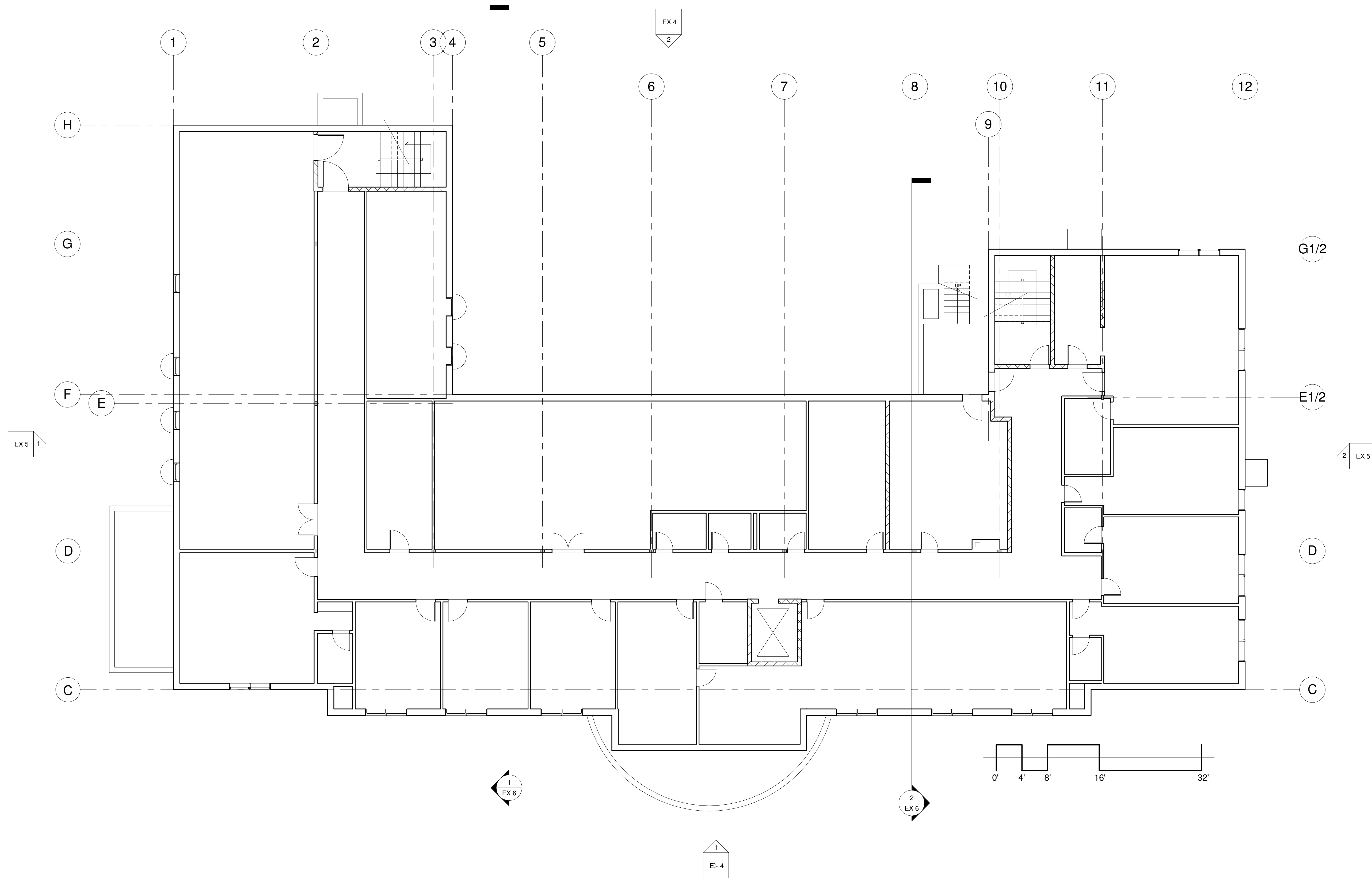
MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA

No.	Description	Date

Site Plan WITH PROPOSED AND EXISTING LANDSCAPE

Project number MP
Date 10.9.20 **REVISED 10.20.20**
Drawn by Mike Marotta
Checked by Nick Elton

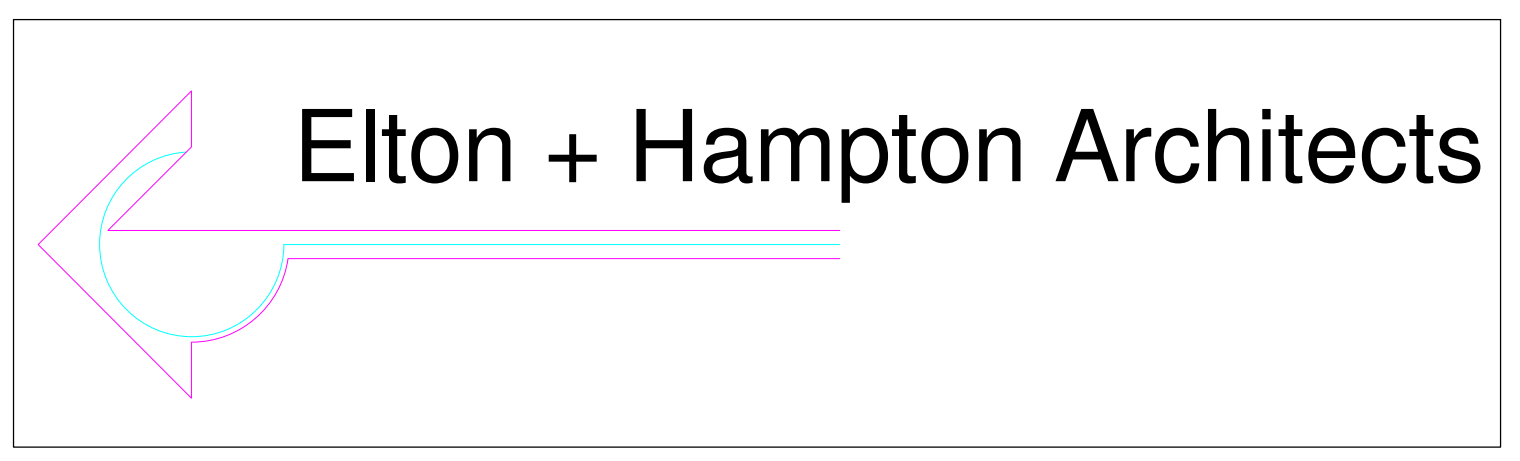
A00
Scale 1/16" = 1'-0"



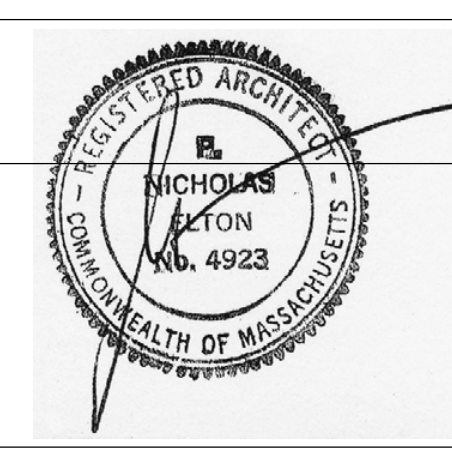
1 GARDEN PLAN
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

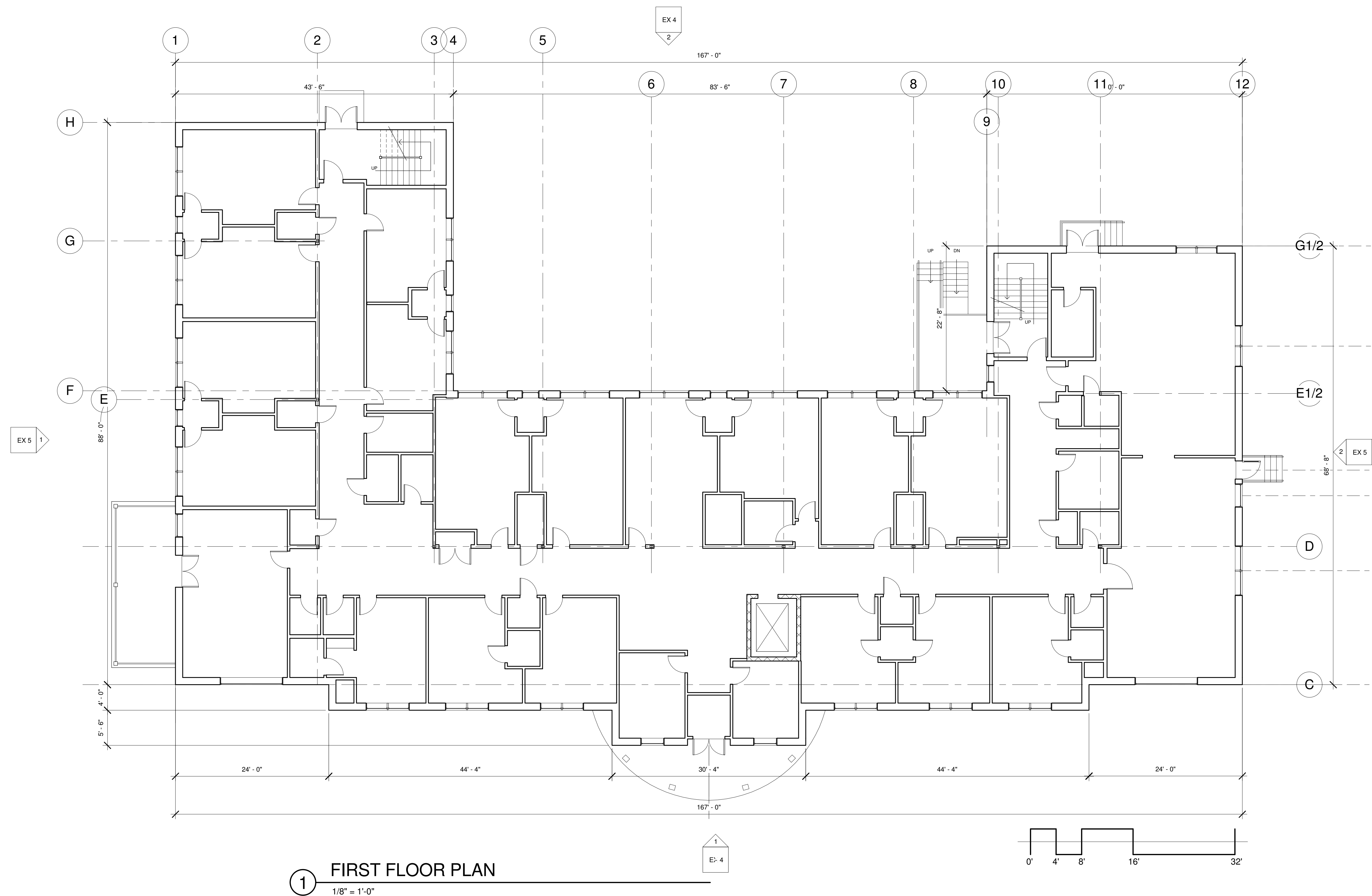


Maple Avenue Apartments
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

Garden Plan		EX 1
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



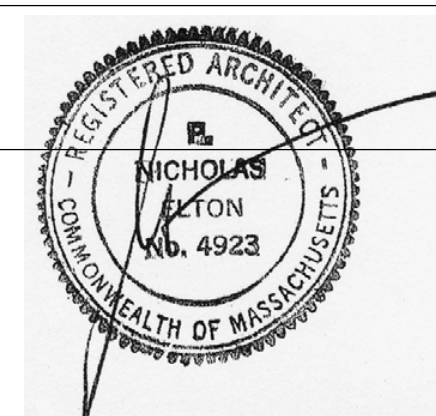
1 FIRST FLOOR PLAN
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

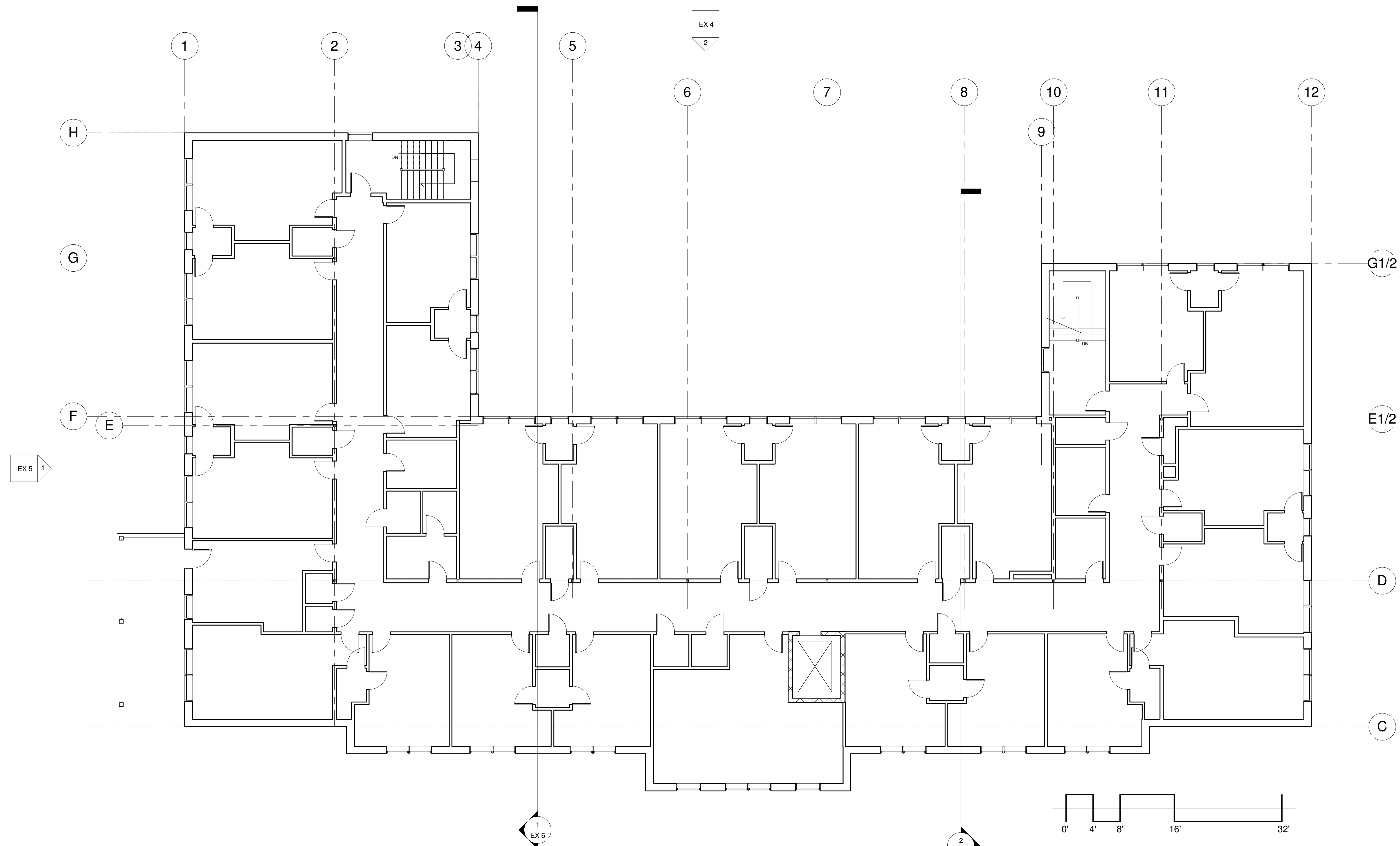


Maple Avenue Apartments
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

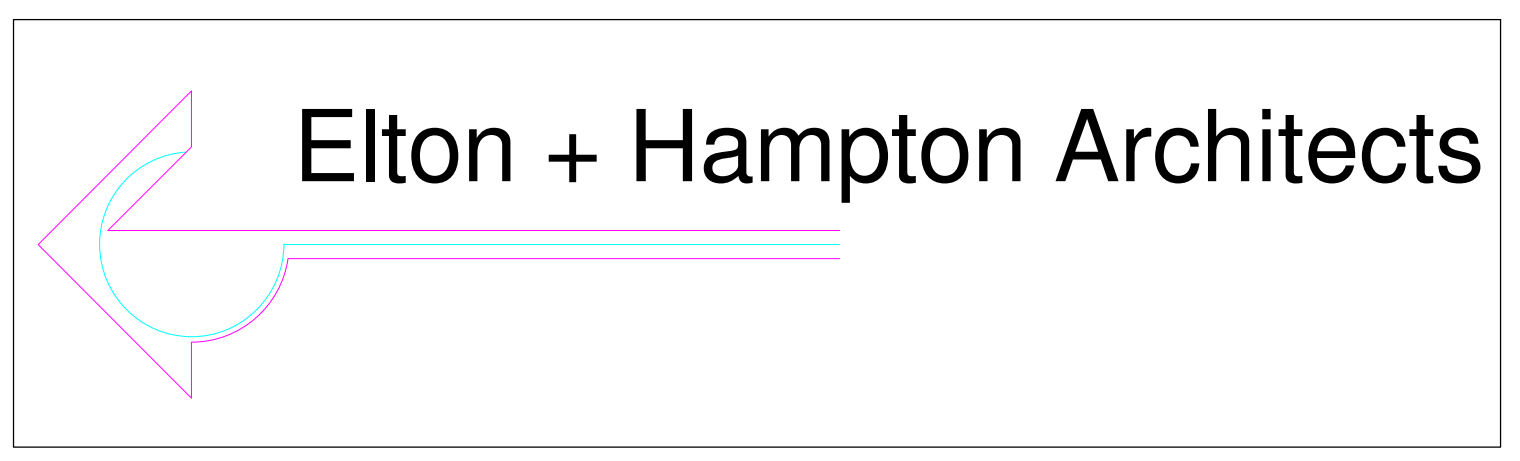
First Floor Plan		EX 2
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



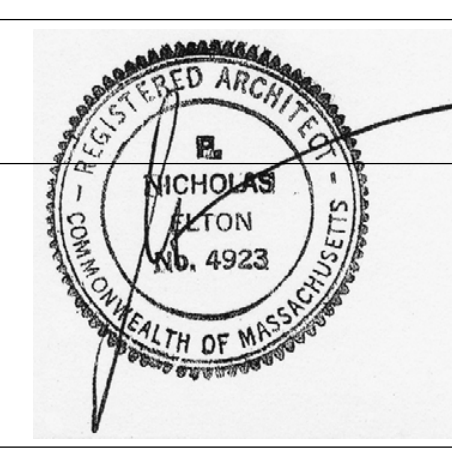
1 SECOND FLOOR PLAN
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

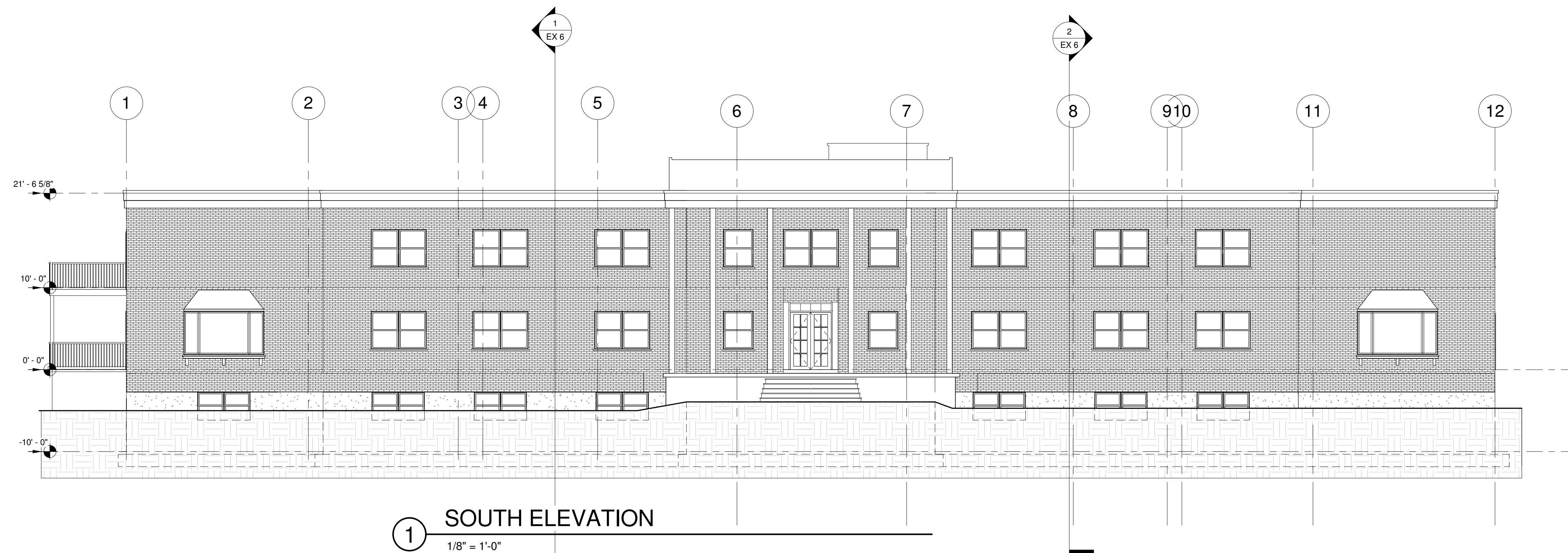


Maple Avenue Apartments
148 Maple Avenue
Great Barrington, MA

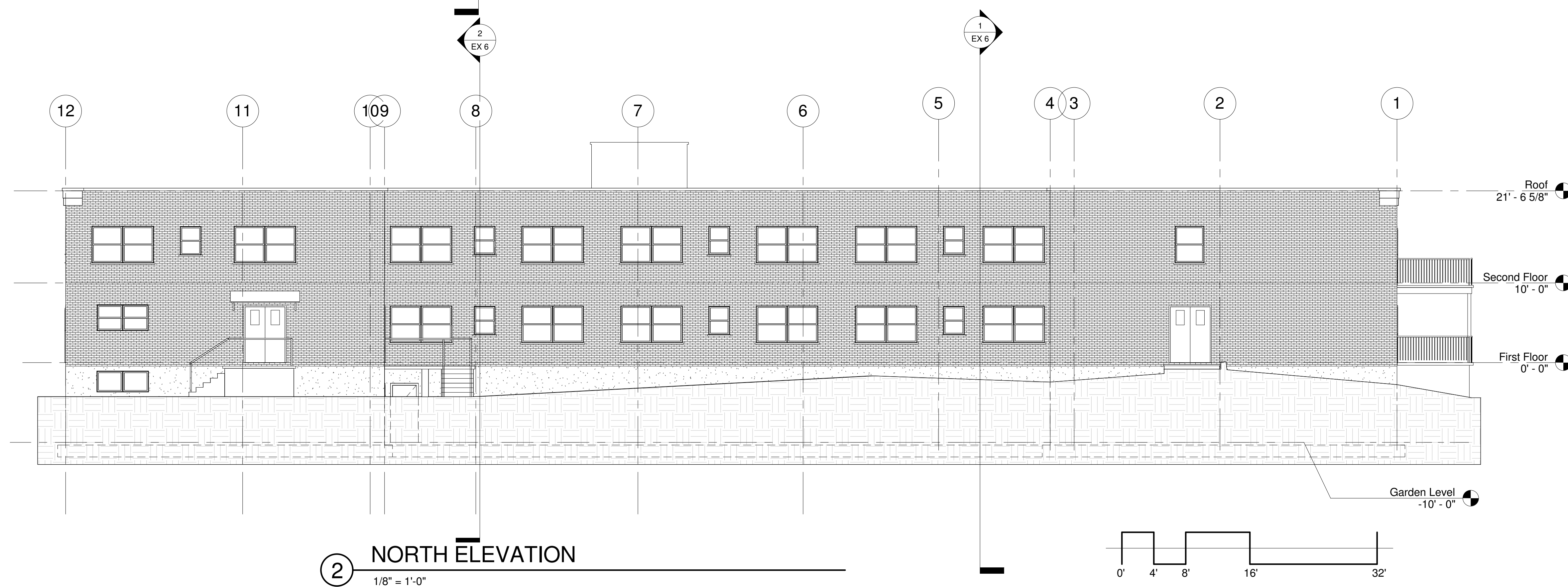


No.	Description	Date

Second Floor Plan		EX 3
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



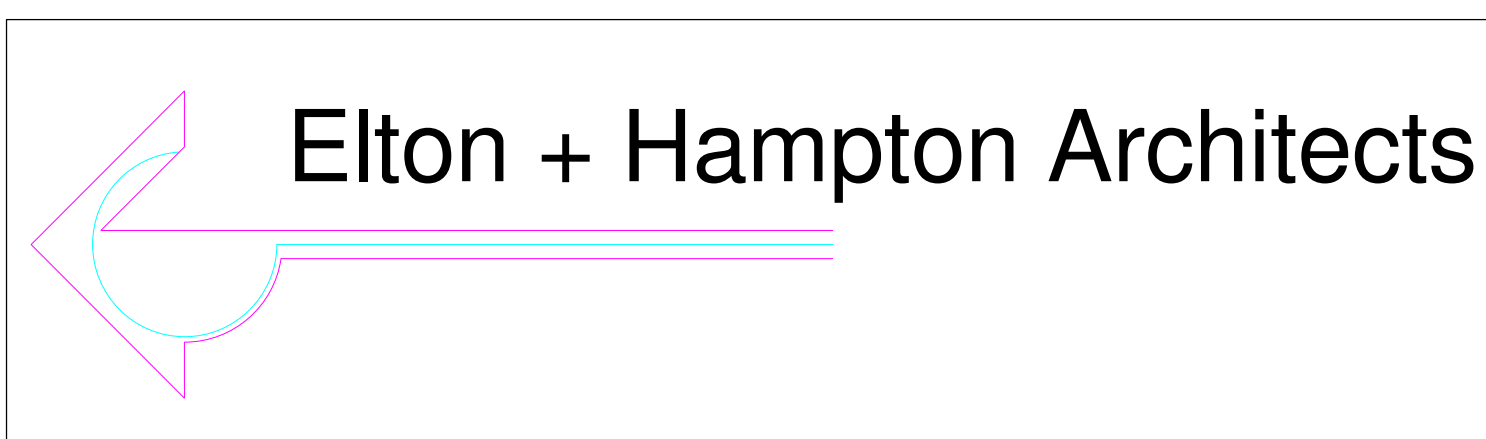
① SOUTH ELEVATION
1/8" = 1'-0"



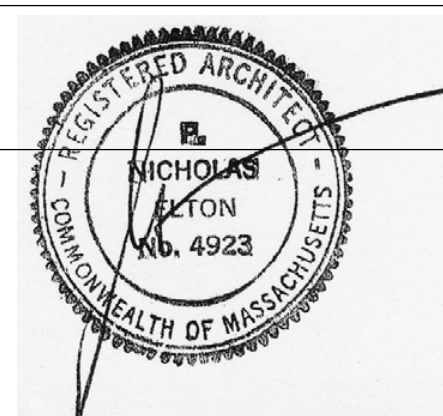
② NORTH ELEVATION
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

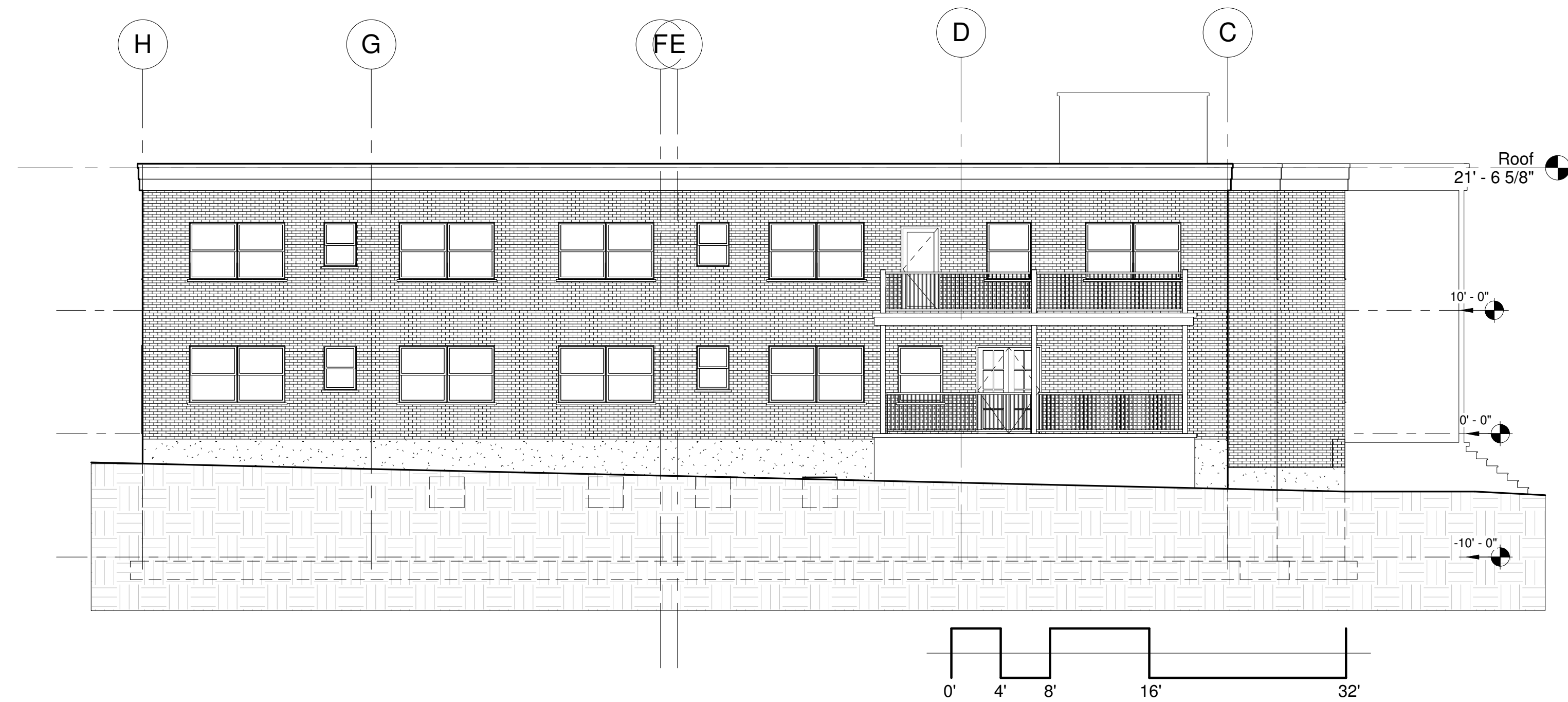


Maple Avenue Apartments
148 Maple Avenue
Great Barrington, MA

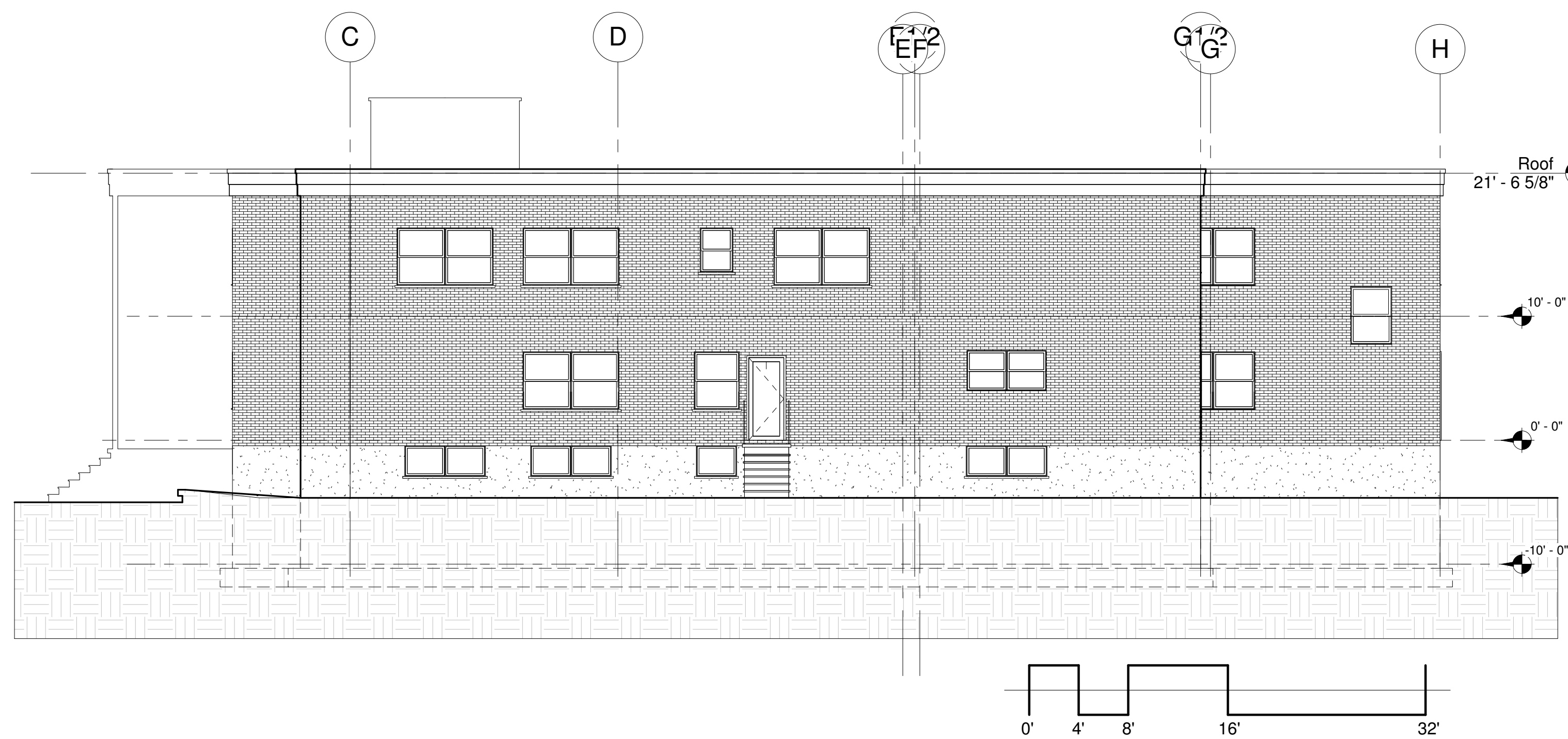


No.	Description	Date

South & North Elevation		EX 4
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



1 WEST ELEVATION
1/8" = 1'-0"



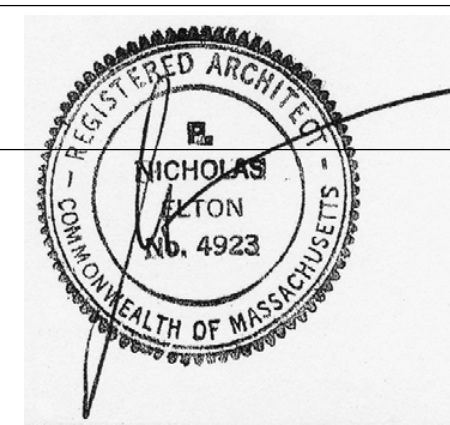
2 EAST ELEVATION
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

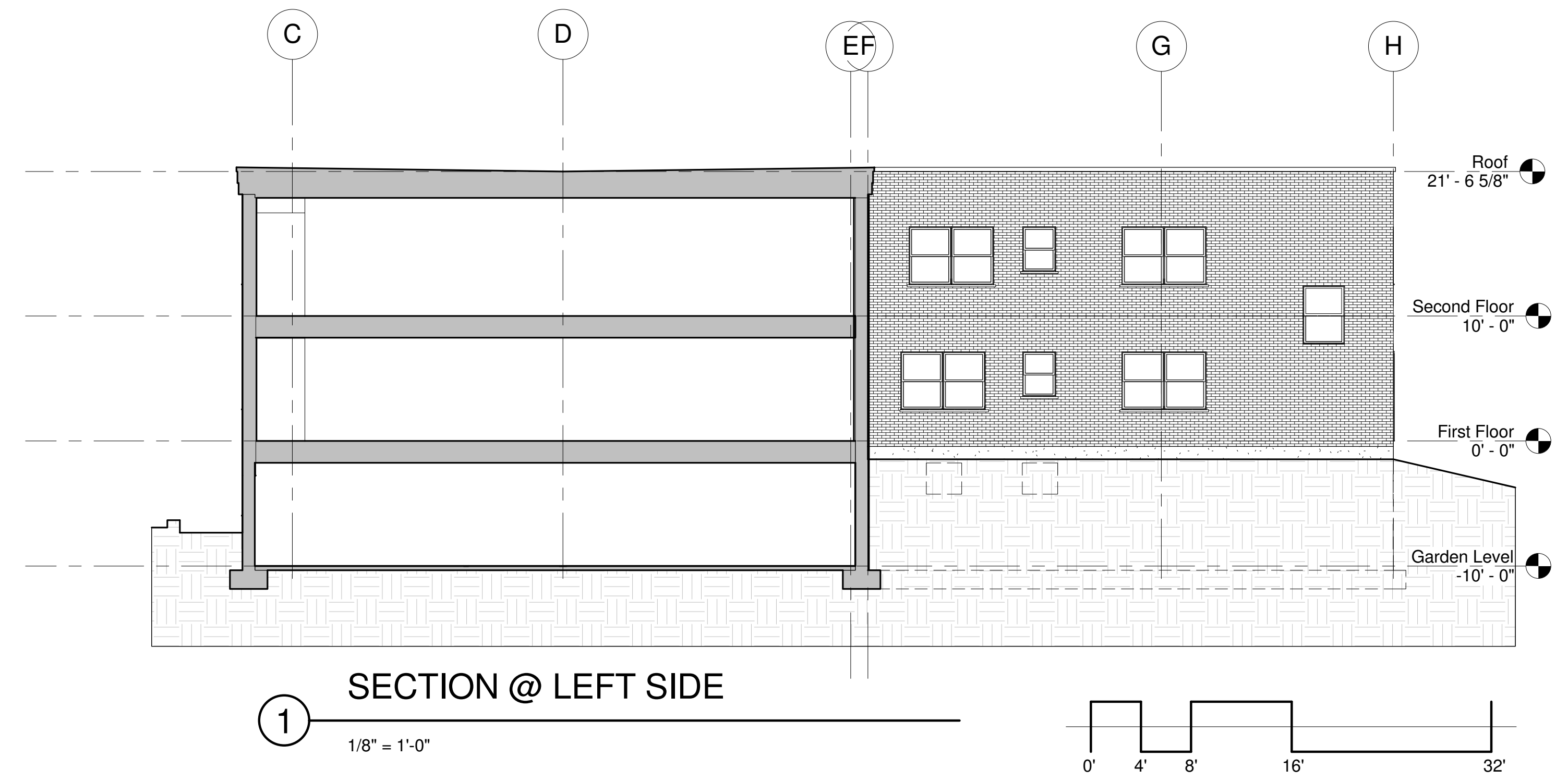


Maple Avenue Apartments
148 Maple Avenue
Great Barrington, MA

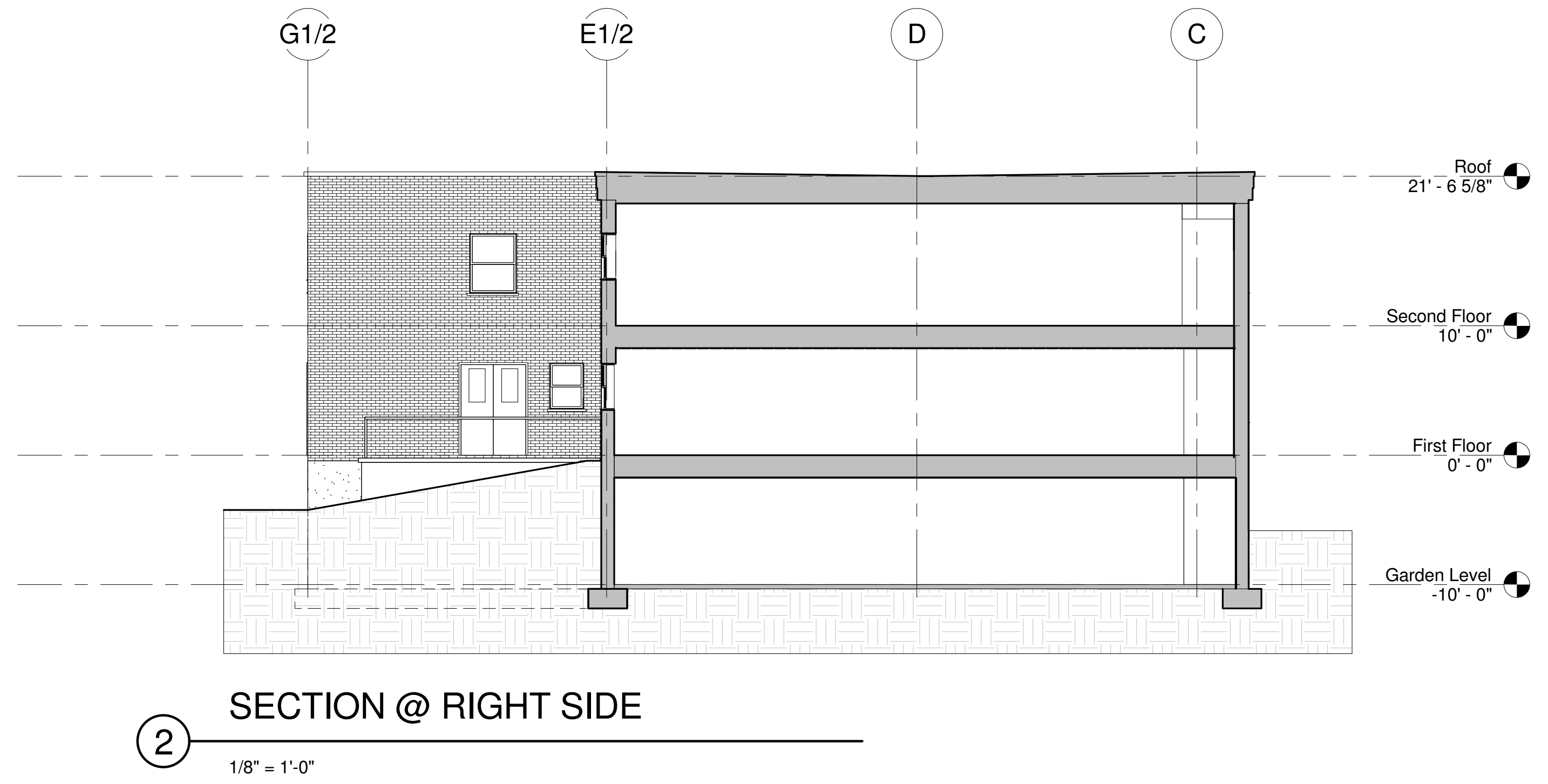


No.	Description	Date

West & East Elevation		EX 5
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



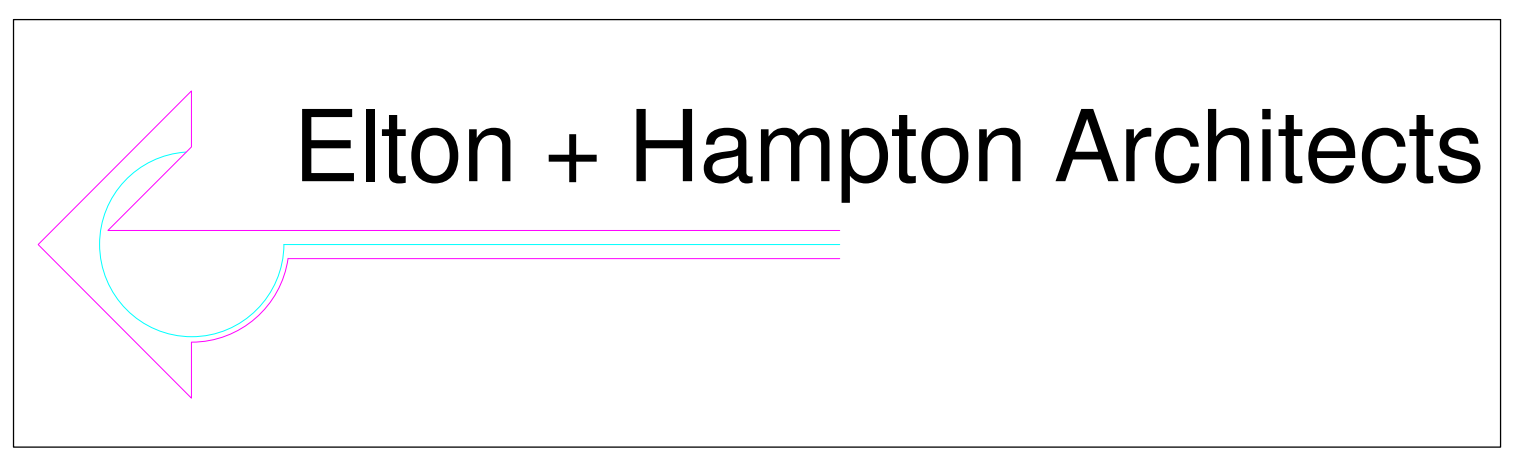
1 SECTION @ LEFT SIDE
1/8" = 1'-0"



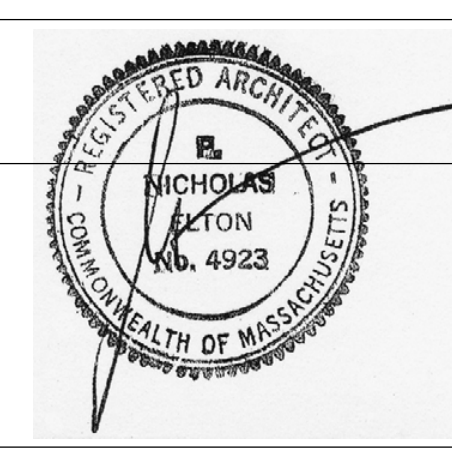
2 SECTION @ RIGHT SIDE
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA



Maple Avenue Apartments
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

Section Elevations		EX 6
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



SOUTH ELEVATION



NORTH WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



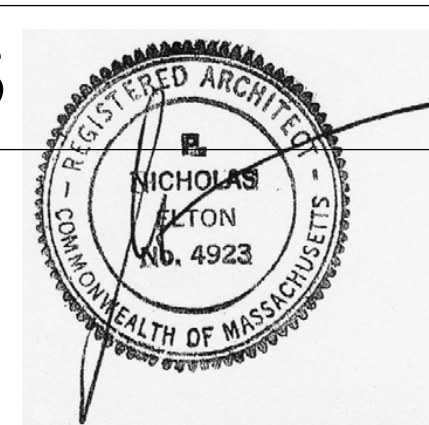
NORTH EAST ELEVATION



SOUTH WEST ELEVATION

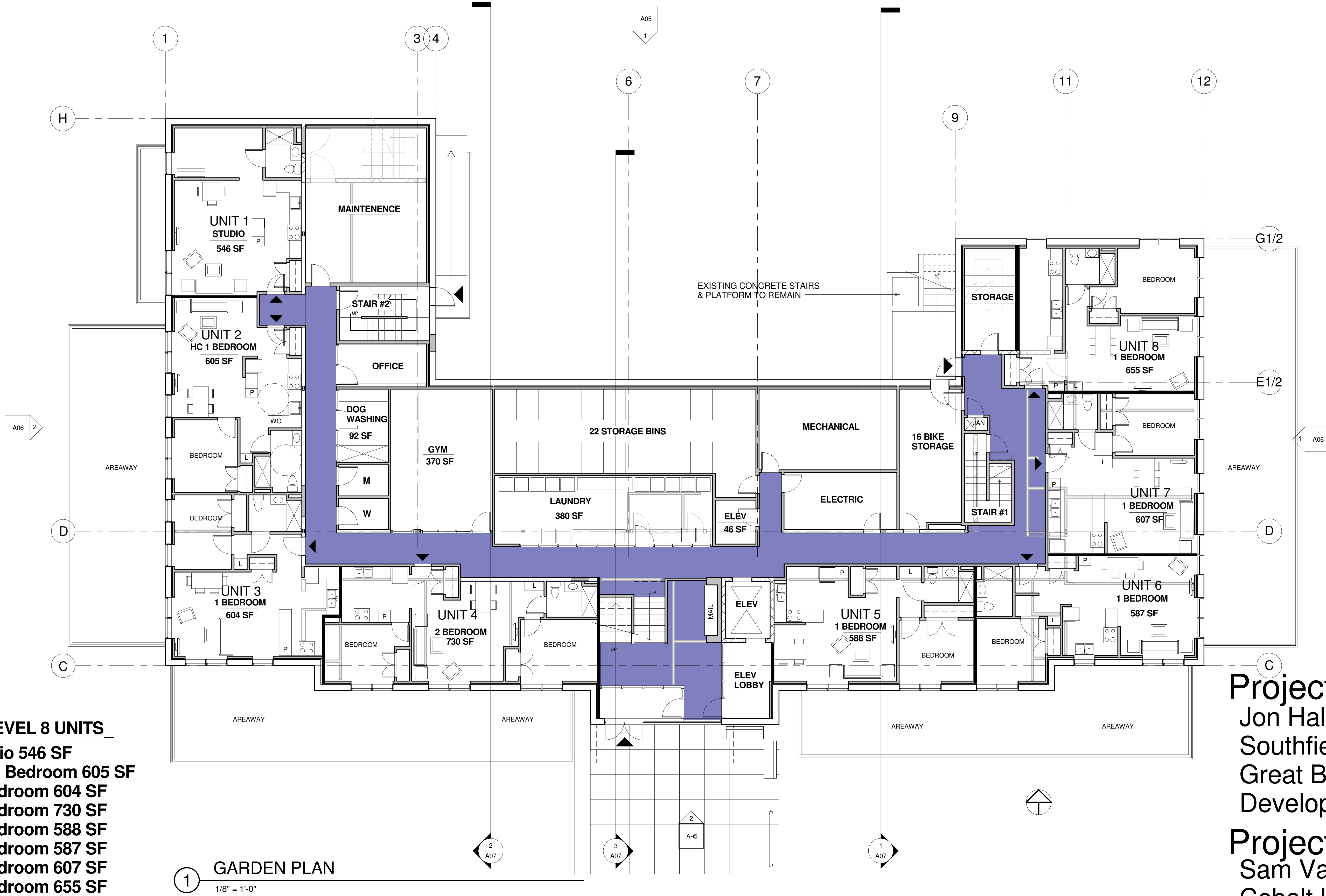
Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

Photos Of Existing Building		EX-7
Project number	MP	
Date	10.20.20	
Drawn by	MM	
Checked by	NE	
Scale		



GARDEN LEVEL 8 UNITS

- Unit 1- Studio 546 SF
- Unit 2- HC 1 Bedroom 605 SF
- Unit 3- 1 Bedroom 604 SF
- Unit 4- 2 Bedroom 730 SF
- Unit 5- 1 Bedroom 588 SF
- Unit 6- 1 Bedroom 587 SF
- Unit 7- 1 Bedroom 607 SF
- Unit 8- 1 Bedroom 655 SF

1 GARDEN PLAN
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

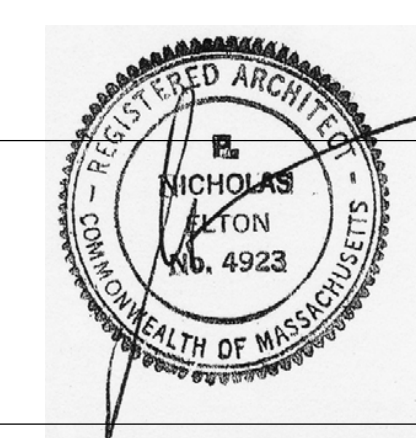
Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

Elton + Hampton Architects

103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071

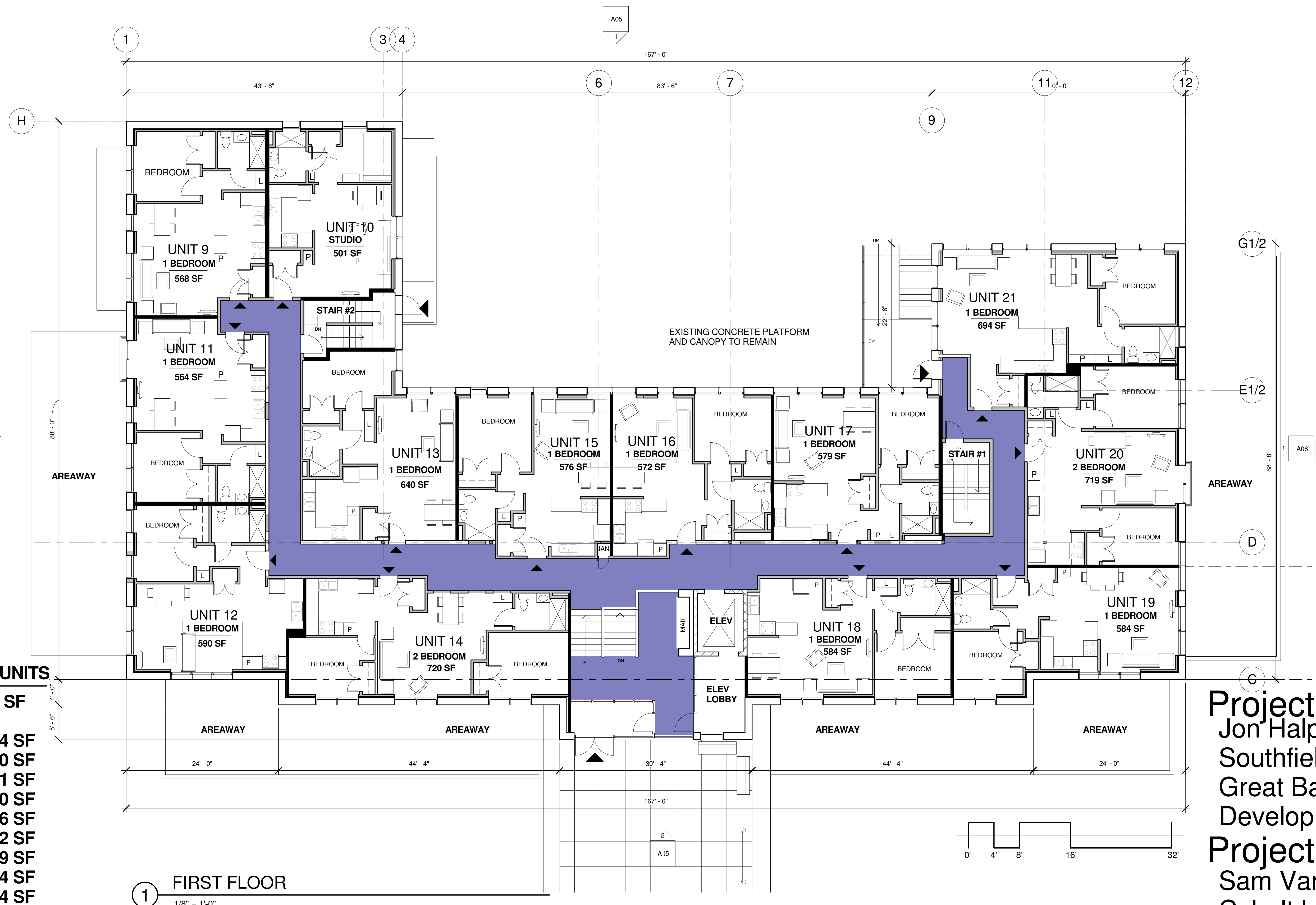
104 WEST STREET SANDSFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

GARDEN LEVEL PLAN		A01
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



FIRST FLOOR PLAN 13 UNITS

- Unit 9- 1 Bedroom 568 SF
- Unit 10- Studio 501 SF
- Unit 11- 1 Bedroom 564 SF
- Unit 12- 1 Bedroom 590 SF
- Unit 13- 1 Bedroom 631 SF
- Unit 14- 2 Bedroom 720 SF
- Unit 15- 1 Bedroom 576 SF
- Unit 16- 1 Bedroom 572 SF
- Unit 17- 1 Bedroom 579 SF
- Unit 18- 1 Bedroom 584 SF
- Unit 19- 1 Bedroom 584 SF
- Unit 20- 2 Bedroom 719 SF
- Unit 21- 1 Bedroom 694 SF

1 FIRST FLOOR
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

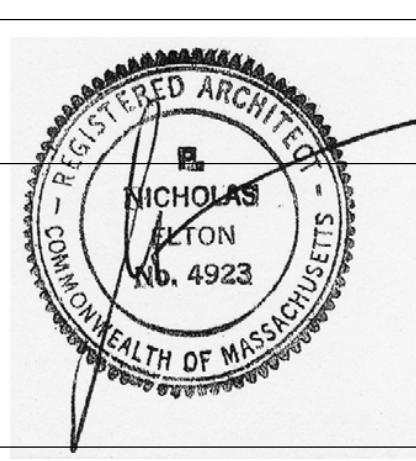
Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

Elton + Hampton Architects

103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071

104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



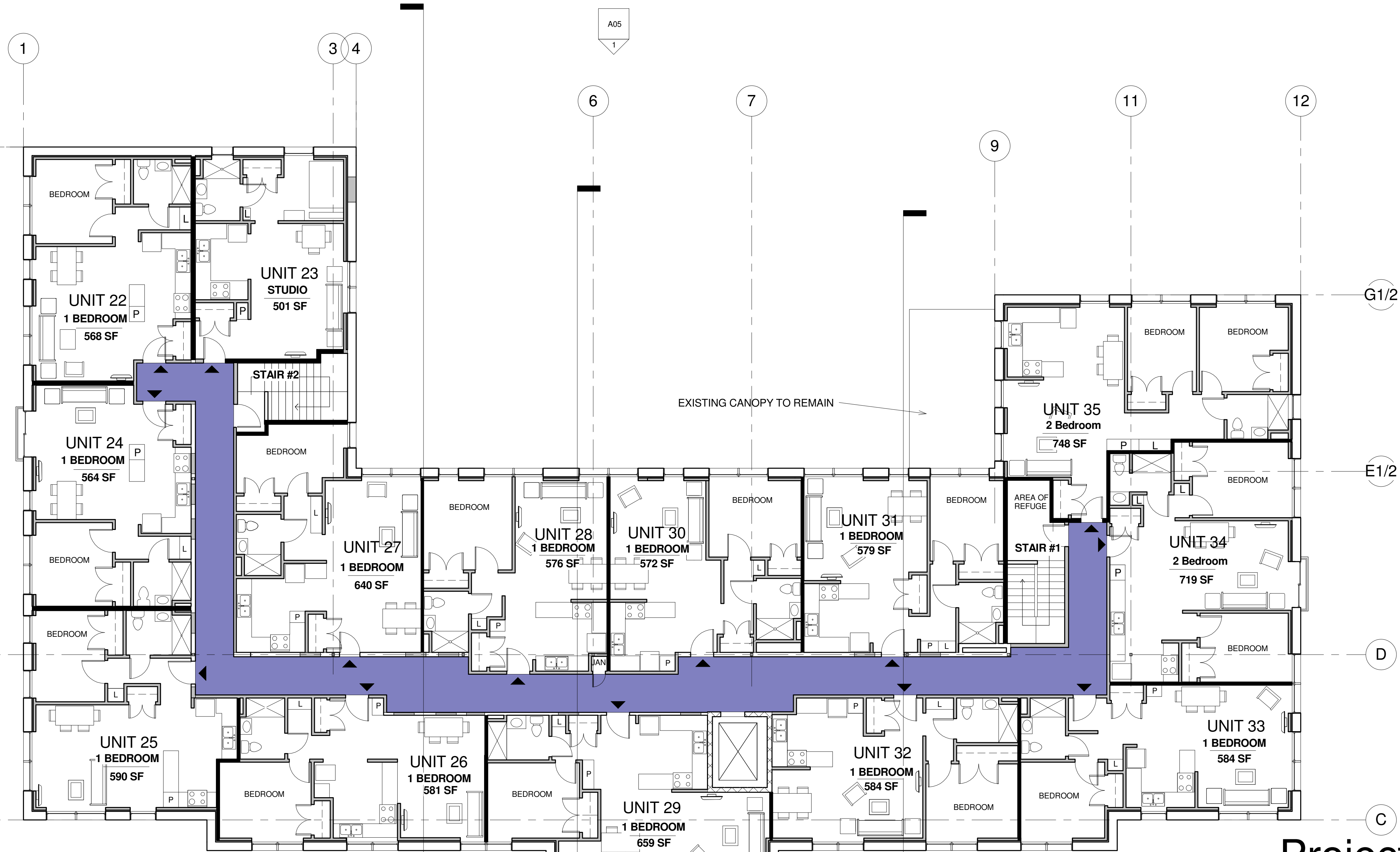
No.	Description	Date

First Floor Plan		A02
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		

SECOND FLOOR PLAN 14 UNITS

- Unit 22- 1 Bedroom 568 SF
- Unit 23- Studio 501 SF
- Unit 24- 1 Bedroom 564 SF
- Unit 25- 1 Bedroom 590 SF
- Unit 26- 1 Bedroom 581 SF
- Unit 27- 1 Bedroom 640 SF
- Unit 28- 1 Bedroom 576 SF
- Unit 29- 1 Bedroom 569 SF
- Unit 30- 1 Bedroom 572 SF
- Unit 31- 1 Bedroom 579 SF
- Unit 32- 1 Bedroom 584 SF
- Unit 33- 1 Bedroom 584 SF
- Unit 34- 2 Bedroom 719 SF
- Unit 35- 2 Bedroom 748 SF

2 SECOND FLOOR
1/8" = 1'-0"



Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

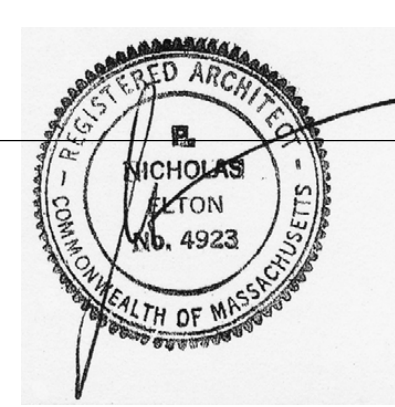
Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

Elton + Hampton Architects

103 TERRACE STREET
ROXBURY, MA 01463
(617) 708-1071

104 WEST STREET
SANDSFIELD, MA 01255
(413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA

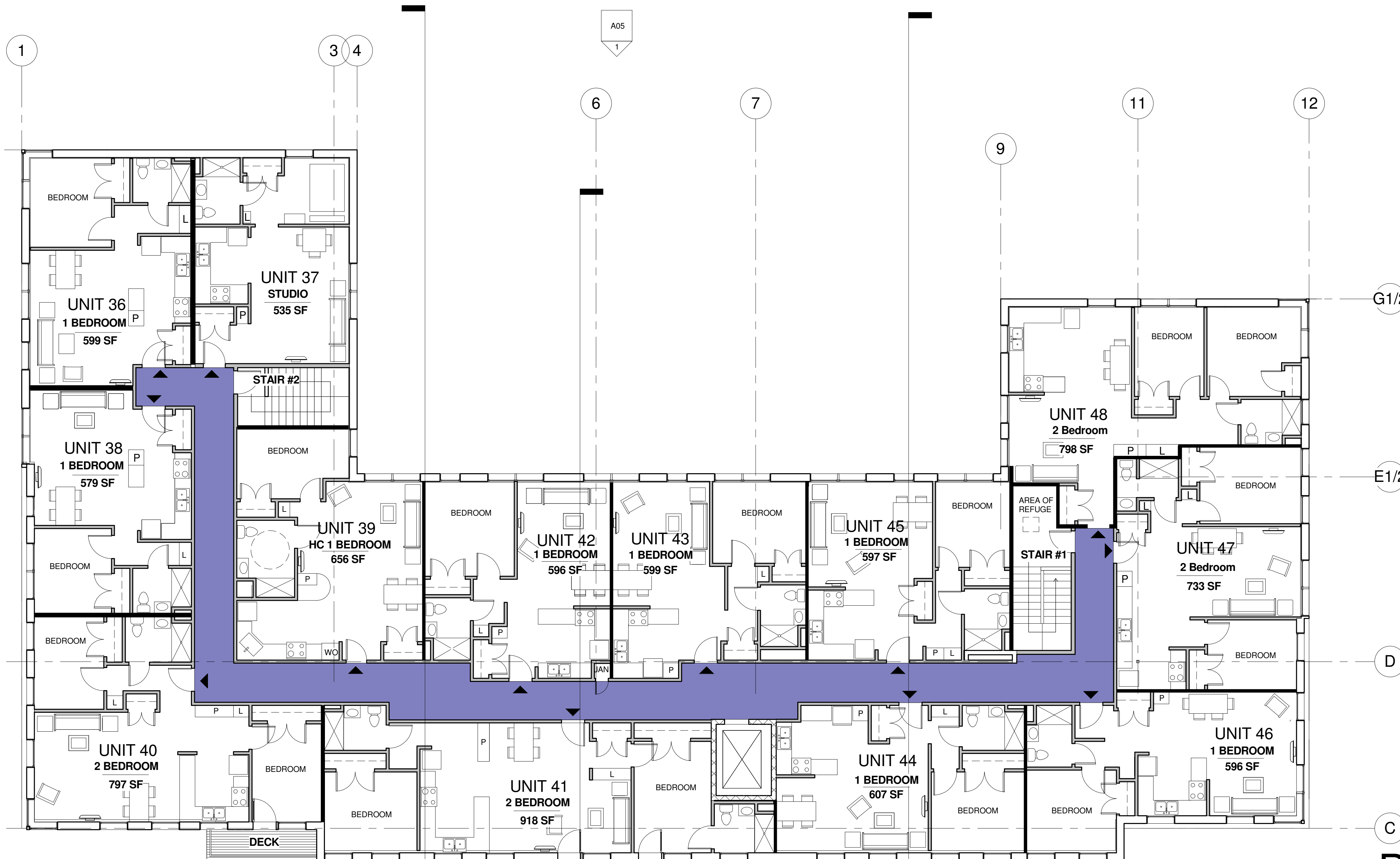


No.	Description	Date

Second Floor Plan		A03
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		

THIRD FLOOR PLAN 13 UNITS

- Unit 36- 1 Bedroom 599 SF
- Unit 37- Studio 535 SF
- Unit 38- 1 Bedroom 579 SF
- Unit 39- HC 1 Bedroom 656 SF
- Unit 40- 2 Bedroom 797 SF
- Unit 41- 2 Bedroom 918 SF
- Unit 42- 1 Bedroom 596 SF
- Unit 43- 1 Bedroom 599 SF
- Unit 44- 1 Bedroom 607 SF
- Unit 45- 1 Bedroom 599 SF
- Unit 46- 1 Bedroom 596 SF
- Unit 47- 2 Bedroom 733 SF
- Unit 48- 2 Bedroom 798 SF



1 THIRD FLOOR
1/8" = 1'-0"

Project Developer:
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

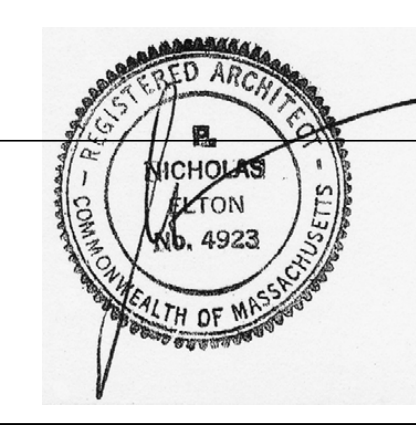
Project Manager:
Sam VanSant
Cobalt LLC
Great Barrington, MA

Elton + Hampton Architects

103 TERRACE STREET
ROXBURY, MA 01463
(617) 708-1071

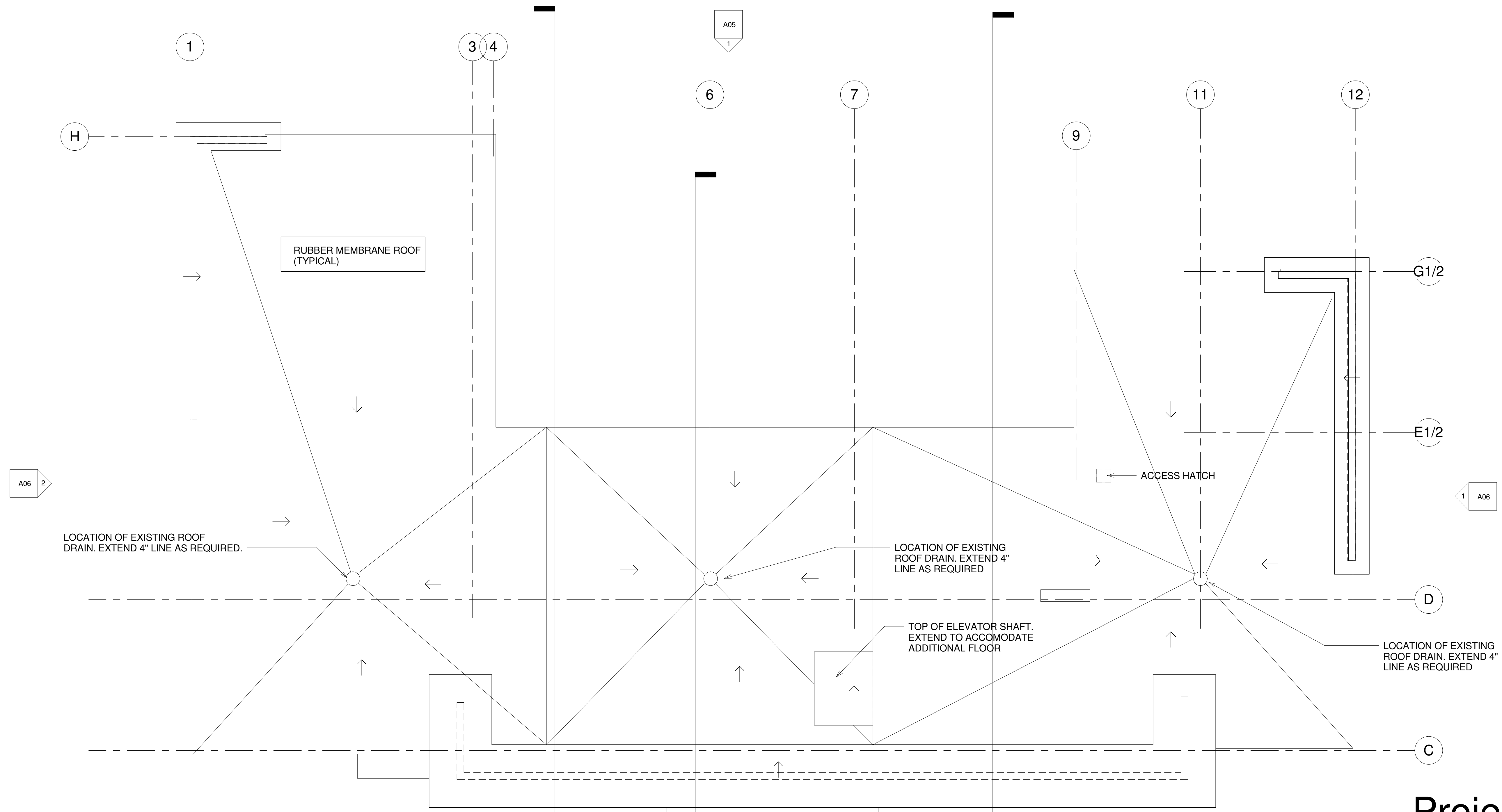
104 WEST STREET
SANDISFIELD, MA 01255
(413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

THIRD FLOOR PLAN		A04
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	Scale 1/8" = 1'-0"

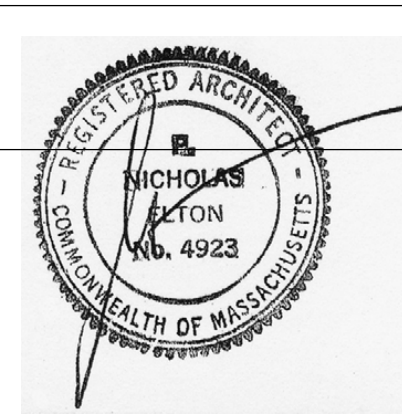


Project Developer:
 Jon Halpern
 Southfield, MA
 Great Barrington
 Development, LLC

Project Manager:
 Sam VanSant
 Cobalt LLC
 Great Barrington, MA

Elton + Hampton Architects
 103 Terrace Street,
 Roxbury, MA 02120
 104 WEST STREET
 SANDISFIELD, MA 01255
 (413) 258-1071 (617) 708-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



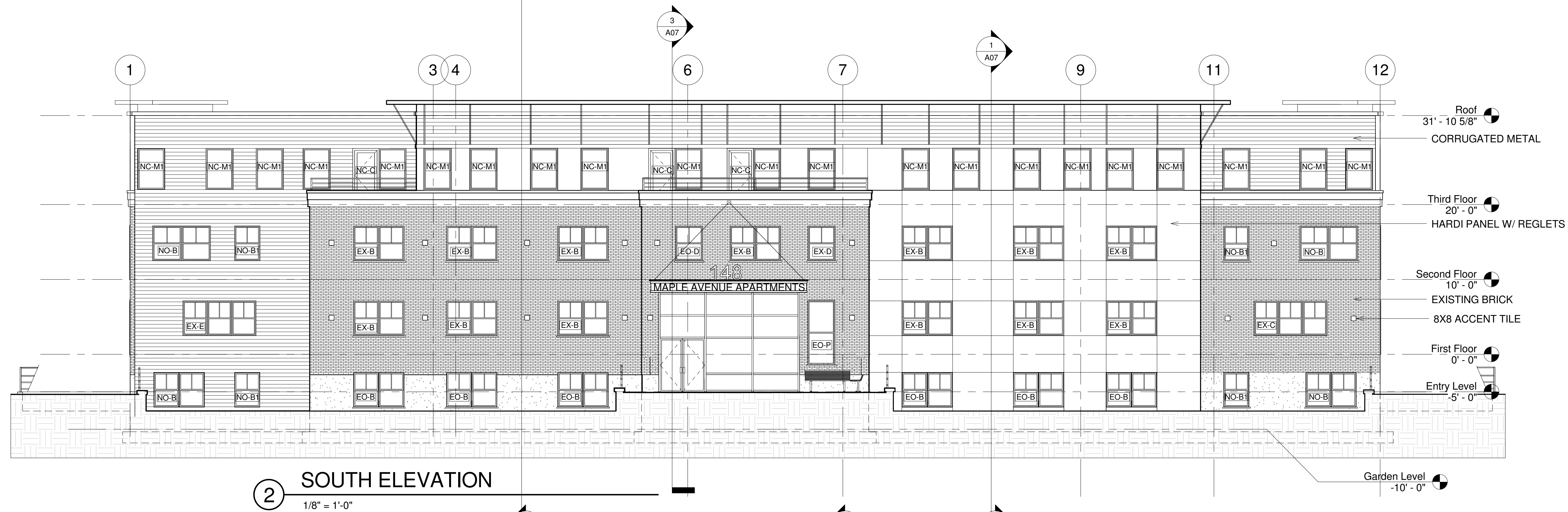
No.	Description	Date

Roof Plan		A04A
Project number	MP	
Date	10.20.20	
Drawn by	MM	
Checked by	NE	
Scale 1/8" = 1'-0"		

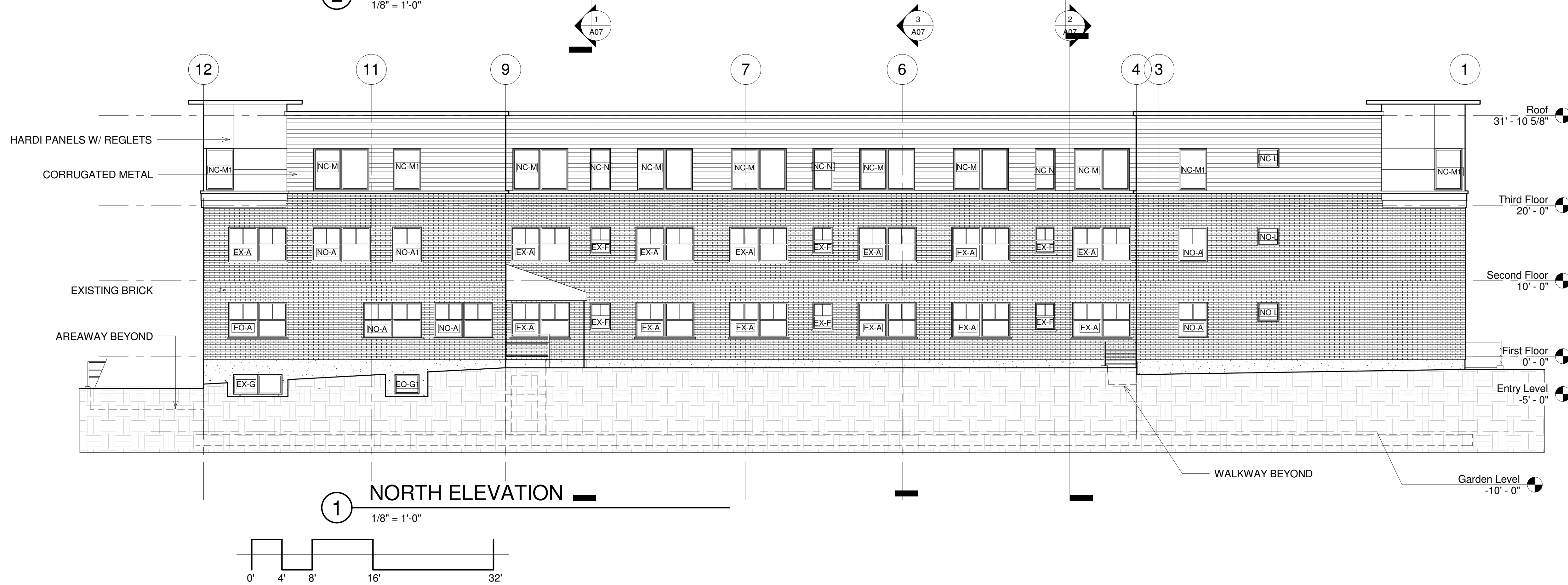
WINDOW SCHEDULE:

- KEY:**
EX-A Existing Window Opening
EO-A Enlarged Window Opening
NO-A New Opening
NC-A New Construction

REFER TO WINDOW SIZES ON SHEET A-6



2 SOUTH ELEVATION
 1/8" = 1'-0"



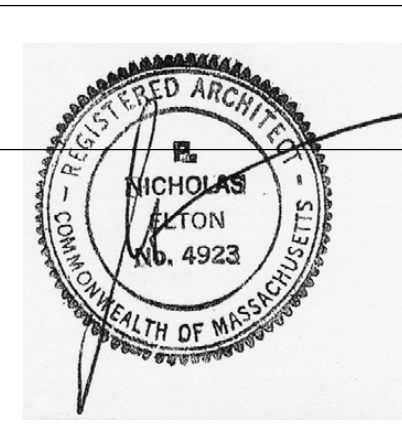
1 NORTH ELEVATION
 1/8" = 1'-0"

SEE SHEETS A08 to A11 CONCEPT PERSPECTIVES FOR ADDITIONAL ELEVATION INFORMATION.

Project Developer:
 Jon Halpern
 Southfield, MA
 Great Barrington
 Development, LLC
Project Manager:
 Sam VanSant
 Cobalt LLC
 Great Barrington, MA

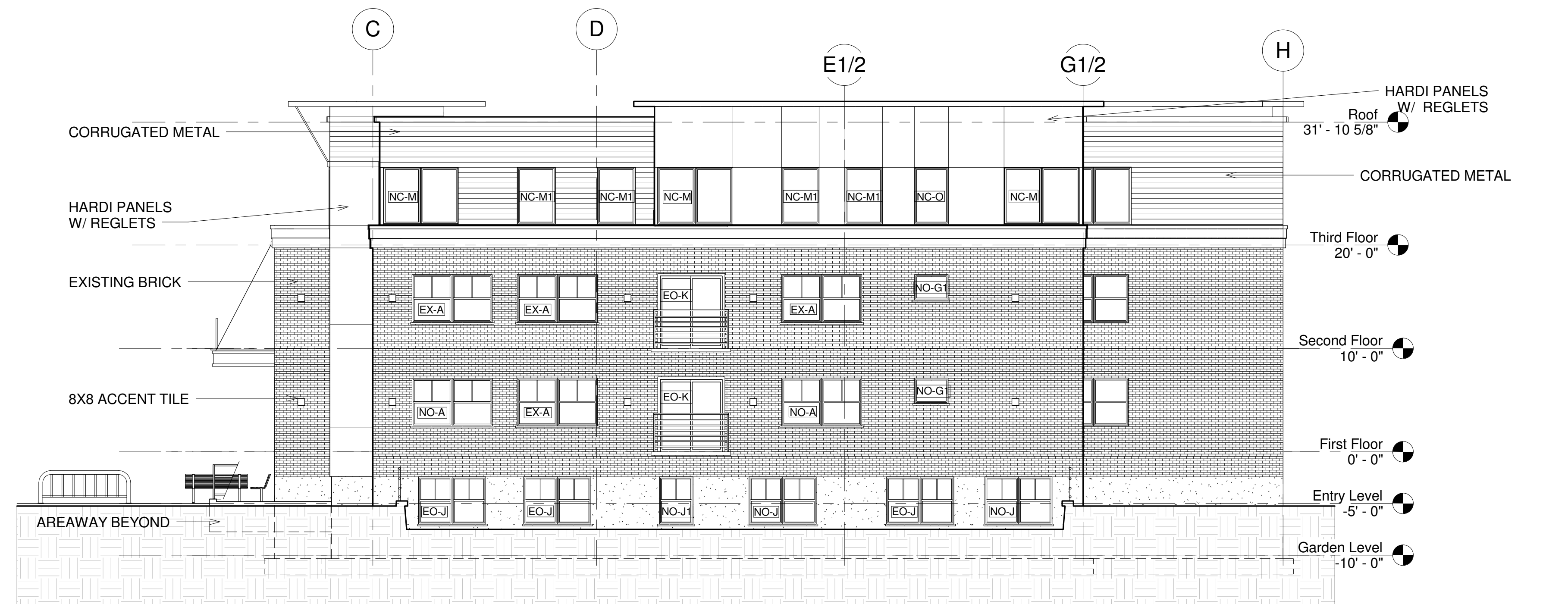
Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
 148 Maple Avenue
 Great Barrington, MA

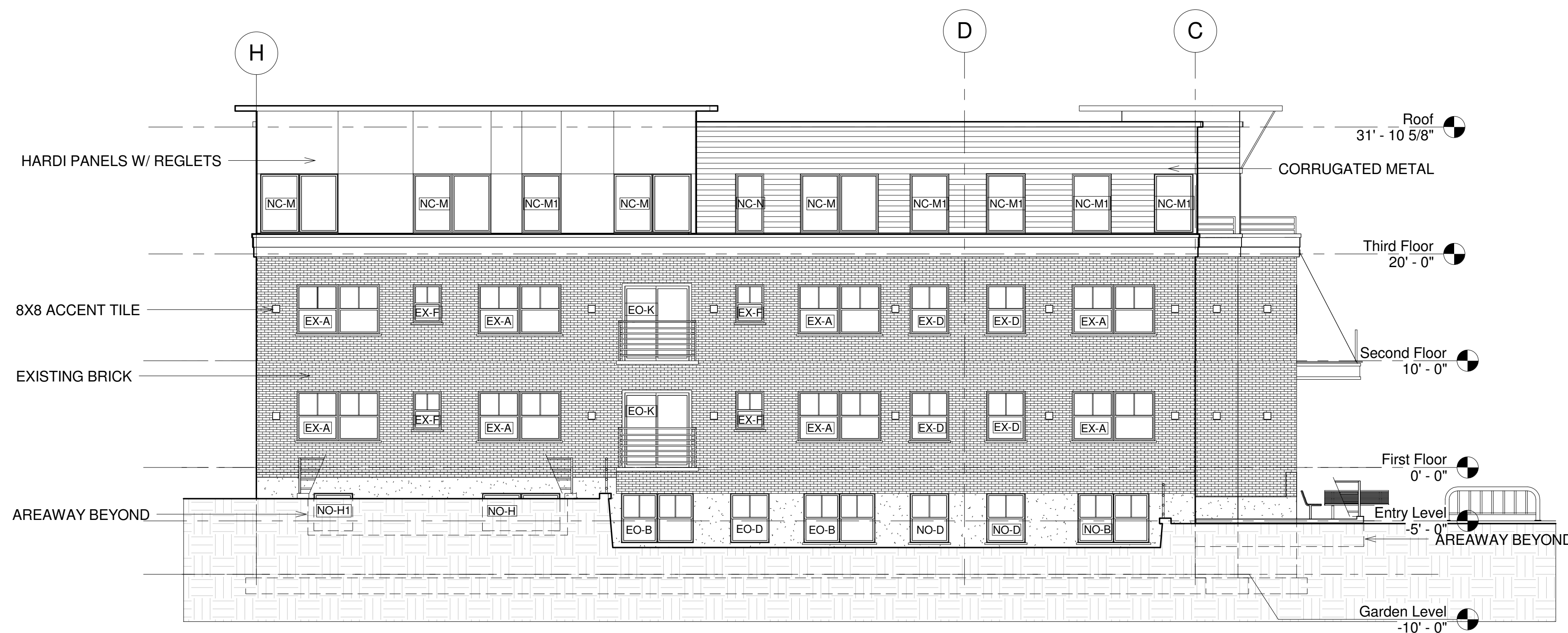
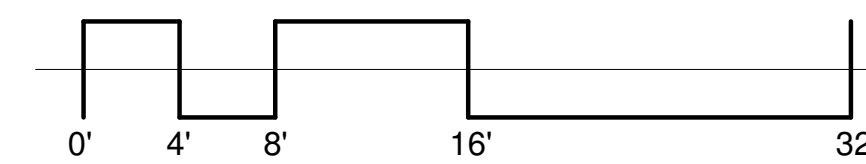


No.	Description	Date

South & North Elevation		A05
Project number	MP	
Date	10.20.20	
Drawn by	Mike Marotta	
Checked by	Nick Elton	
Scale 1/8" = 1'-0"		



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

SEE SHEETS A08 to A11 CONCEPT PERSPECTIVES FOR ADDITIONAL ELEVATION INFORMATION.

WINDOW SCHEDULE:

KEY:

- EX-A** Existing Window Opening
- EO-A** Enlarged Window Opening
- NO-A** New Opening
- NC-A** New Construction

- Type A- Two (2) 3'-10 1/2"w x 4'-7 1/2"h Double Hung
- Type A1- One (1) 3'-10 1/2"w x 4'-7 1/2"h Double Hung
- Type B- Two (2) 3'-4 1/2"w x 4'-7 1/2"h Double Hung
- Type B1- One (1) 3'-4 1/2"w x 4'-7 1/2"h Double Hung
- Type C- One (1) 3'-0"w x 7'-0"h Patio Swing Door
- Type D- One (1) 3'-7"w x 4'-7 1/2"h Double Hung
- Type E- Three (3) 3'-3"w x 4'-7 1/2"h Double Hung
- Type F- One (1) 2'-7 1/2"w x 3'-7"h Double Hung
- Type G- Two (2) 3'-3"w x 2'-7 1/2"h Awning
- Type G1- One (1) 3'-3"w x 2'-7 1/2"h Awning
- Type H- Two (2) 3'-7"w x 3'-6"h Awning
- Type H1- One (1) 3'-7"w x 3'-6"h Awning
- Type J- Two (2) 3'-3"w x 4'-7 1/2"h Double Hung
- Type J1- One (1) 3'-3"w x 4'-7 1/2"h Double Hung
- Type K- One (1) 6'-0"w x 7'-0" Patio Sliding Door
- Type L- One (1) 2'-10"w x 2'-6"h Awning
- Type M- Two (2) 3'-7"w x 5'-6" Casment
- Type M1- One (1) 3'-7"w x 5'-6" Casment
- Type N- One (1) 2'-7 1/2"w x 5'-6" Casment
- Type O- One (1) 3'-3"w x 5'-6" Casment
- Type P- One (1) 3'-7"w x 8'-6" Double Hung

Project Developer:

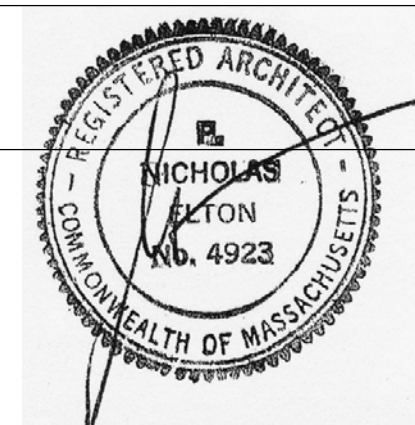
Jon Halpern
Southfield, MA
Great Barrington
Development, LLC

Project Manager:

Sam VanSant
Cobalt LLC
Great Barrington, MA

Elton + Hampton Architects
103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



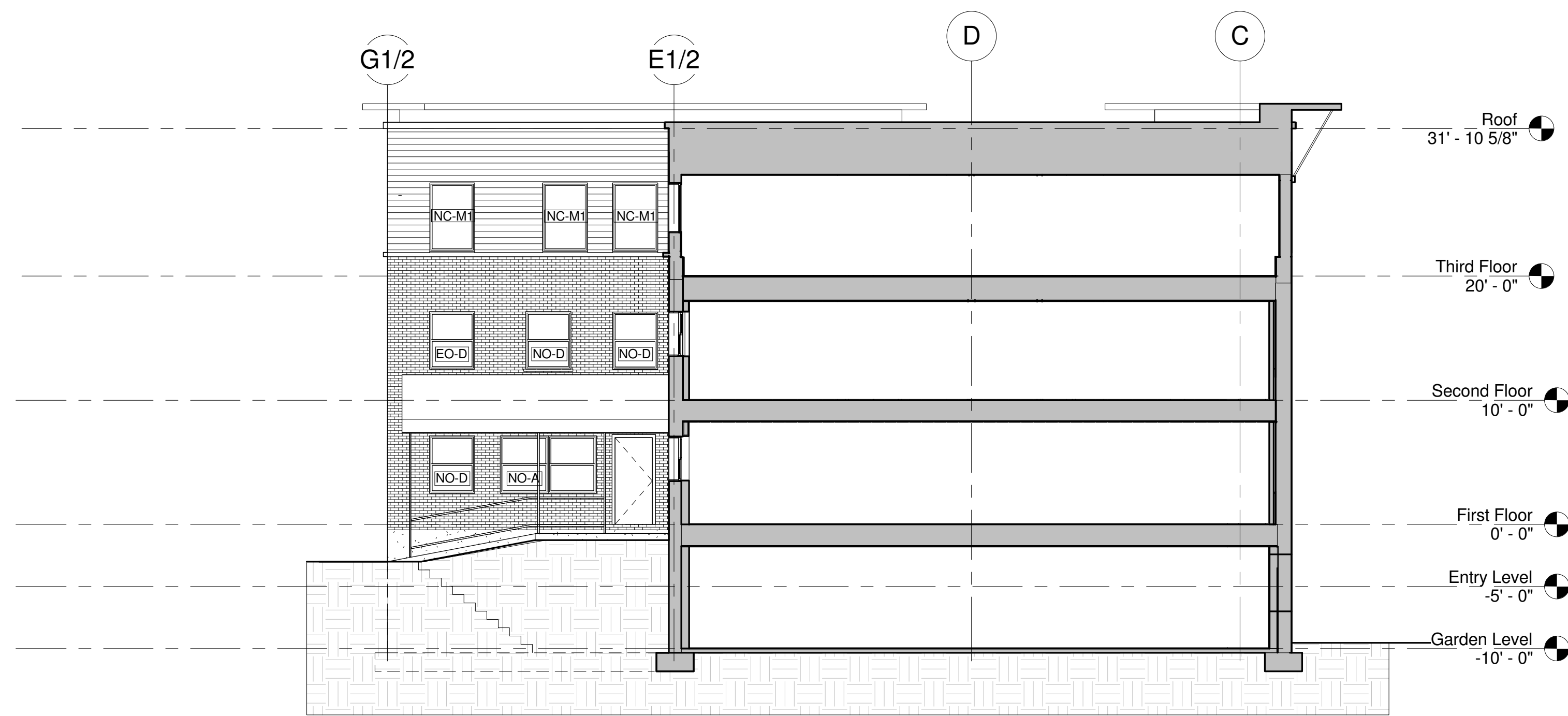
No.	Description	Date

East & West Elevation		A06
Project number	MP	
Date	10.20.20	
Drawn by	Author	
Checked by	Checker	
Scale 1/8" = 1'-0"		

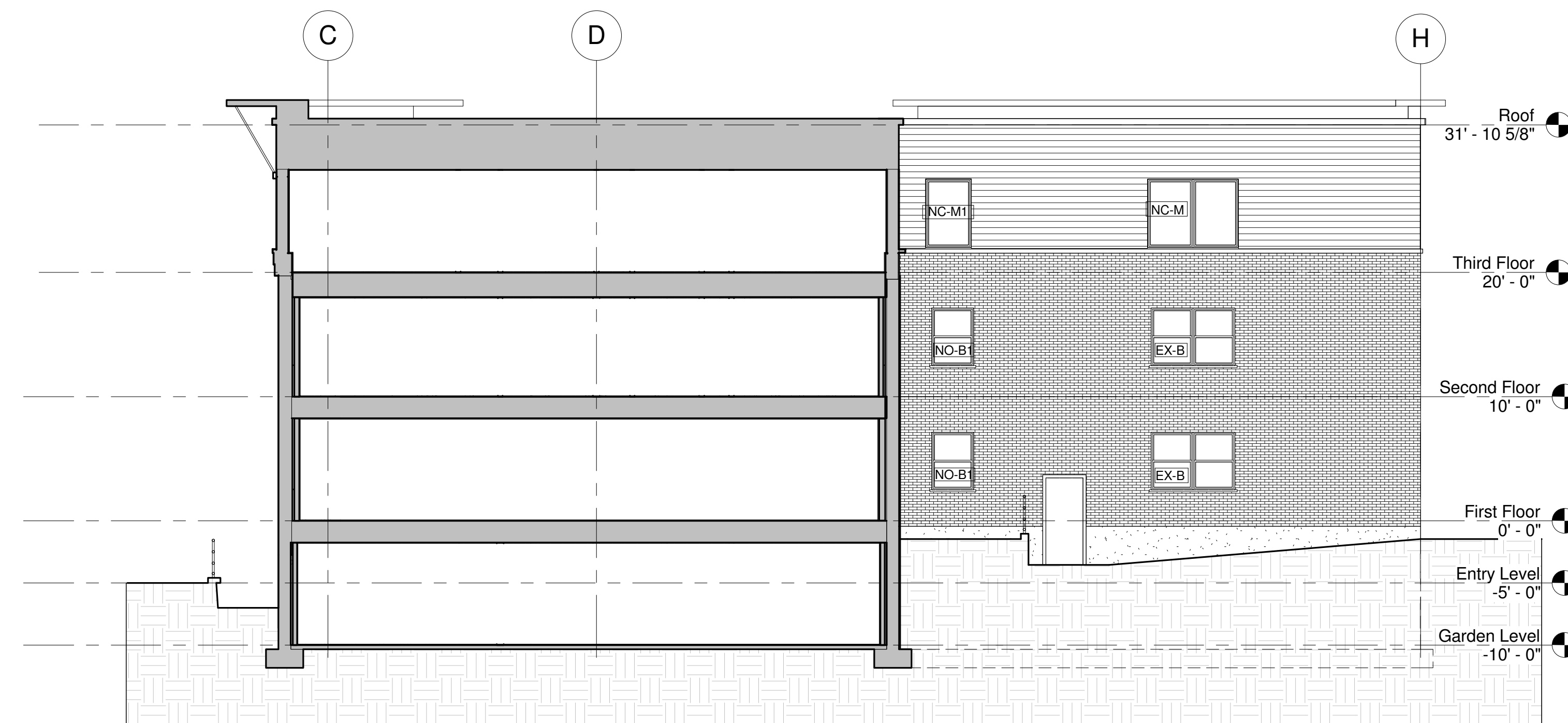
WINDOW SCHEDULE:

- KEY:**
EX-A Existing Window Opening
EO-A Enlarged Window Opening
NO-A New Opening
NC-A New Construction

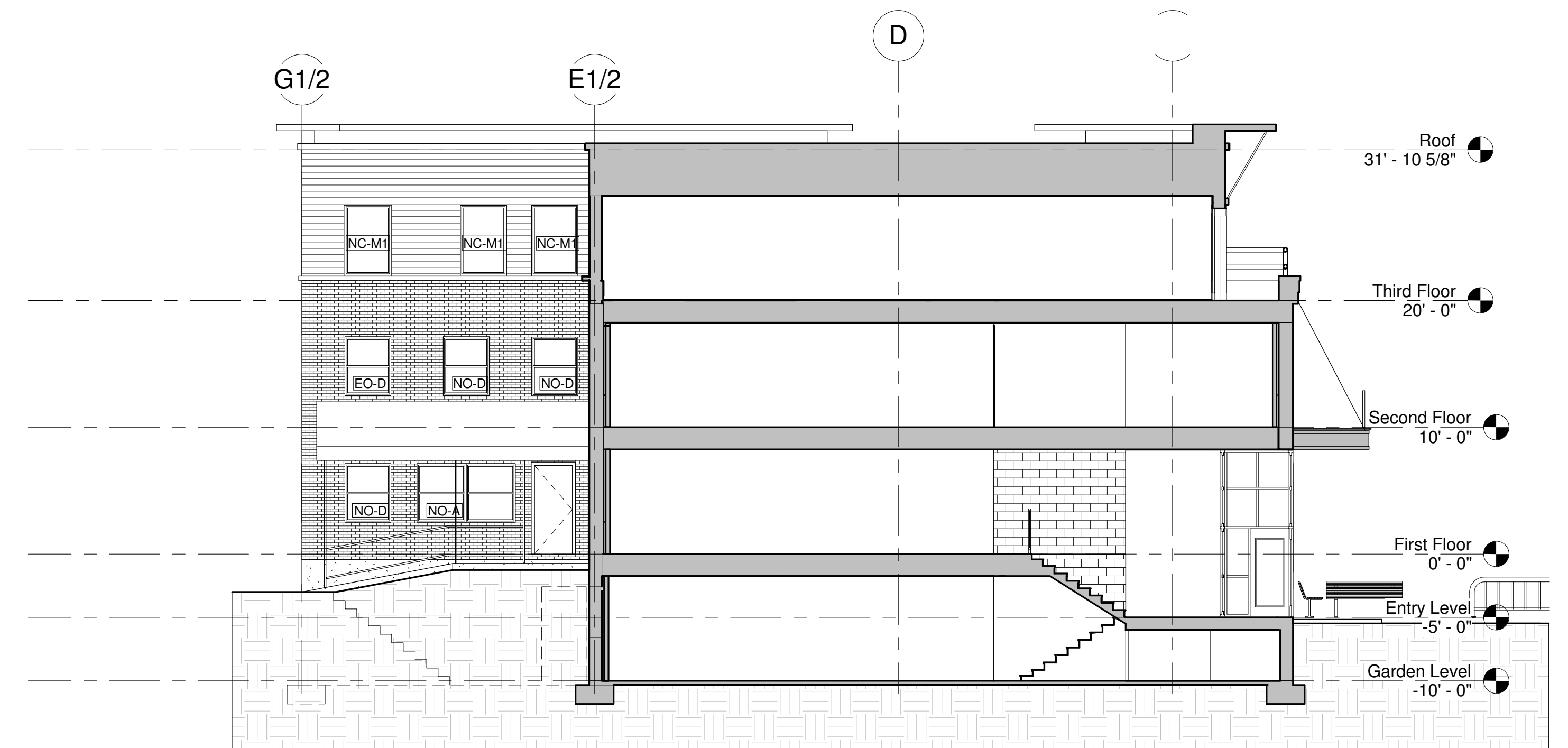
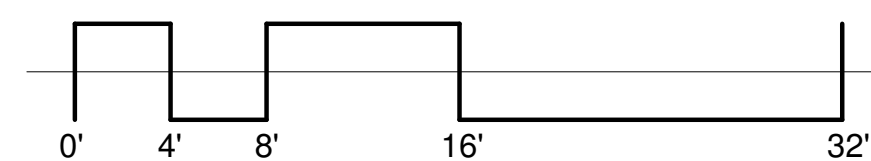
REFER TO WINDOW SIZES ON SHEET A-6



1 SECTION ELEVATION
 1/8" = 1'-0"



2 SECTION ELEVATION
 1/8" = 1'-0"



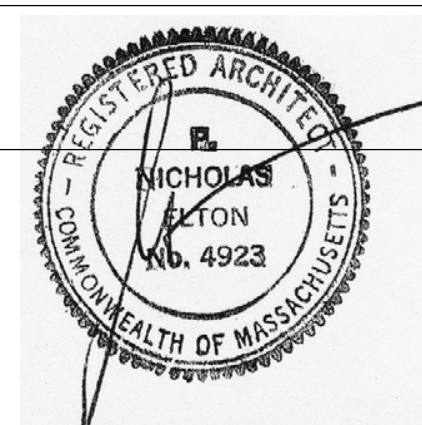
3 ENTRY SECTION
 1/8" = 1'-0"

Project Developer:
 Jon Halpern
 Southfield, MA
 Great Barrington
 Development, LLC

Project Manager:
 Sam VanSant
 Cobalt LLC
 Great Barrington, MA

Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
 148 Maple Avenue
 Great Barrington, MA



No.	Description	Date

Section Elevations & Entry Section		A07
Project number	MP	
Date	10.20.20	
Drawn by	MM	
Checked by	NE	
Scale 1/8" = 1'-0"		

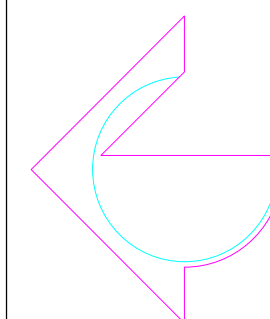


SOUTH EAST PERSPECTIVE

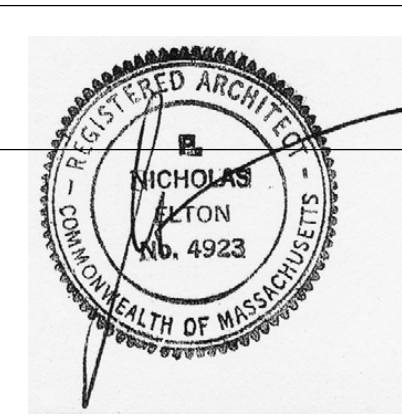


SOUTH WEST PERSPECTIVE




Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDSFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

Concept Perspectives

Project number	MP
Date	10.20.20
Drawn by	Author
Checked by	Checker

A-08

Scale

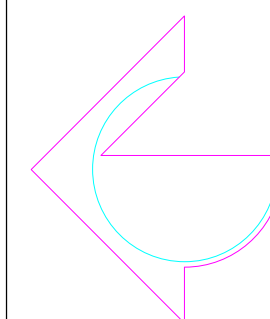


NORTH WEST PERSPECTIVE

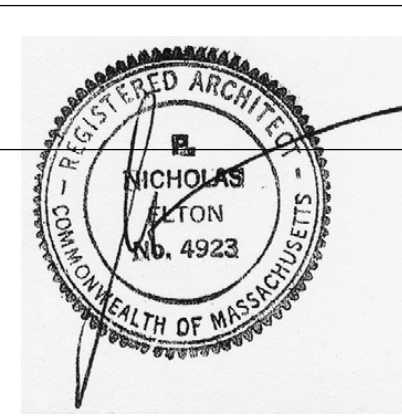


NORTH PERSPECTIVE




Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

Concept Perspectives		A-09
Project number	MP	
Date	10.20.20	
Drawn by	Author	
Checked by	Checker	Scale

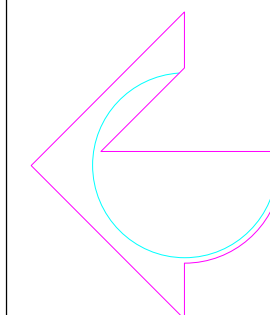


NORTH EAST PERSPECTIVE

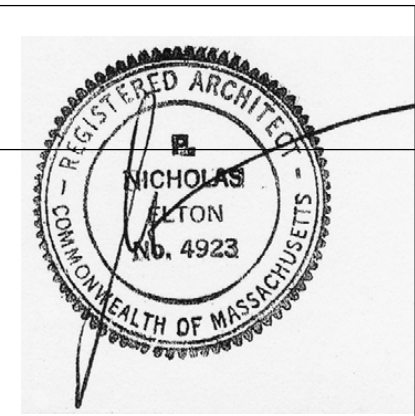


STREET ELEVATION




Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA

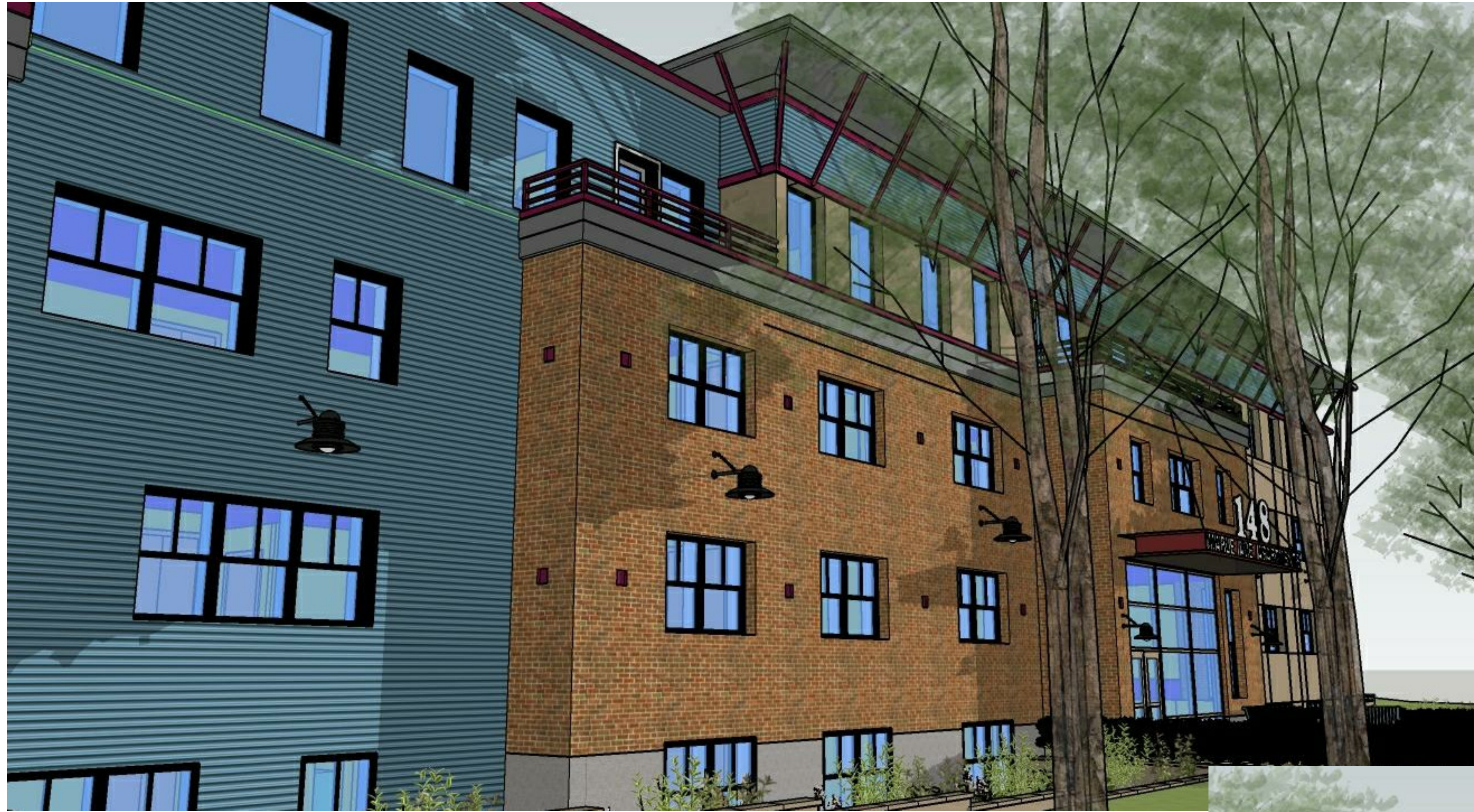


No.	Description	Date

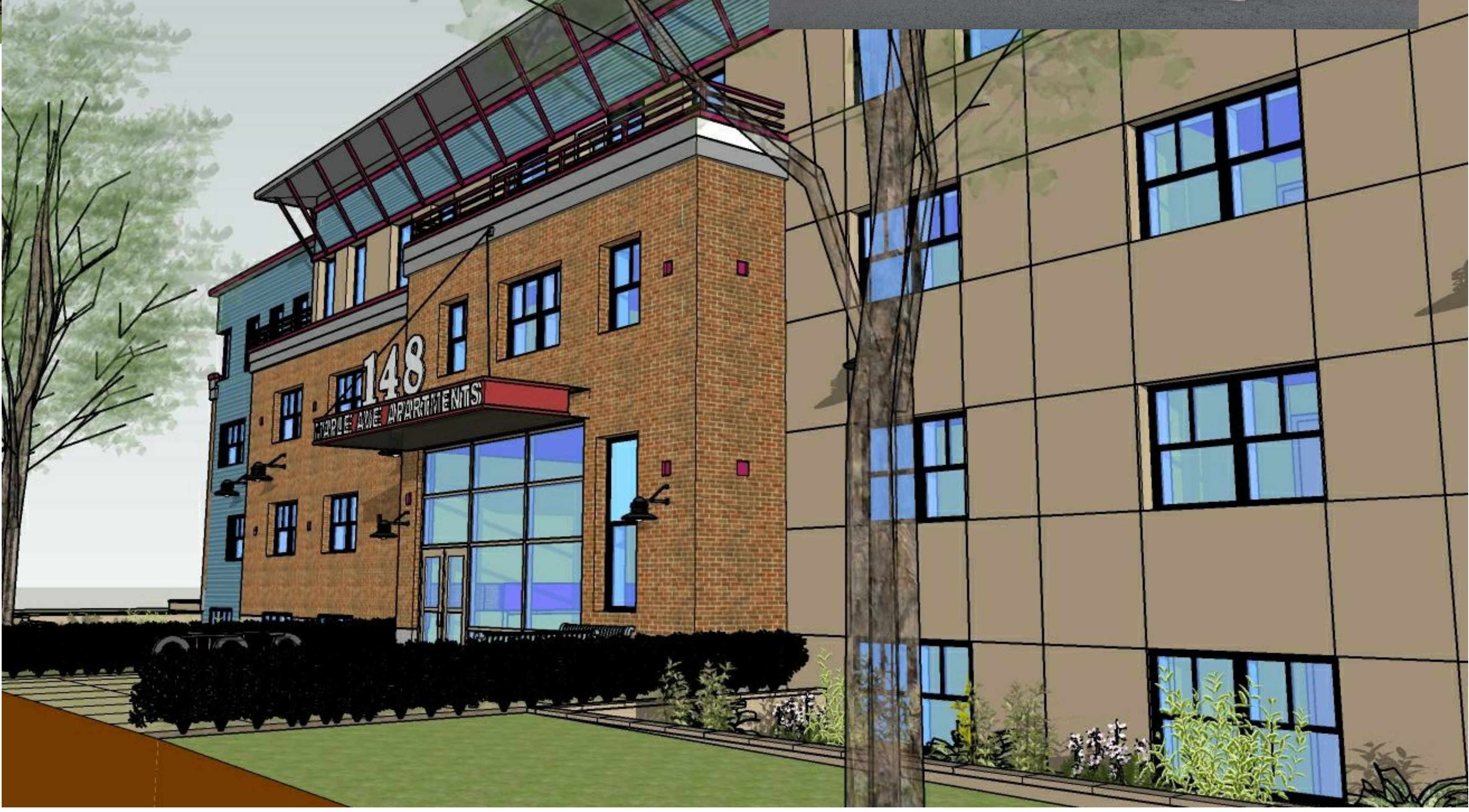
Concept Perspectives

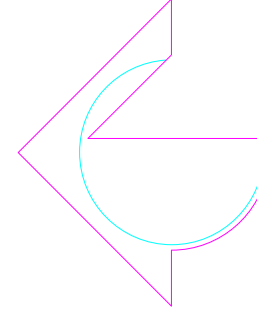
Project number	MP
Date	10.20.20
Drawn by	Author
Checked by	Checker

A-10
 Scale

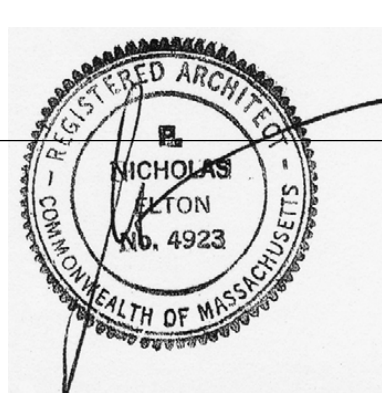


STREET PERSPECTIVES




Elton + Hampton Architects
 103 TERRACE STREET ROXBURY, MA 01463 (617) 708-1071
 104 WEST STREET SANDISFIELD, MA 01255 (413) 258-1071

MAPLE AVENUE APARTMENTS
148 Maple Avenue
Great Barrington, MA



No.	Description	Date

Concept Perspectives		A-11
Project number	MP	
Date	10.20.20	
Drawn by	Author	
Checked by	Checker	Scale

Charles J. Ferris
Attorney At Law
500 Main Street - Suite 1
Great Barrington, MA 01230
413-528-8900 Fax 413-528-9132
Admitted in Massachusetts & New York
charles.ferris@verizon.net

To: Great Barrington Planning Board
Re: Traffic Analysis - Special Permit Application # 919-20 - 148 Maple Avenue

The use of the premises for a 48-unit residential building will not cause any significant increases in traffic volume on Maple Avenue/Route 23 in the vicinity of the building. In fact, as set forth below, there are reasons to believe that traffic patterns will be roughly the same as compared to the prior use of the premises.

In a recent report prepared by Nitsch Engineering for the Maple Avenue/Route 7 intersection, the average daily traffic volume (vehicles per day) for "Maple Avenue, West of Main Street" was 5,731 vehicles per day (data collected April, 2018)(Exhibit A).

This was eastbound traffic volume near the intersection. In fact, the daily traffic volume near the building may be considerably higher since many of the eastbound cars turn onto Silver Street or West Avenue or into commercial establishments before reaching the intersection.

If every single dwelling unit in the apartment building made 2 complete vehicle round trips per day that would only add 192 vehicle trips per day in the area. This would amount to a 3.3 % increase in traffic volume *versus an empty structure*.

However, since the structure has historically been used as an active 96-bed nursing home, with many employees working 3 rotating shifts, these premises already generated many employee vehicle trips and visitor vehicle trips each day.

There is available data to compare residential vs. nursing home traffic patterns. The Institute of Transportation Engineers ("ITE") publishes statistics which estimate the number of vehicle trips generated by different real estate uses. Their Trip Generator Manual (9th edition)(Exhibit B) estimates that a low rise apartment produces .58 trips per dwelling unit at the peak evening usage, which works out to 28 vehicle trips projected at evening "rush-hour" for a low-rise apartment building. A Nursing Home is estimated to generate .74 trips x square footage (33,240 sq. ft.) = 25 trips at the peak evening usage. This strongly suggests that the actual traffic impact of a residential apartment building will be roughly the same as the existing nursing home usage, and will not adversely burden the roads which are handling several hundred vehicle trips per hour at peak evening usage.

For the foregoing reasons, we do not believe that the proposed project will have an adverse impact on the neighborhood.



Nitsch Engineering

Functional Design Report

Intersection Improvements at Main Street,
South Main Street, and Maple Avenue
Great Barrington, MA

May 22, 2018

Prepared for:

Massachusetts Department of Transportation
Highway Division, District 1 Office
270 Main Street
Lenox, MA 02140

Submitted by:

Nitsch Engineering
2 Center Plaza, Suite 430
Boston, MA 02108

Nitsch Engineering Project #9720.23

MassDOT Project #608568

Barrington No. 5208

EXHIBIT

A

Building better communities with you.

3.2 Traffic Count Data

Automatic Traffic Count (ATR) Data

PDI collected ATR counts for a continuous 48-hour period at two locations in the study area from Wednesday April 11, 2018 to Thursday, April 12, 2018. We applied the 2% seasonal adjustment increase to the traffic counts and averaged the two daily 24-hour periods. Table 2 summarizes the seasonally adjusted ATR data and Figure 3 indicates the locations and seasonally adjusted ADTs for each ATR. The raw ATR data is included in Appendix C.

Table 2 – Seasonally Adjusted Automatic Traffic Recorder (ATR) Summary

ATR LOCATION NUMBER	ATR LOCATION	PERIOD	ADT ^a		PEAK HOUR TRAFFIC				K factor ^d
			VOLUMES (vpd) ^b	DIRECTIONAL DISTRIBUTION	PERIOD	VOLUMES (vph) ^c	DIRECTIONAL DISTRIBUTION		
1	Main Street, north of Maple Avenue	Weekday	16,384	50% SB	Morning	1,188	52%	SB	0.07
					Evening	1,440	51%	NB	0.09
2	Maple Avenue, west of Main Street	Weekday	5,731	52% EB	Morning	466	53%	EB	0.08
					Evening	509	54%	EB	0.09

^a Average Daily Traffic; ^b Vehicles per day; ^c Vehicles per hour; ^d Percent of daily traffic

Turning Movement Count (TMC) Data

PDI collected TMC data at the study intersection on Thursday, April 12, 2018 from 7:00 AM to 9:00 AM to capture the weekday morning traffic peak hours and from 4:00 PM to 6:00 PM to capture the weekday evening traffic peak hours. The counts included passenger vehicles, heavy vehicles, bicycles, and pedestrians. We applied the 2% seasonal adjustment increase to the TMC data. Figure 3 presents the seasonally adjusted 2018 Existing Peak Hour Vehicle Volumes and Figure 4 presents the 2018 Existing Peak Hour Pedestrian and Bicycle Volumes. The raw TMC data is included in Appendix C.

INSTITUTE OF TRANSPORTATION ENGINEERS COMMON TRIP GENERATION RATES (PM Peak Hour)

(Trip Generation Manual, 9th Edition)

Code	Description	Unit of Measure	Trips Per Unit
PORT AND TERMINAL			
30	Truck Terminal	Acres	6.55
90	Park and Ride Lot with Bus Service	Parking Spaces	0.62
INDUSTRIAL			
110	General Light Industrial	1,000 SF	0.97
120	General Heavy Industrial	Acres	2.16
130	Industrial Park	1,000 SF	0.85
140	Manufacturing	1,000 SF	0.73
150	Warehousing	1,000 SF	0.32
151	Mini-Warehouse	1,000 SF	0.26
152	High-Cube Warehouse	1,000 SF	0.12
170	Utilities	1,000 SF	0.76
RESIDENTIAL			
210	Single-Family Detached Housing	Dwelling Units	1.00
220	Apartment	Dwelling Units	0.62
221	Low-Rise Apartment	Dwelling Units	0.58
230	Residential Condominium / Townhouse	Dwelling Units	0.52
240	Mobile Home Park	Dwelling Units	0.59
251	Senior Adult Housing - Detached	Dwelling Units	0.27
252	Senior Adult Housing - Attached	Dwelling Units	0.25
253	Congregate Care Facility	Dwelling Units	0.17
254	Assisted Living	Beds	0.22
255	Continuing Care Retirement Community	Dwelling Units	0.16
LODGING			
310	Hotel	Rooms	0.60
320	Motel	Rooms	0.47
330	Resort Hotel	Rooms	0.42
RECREATIONAL			
411	City Park	Acres	0.19
412	County Park	Acres	0.09
413	State Park	Acres	0.07
415	Beach Park	Acres	1.30
416	Campground / Recreation Vehicle Park	Camp Sites	0.27
417	Regional Park	Acres	0.20
420	Marina	Berths	0.19
430	Golf Course	Acres	0.30
431	Miniature Golf Course	Holes	0.33

Code	Description	Unit of Measure	Trips Per Unit
432	Golf Driving Range	Tees / Driving Positions	1.25
433	Batting Cages	Cages	2.22
435	Multi-Purpose Recreational Facility	Acres	5.77
437	Bowling Alley	1,000 SF	1.71
441	Live Theater	Seats	0.02
443	Movie Theater without Matinee	1,000 SF	6.16
444	Movie Theater with Matinee	1,000 SF	3.80
445	Multiplex Movie Theater	1,000 SF	4.91
452	Horse Race Track	Acres	4.30
454	Dog Race Track	Attendance Capacity	0.15
460	Arena	Acres	3.33
473	Casino / Video Lottery Establishment	1,000 SF	13.43
480	Amusement Park	Acres	3.95
488	Soccer Complex	Fields	17.70
490	Tennis Courts	Courts	3.88
491	Racquet / Tennis Club	Courts	3.35
492	Health / Fitness Club	1,000 SF	3.53
493	Athletic Club	1,000 SF	5.96
495	Recreational Community Center	1,000 SF	1.45
INSTITUTIONAL			
520	Elementary School	1,000 SF	1.21
522	Middle School / Junior High School	1,000 SF	1.19
530	High School	1,000 SF	0.97
536	Private School (K-12)	Students	0.17
540	Junior / Community College	1,000 SF	2.54
560	Church	1,000 SF	0.55
565	Daycare Center	1,000 SF	12.46
566	Cemetery	Acres	0.84
571	Prison	1,000 SF	2.91
580	Museum	1,000 SF	0.18
590	Library	1,000 SF	7.30
591	Lodge / Fraternal Organization	Members	0.03
MEDICAL			
610	Hospital	1,000 SF	0.93
620	Nursing Home	1,000 SF	0.74
630	Clinic	1,000 SF	5.18
640	Animal Hospital / Veterinary Clinic	1,000 SF	4.72

Maple Avenue Apartments

148 Maple Ave
Great Barrington MA 01230
Great Barrington Development LLC
(516) 298-6676

To: Great Barrington Planning Board
Re: Project Narrative for Special Permit #919-20

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

148 Maple Ave is located at the juncture among three master plan districts (Gateway, Transition Zone and Neighborhoods):

Gateway District - The 2.5 acres of wooded land on the 4.2 acre site will remain unchanged as common open space with a mix of wooded and grassed areas. The project also proposes to reduce the paved area by 3%. This project will fully renovate an existing 50 year old, vacant, nursing home building into rental housing.

Transition Zone - The proposed project is only rental housing as allowed by 8.10.2 in the zoning bylaw. The proposed project will re-purpose an existing building and maintain the community fabric as a mostly residential area. The site is currently connected to downtown Great Barrington with sidewalks and generous roadway aprons that serve as bicycle paths. It is directly on the BRTA route #21 and #22.

The design team is in the process of completing a passive house study to evaluate if the project can meet these standards.

The proposed occupancy-load is reduced from the existing occupancy-load which will calm traffic on and off the site.

Neighborhoods - Great Barrington needs additional housing options for the workforce along with the recent rental projects like 47 RR and the Bentley Apartments which provide both high end and affordable housing options that are expanding to meet the diverse housing demands of the community. With this adaptive reuse of a now empty institutional building there is an opportunity here an alternative housing option for the community to expand its stock of workforce housing. The 148 Maple Ave. apartments have been designed to meet the needs of this cross-section of our community which would result in the potential for many people who work in the community to be able to live here. This also would entice younger people to move to the area while also presenting an affordable, viable option for young people who have grown up here to be able to stay. From 1990 to 2020 residents 0-24 yr olds fell by 7.4% and the group 24-54 yr old fell by 9.8% over the same time period. We know that the lack of diverse housing

options and opportunities plays a major role in these declining numbers. We seek to fill one part of the housing matrix for Great Barrington by offering economical apartments within biking and walking distance to the downtown and the shopping plaza at the south end of town with updated kitchen and bathrooms, meeting current accessibility requirements, and providing amenities like dog washing and bike storage, a gym space, and modern internet speeds and connectivity.

One of the most vibrant economic sectors of Great Barrington is tourism, which booms in the summertime. Local restaurants and shops can struggle during the “off season” to generate enough revenue to stay open till the hustle and bustle of the summer returns. This project will allow for more full time residents to live in Great Barrington year round, which will help support the local commerce, e.g. restaurants and shops all 12 months of the year.

2) Traffic flow and safety, including parking and loading

Traffic patterns will remain the same based on the precedent of nursing home use i.e. staff, visitors, and vendors. According to Great Barrington zoning regulations the parking requirements as a Nursing home with 96 beds are one parking spot per three beds and two parking spots per every three employees (serving the shift with the greatest number of employees) or a total of 48 parking spots. This did not account for truck vendors and emergency vehicles coming in and out of the facility throughout the day. The parking requirements for the proposed multifamily building is 49 parking spots, so essentially the same traffic flow as the property has supported for the last 50 years. Furthermore, if you factor in rotating employees in 8 hour shifts, the traffic will be reduced from its previous impact.

The site lighting will be improved at the entrance and exit to the property and will improve safety for vehicles entering and leaving the site at night.

The proposed project meets the parking requirements in 8.10.6 of the zoning bylaw.

The proposed project provides a loading area for tenants moving in or out, in the front of the building with easy access to the elevator. There is also ample space in the rear of the building for the use of a second loading ramp.

3) Adequacy of utilities and other public services

Both the municipal water and sewer departments have confirmed that their respective capacity will accommodate the proposed 48 apartments. Additional verbal confirmation has been reviewed with NationalGrid for electrical service, and the natural gas requirements will be reduced.

4) Neighborhoods character and social structure

The adaptive reuse of an institutional building from the 1960s will update the facade to better blend with the residential character of the neighborhood. The rhythm of the street will not be impacted as the building is set back from the street and the entrance and exit will remain the same as they have been for the life span of the building.

This area of Maple Ave (rte 23) is a transitional zone between commercial and residential, making it an ideal location for denser housing that will be within walking distance of stores, downtown, and the grocery market. Another benefit is this project is located on the bus route making it possible for residents to live there and work and shop without a car. As we know transportation can be challenging and costly so this is a nice benefit to the working sector and those that do not drive for several reasons.

5) Impacts on the natural environment

There will be no adverse impact to the natural environment with this project. The footprint of the building will not be increased, and the existing area of permeable surface will be reduced by 3%. In addition, the proposed landscaping plan will add screening for the parking area, which is currently open and visible from the street.

6) Potential fiscal impact, including impact on town services, tax base, and employment

The proposed project will increase the tax base for the town from the properties previous use as a nursing home. Greater housing diversity will also increase the ability of people who work in Great Barrington to also live in town which will increase their use of town services that, in turn, will boost revenue for local businesses like grocery stores, restaurants and retail establishments. It also supports the future economy of Great Barrington to provide housing to a younger generation and workforce so they can establish their careers and home base right here in the town.

MEMORANDUM

From: Carol Purcell

To: Chris Rembold

Re: Development at 148 Maple Avenue

Carol Purcell

Date: December 4, 2020

Please find attached a copy of a letter I sent to my neighbors, all of them abutters to the referenced development. I am sharing it with you because I fear that I may not be able to attend the Planning Board's Zoom mtg scheduled for Dec 10 due to technical issues at my end. And while the attached letter has factual errors in it (when written I thought the development was a matter for the Selectboard, not the Planning Board, and also was not aware that the bylaw amendments had passed this summer) none of these errors detract from my and many of my neighbors' objections to the development. These objections, amounting only to a partial list, need serious consideration from the Planning Board.

After reading the bylaw amendment I was struck by the degree to which the developer for 148 Maple used exact language from its wording (as you will immediately see) to justify his project. This surprised me: it seems that the bylaws were amended to enable the exact project envisioned by the developer at 148 Maple, a matter about which we in the neighborhood, that is, the affected parties, knew nothing at the time. But the written assumptions of the project based on those amended bylaws is not, in even the smallest degree, consistent with what our neighborhood was, is, or as we would have it remain: the developer's assumptions about both the project and the neighborhood are in fact badly mistaken and, if allowed to proceed, would cause irreversible harm to our quality of life among other things (lowered property values, orders of magnitude increase in neighbors, etc).

The point is that, to us abutters, this project represents a monstrosity. 148 Maple wasn't, isn't and (hopefully) will not be a suitable place to locate such a large number of new neighbors as my letter makes clear. We are calling on the Planning Board to pay attention to our feelings, logic and experience in this matter, in short to let facts and residents in our GB neighborhood prevail over narrow, self-serving development perspectives.

Carol Purcell
120 Maple Ave
Great Barrington MA 01230
(413) 528-3498

Dear Neighbor:

November 20, 2020

I am writing to you about the proposed development at 148 Maple Ave. I obtained your address from the list of abutters published in the proposal and my intent is to solicit comment in the event that we or some subset of us may make common cause prior to the Zoom hearing scheduled for Dec 10. I am personally not against the use of the former nursing home for rental housing but when I read the proposal I could not help but find myself at variance with some of its premises. This is because it proposes massive and problematic changes to our neighborhood. Several of its premises are not consistent with reality and we will be obliged to live with the negative consequences of its misapprehensions if the Selectmen vote to approve it as-is. We must, in my view, unite and mobilize to either get the proposal downsized or voted down. Following are 7 quotes from the proposal (on its 6th [unnumbered] page) followed by my take:

(1) "The scale of the proposal, including 48 residential apartments ... is **not more detrimental** to the residential neighborhood than the previous nursing home use (emphasis added)." This is an interesting assertion. No one asked me, as a 40 years plus close-abutter to the nursing home, what might qualify as "detrimental", a revealing and perhaps unfortunate choice of words. The developer isn't proposing to help make a better neighborhood. He will merely not make it more detrimental than he assumes the nursing home to have been. But nursing home activity was rarely more than a minor nuisance (noise, light) and never a detriment to living by it. Its proprietors were good, quiet, responsive neighbors. So let's do the math and consider this word, "detrimental", in context and from the viewpoint of a long-time abutter.

(A) The small-in-number nursing home staff were predictable and respectful of us neighbors but the 48 units (4 studio, 8 two BR and 36 one BR) of the development would have a capacity of 48 to 112 (or more?) occupants. Our large-in-number new neighbors would be unpredictable and engage in all-hours traffic with the noise, lights, outdoor activity, litter and unavoidable close-quarters consequences of propinquity to us and one

another, much of it unavoidably occurring as unwanted nuisance.

(B) This density of new neighbors would represent a several-orders-of-magnitude increase in all-of-the-above local nuisances, in my view a situation not remotely comparable to the predictable rhythms and processes of the nursing home since the development will have many more independent moving parts (ie renters) thereby increasing unpredictability. I ask: in what way is the development not more detrimental to abutters?

(2) "Proposed traffic will not be severely changed by the use, as the premises sits on a main road, and will no longer be used for a business purpose, with multiple deliveries and employees coming and going each day"; and: "There is at least one parking space for each dwelling unit."

(A) The developer refers to "traffic [that] will not be severely changed" as if only severe change should be considered for downsizing or voting down their proposal. What a bizarrely-reasoned standard!

(B) He also maligns the former nursing home's "business purpose" as if it was a problem. But the "multiple deliveries" referenced were made by professionals whose conduct ruffled the surface of our existence not at all. It is the negative reference to "employees coming and going", though, that really takes the cake. What nerve! What else will the many-times-more-numerous new neighbors be doing 24/7? They will be making more deliveries, pick-ups and drop-offs, creating considerably more commotion, trash, noise and light than did almost anyone who worked at the nursing home, and finding themselves constrained to do it in the utterly inadequate parking area that will be available to them. To wit:

(C) The proposed parking (50 slots) cannot be considered without skepticism because, first, the new lot will be narrowed. Second, the developer's "one car/one apartment" logic is not consistent with American car ownership patterns (ie each adult driving his/her own vehicle). This foreseeable inadequacy would spill onto the undeveloped lawn areas by me thus diminishing my quality of living prospects further. The proposed lot size makes overflow vehicles jockeying for parking close to my property line an unwelcome but inevitable prospect. It is on me to bring this glaring practical flaw to the urgent attention of the Selectmen.

(D) And what of plowing this lot in winter, with its inevitable overcrowding? In the past the lot was plowed/salted when nearly empty at 5am and then throughout the day as needed. How would this happen with a full, narrowed lot? Clearing slots on a car-by-car basis? The resulting ice-and-snow mess would diminish parking capacity and safety further.

The lot in question becomes an ice sheet multiple times each storm day. There is no practical plan that can forestall bad outcomes with so many cars parked overnight. We, the neighbors, would be forced to witness the resulting accidents, noise and confusion to say nothing of the very real difficulties irate renters and the facility's service providers would face.

(3) "The number of residential units on the premises will not adversely impact the neighborhood." This convenient, catch-all assertion was made without evidence and is therefore without merit.

(A) The property value impact of the development is likely to be unfriendly to current property owners. I ask: is that not an adverse impact? What buyer would want to live by a warren of rental apartments with inadequate parking when an arterial road is already a deterrent?

(B) To resident children of the development the woods behind the building would be irresistible. The ownership of the multiple parcels above the former nursing home is very hard to discern (and so would be the activities of any kids up there). Children will not, and cannot be expected to, respect property lines when they can't even see where they are, to say nothing of the potential for their mischief or dangerous behavior up there.

(C) The increased volume of residents' garbage will draw more bears off the hill as they inevitably sniff out and seek the tasty things we throw out. Bears are already residents hereabouts, visit frequently and are nearly impossible to deter.

(4) "The driveway and parking area serving the premises will be adequately screened." The map of the proposed development shows no such screening between at least 12 of the proposed parking slots and my bedroom, living room and kitchen windows. Constant, changing headlight illumination streaming through these windows mornings, dusk and evening every day would be unpleasant, like an x-ray slicing into my life. These blinding lights can stay annoyingly illuminated for quite awhile.

(5) "The project is consistent with the neighborhood character which is predominantly residential."

(A) The natural limits to the meaning of "neighborhood" and "residential" are unreasonably stretched to describe this project as "consistent" with it, as if Maple Ave would be unchanged by the addition of +100 new close-packed neighbors with inadequate parking.

(B) And what of renters who list on Airbnb? This phenomenon is famous for bringing in non-local and often unwanted visitors and will

only add to the existing parking congestion and uncertainty.

(C) Consider these reservations and you will agree that the quantity of people and the conditions in which they would be constrained to live would badly alter a neighborhood which is currently relatively quiet. It is disingenuous of the developer to assert without the pretense of analysis that because he believes the project is "consistent with the neighborhood character" and "not more detrimental to the residential neighborhood than the previous nursing home use" that his project should go ahead. We who live here know better. The Selectmen need to hear from us before they approve the real overreach represented by this proposal.

(6) In light of these objections the developer's opening argument, ie that "Conversion of the premises...will protect the surrounding residential neighborhood from **undue impacts from a new use...**" (emphasis added) is factually untrue and unlikely to be sufficiently changeable to become true. It is in fact obvious that the proposed conversion is the phenomenon that is actually fraught with "undue impacts from a new use" and will not protect us (or our neighborhood) from anything.

Everyone knows that, due to covid, recent months have created a lucrative property seller's market in the "safe" Berkshires. The developer seeks to cash in on an aspect of this trend (ie renting) as is his right. But what he projects is not consistent with reality, nor is the conversion he proposes one we should accept because if his premises are so demonstrably poorly arrived at, so at odds with local realities, then the consequences of the development will be dire, an ongoing threat to our collective quality of life. I mean, he proposes to intentionally build a concentrated warren of small apartments for strangers squeezed into an inadequate setting. What could possibly go wrong? His sloppy and self-serving assumptions are a warning about what will happen to our neighborhood if this slipshod proposal is approved as-is. The heedless thinking which produced it will continue and the consequences will be pooh-poohed or simply ignored.

It's on us to call this proposal out. We must not let this project proceed.

Sincerely,

Carol Purcell

Carol Purcell

Please call, post or email me (geofpurcell@gmail.com) any responses.

Agenda Item 7

9.4 DOWNTOWN MIXED-USE B3 DISTRICT

9.4.1 Purpose. The Downtown Mixed-Use B3 District is a transitional area between the downtown business core and ~~the~~ residential neighborhoods. It is designed to protect the traditional character of these respective areas, ~~and~~ to assist in revitalizing, ~~preserving, and expanding~~ the larger tracts of former industrial land in this area, and to allow parcels to contain a mix of uses, either vertically or horizontally, to promote a variety housing and business opportunities. ~~character of the traditional downtown core. The district is designed to enhance the downtown by providing a pleasing mix of land uses that work together and result in a lively, prosperous town center, that serves as an attractive place to live, work, shop, and recreate. Mixed uses may occur vertically or horizontally. Development and redevelopment in the district is intended to respect the traditional scale, massing, and character of the downtown.~~ The district is intended to foster the redevelopment of existing buildings or redevelopment that is scaled and massed in a manner that creates a positive pedestrian environment with active pedestrian amenities. Specific objectives of the Downtown Mixed-Use District are to:

1. Allow for different types of compatible land uses close together or in the same building to encourage pedestrian and public transit travel and reduce the use of personal automobiles;
2. Encourage infill and redevelopment of commercial, residential, and mixed-use development while preserving and enhancing the overall character of the district;
3. Allow flexibility in development standards in recognition of the challenge of developing small scale mixed-use buildings;
4. Encourage shared parking to promote a compact walkable town center, maximize pedestrian safety, and minimize the number of curb cuts.
5. ~~Maintain or i~~ Increase the supply of affordable dwelling units.

9.4.2 Location. The Downtown Mixed-Use B-3 District is shown on a map entitled "Proposed B3 District," which is hereby incorporated into the Zoning Bylaw, and includes the following land as shown on the 2006 Great Barrington Assessors' Maps:

Map 19	Parcels 118, 119, 120, 121, 127, 128, 130, 135A, 136, 137, 138, 138A, and 139
Map 20	Parcels 2, 5, 8, 8A, 12, 12A, 13, 14, 15, 16, 17, and 61

~~**9.4.3 Definitions.** For the purposes of this Section, the terms defined in Section 11, "Downtown Mixed Use B3 District" shall apply.~~

9.4.43 Permitted Uses. Permitted uses in the Downtown Mixed-Use B3 District are enumerated in Section 3.1.4, the Table of Use Regulations. The permitted uses are intended to promote

multifamily residential uses, mixed uses and compatibility between residential and nonresidential uses.

Projects that incorporate both multifamily residential uses or assisted living facilities with any of the following non-residential uses, where at least 25% of the street-level floor space is utilized for these non-residential uses, shall be considered Mixed Use for this section and shall be permitted by-right, subject to Site Plan Review, notwithstanding the permissions set forth for any individual use in Section 3.1.4:

- (1) Offices, including medical offices
- (2) Retail stores, including banks, but excluding stores and establishments with drive-through windows
- (3) General service establishments and/or personal service establishments
- (4) Bakeries and/or artisan food or beverage producers
- (5) Restaurants and cafes, indoor or outdoor
- (6) Community, education, or recreational uses, including museums, parks, playgrounds, health clubs and gym/fitness centers
- (7) Municipal buildings and facilities
- (8) Accessory uses, including home occupations, and parking accessory to any of the above permitted uses.

9.4.54 Dimensional Requirements. Dimensional requirements in the Downtown Mixed-Use B3 District shall be as set forth in Section 4.0. ~~The dimensional requirements reflect the proximity to downtown.~~

~~1. The maximum number of dwelling units permitted by right shall be based on a minimum area of 2,500 square feet of land per dwelling unit, except that one two family dwelling may be permitted on a lot of at least 5,000 square feet. The minimum area of land required per dwelling unit may be reduced through incentives described in this section and granted by special permit.~~

~~**9.4.6 Open Space.** The Minimum open space required shall be 20% of the total lot area, subject to reduced requirements earned through incentives described in this section and granted by special permit. For the purpose of this section, "open space" shall be defined as yards, playgrounds, walkways and other areas not covered by parking and driveways; such open space need not be accessible to the public.~~

~~**9.10.1 9.4.75 Parking.** Parking requirements for residential dwelling units shall be one parking space for each unit. No parking space shall reduce the effective width of a driveway providing access to more than one dwelling unit to less than 12 feet. In the event the parking spaces cannot be provided on the property, deviation from this requirement may be permitted in accordance with Section 6.1.9. The off-street parking requirements in Section 6.1 shall not apply in the B-3 except as provided in this section. Off-street parking requirements in the B-3 shall be as follows:~~

1. For new buildings, required off-street parking spaces shall not be located within the front yard area.
2. Only one space shall be required for any dwelling unit, whether in residential-only or in mixed-use buildings.
3. For permitted uses in existing buildings (those in existence as of May 1, 2021) that are not substantially expanded, the existing parking spaces shall be retained, but no new spaces shall be required. A substantial expansion is defined, for the purpose of this section, as one which involves increasing the gross floor area of a structure by more than 25% or 500 square feet, whichever is less.
4. For permitted uses in new buildings or existing buildings that are substantially expanded, as defined in this section, or for any building greater than 5,000 square feet gross floor area, parking is required as follows:
 - (a) one parking space shall be required for each dwelling unit;
 - (b) the parking requirements for business or industrial uses in Section 6.1.2 through 6.1.6 shall be calculated as follows: 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 (Example: 3 spaces required for retail, 4 spaces required for offices: $(3 + 4) \times 0.5 = 3.5$, so 3 spaces, + 1 handicapped space, = 4 spaces are required); and
5. The parking requirements of paragraphs 2, 3, or 4 of this section may be waived if the SPGA grants a special permit pursuant to section 6.1.9.

9.4.86 Site Plan Review. ~~All development on a parcel or parcels in excess of 10,000 square feet of land~~ shall be subject to site plan review by the Planning Board. No building permit for such a development shall be issued by the Building Inspector until the Planning Board has conducted site plan review in accordance with Section 10.5.

9.4.97 Special Permit. ~~Uses indicated in the Table of Use Regulations, and any development or redevelopment in excess of 20,000 square feet of gross floor area, regardless of use,~~ shall require a special permit. ~~A special permit shall be required for any project seeking to use the density or open space incentives defined in this section.~~ The ~~Selectboard~~ SPGA may grant a special permit in accordance with the provisions of Section 10.4.

9.4.10 Development Incentives. ~~To encourage specific attributes of development beneficial to the Town, the following incentives are offered by special permit.~~

- ~~1. Incentives for mixed use. Due to the proximity of this B3 District to the downtown core, and to promote the public enjoyment of development in this district, the following incentives are offered to promote mixed use, affordable housing, community supporting activities, river appreciation and community open space. Uses may simultaneously qualify for one or more incentives defined in this subsection.~~
- ~~2. Density incentives reduce land area per dwelling unit as set forth in Section 9.4.5. The maximum density incentive is a 50% reduction in required land area per dwelling unit.~~

~~a. Mixed use: for each 1,000 square feet of nonresidential use, reduce the minimum land area required per unit by 1%.~~

~~b. Affordable housing: for each unit of affordable housing reduce the minimum land area required by 5%.~~

~~c. Density incentives are cumulative.~~

~~3. Open space incentives reduce total open space requirements as set forth in Section 9.4.7. The maximum open space incentive is a 50% reduction in total open space requirement.~~

~~a. Community supporting activity: for the first use that the SPGA certifies as a legitimate community supporting activity, reduce the minimum open space required per unit by 5%. For additional uses occupying at least 1,000 square feet that the SPGA certifies as a legitimate community supporting activity, reduce the minimum open space required per unit by 5% for each 1,000 square feet. For the purpose of this section, a "community supporting activity" is defined as use or ownership by either a nonprofit organization or an educational or arts organization which provides services to the community.~~

~~b. River appreciation: for a nonresidential use that facilitates the public enjoyment of the riverfront, as determined by the SPGA, reduce the minimum open space required per unit up to 15%.~~

~~c. Community open space: for a nonresidential use that allows permanent public access to open space within the development, as determined by the SPGA, reduce the minimum open space required per unit up to 15%.~~

~~d. Open space incentives are cumulative.~~

~~**9.4.11 Affordable Housing.** To promote the development of affordable housing units in the Town. All new residential development in this district containing more than four dwelling units shall contribute to affordable housing.~~

~~1. New construction of more than four and fewer than 10 dwelling units shall include either: A contribution to an established Municipal Affordable Housing Trust Fund to be used for the development of affordable housing in accordance with this Section; or construction and offering of at least one affordable unit within the development in accordance with this Section.~~

~~2. Any project of 10 or more dwelling units shall designate 10% of the units within the development as affordable units, and includes a contribution to the Municipal Affordable Housing Trust fund for fractional units as defined herein~~

~~The Building Inspector shall not issue a building permit or the SPGA shall deny any application for a special permit for development or redevelopment under this section if the applicant does not comply with the following requirements:~~

- ~~1. For construction of 10 units or any multiple of 10, one of each 10 units shall be an affordable unit. For each unit sold prior to provision of the required affordable housing units, a performance security, in the amount of 3.5% of the sales price of each unit, shall be placed in escrow to be held by the Municipal Affordable Housing Trust Fund. Such contributions to escrow shall be made at time of closing for each unit sold and shall be returned to the developer in proportion to the completion of the affordable housing units. For purposes of this section, "completion" means a certificate of occupancy under the State Building Code has been issued. **WHAT ABOUT RENTAL UNITS**~~
- ~~2. When the total number of units is not evenly divisible by 10, applicants under this section shall either:
 - ~~a. Construct one additional affordable unit in addition to those required pursuant hereto; or~~
 - ~~b. Contribute, at time of closing, 3.5% of the sales price of each fractional unit to the Municipal Affordable Housing Trust Fund. Fractional units are determined as follows:
 - ~~1. For construction of more than four but less than 10 dwelling units, the number of fractional units is the total number of units.~~
 - ~~2. For construction of more than 10 units or any multiple of 10, the number of fractional units is determined by subtracting the largest multiple of 10 from the total number of units.~~~~~~
- ~~3. Income and asset limits for purchasers or renters: To ensure that only eligible households purchase or rent affordable housing units, the purchaser or renter of an affordable unit shall be required to certify that his/her annual income does not exceed 80% of the area wide median household income adjusted for household size, as determined by the United States Department of Housing and Urban Development ("HUD") and using HUD's rules for attribution of income to assets, as may be revised from time to time.~~
- ~~4. The maximum housing cost for affordable units created under this section shall be as set forth in the Local Initiative Program Guidelines of the Massachusetts Department of Housing and Community Development ("DHCD"), dated November 2006, or as subsequently amended.~~
- ~~5. Preservation of affordability. Each affordable unit created in accordance with this section shall have limitations governing its resale. The purpose of these limitations is to preserve the long-term affordability of the unit and to ensure its continued availability for low- and moderate-income households.~~

- ~~6. The developer or redeveloper of any project under this section shall execute and properly record a LIP Regulatory Agreement and Deed Rider in the form required under the Local Initiative Program Guidelines, which constitute "affordable housing restrictions" as defined in G.L. c. 184, s. 31, and provide for affordability in perpetuity.~~
- ~~7. The purchaser of any affordable unit under this section shall execute and properly record an Affordable Housing Deed Rider for Projects in Which Affordability Restrictions Survive Foreclosure, or as it may be subsequently amended, in the form used for so-called Local Action Unit (LAU) homeownership projects under the regulations of the DHCD. This deed rider establishes the formulas for maximum resale price, and provides an option to purchase to the municipality if an eligible purchaser cannot be found.~~

~~**9.4.12 Affordable Housing; Specific Requirements.** The purpose of this subsection is to provide for the development of affordable units in compliance with various initiative programs developed by state and local government. This subsection does not apply to construction of four or fewer dwelling units on the same lot. Provided that there are more than four dwelling units in a development subject to this Section, at least 10% of the units shall be established as affordable units:~~

- ~~1. Affordable housing units shall be constructed and made available for occupancy coincident with and in proportion to the development of market rate units;~~
- ~~2. All affordable units shall be situated within the development in no less desirable locations than market rate units in the development;~~
- ~~3. All affordable units shall be no less accessible to public amenities, such as open space, than the market rate units;~~
- ~~4. All affordable units shall be integrated with the rest of the development;~~
- ~~5. All affordable units shall be compatible in design, appearance, construction and quality of materials with other units; interior features of affordable units shall comply in all respects to the minimum design and construction standards set forth in Section III of the Local Initiative Program Guidelines cited below.~~

~~**9.4.13 Affordable Housing Units; Marketing Plan.** Applicants under this section shall submit a marketing plan to the Building Inspector or SPGA for approval, which describes how the affordable units will be marketed to potential home buyers or tenants. This plan shall include a description of the lottery or other process to be used for selecting buyers or tenants and shall comply with all applicable provisions of state law regarding marketing of, and tenants or buyer selection for, affordable units.~~

- ~~1. Local preference shall be given to the maximum extent permitted by law.~~

Permitted Use		ZONING DISTRICT ¹														ADDITIONAL APPLICABLE REGULATIONS	
		R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I		I2
C. Office, retail and consumer service establishments																	
(1)	Banks and other financial institutions	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(2)	Fast-food eating establishments	N	N	N	N	N	SB	SB	N	SB	N	SB	N	SB	N	N	See also 7.7 , 7.9
(3)	Fuel storage and sales, excluding motor vehicle fuel stations	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB	
(4)	Garages, public	N	N	N	N	N	SB	SB	N	SB	N	SB	SB	SB	SB	SB	See also 9.7
(5)	Garden centers, including associated landscaping services	N	N	N	N	N	SB	Y	N	Y	Y	Y	Y	Y	Y	Y	
(6)	General service establishment	N	N	N	N	N	Y	Y	N	Y	N	Y	SB	Y	Y	Y	
(7)	Greenhouses, commercial, on less than 5 acres, provided that no heating plant for a greenhouse shall be within 50 feet from any side or rear lot line	N	N	Y	N	Y	SB	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(8)	Hotels	N	N	N	N	N	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	See also 7.10
(9)	Institutional administrative offices or planned professional office developments or research centers, provided that in R2 & R4 Districts such uses are subject to special requirements	N	N	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.13
(10)	Kennel	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.17
(11)	Large-scale commercial development	N	N	N	N	N	Y	SB	SB	SB	N	N	SB	N	SB	SB	See also 7.9 , 7.12 , 9.6
(12)	Lumberyards	N	N	N	N	N	SB	N	N	SB	N	N	SB	SB	SB	SB	
(13)	Marijuana Establishment, Retail and Medical Marijuana Treatment Center	N	N	N	N	N	Y	Y	N	Y	N	Y	Y	N	Y	N	See also 7.18.

Permitted Use		ZONING DISTRICT ¹														ADDITIONAL APPLICABLE REGULATIONS		
		R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I		I2	
	sales of products raised on premises on stands or structures erected in accordance with front yard setback requirements, provided that soil fertilizer shall be stored not less than 100 feet from any lot line, unless kept in air-tight containers																	
E. Utilities, communication and transportation																		
(1)	Aviation field, public or private	N	N	N	N	SB	N	N	N	N	N	N	N	N	N	N	N	See also 7.2
(2)	Essential services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(3)	Freight terminals, truck or rail	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB		
(4)	Low-power FM broadcast radio licensed by FCC																	See also 7.15
(a)	Studio	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(b)	Antenna	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(5)	Passenger stations	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(6)	Personal wireless tower or structure as a principal (or accessory) use in the Overlay District, and the initial and any subsequent personal wireless service facility located upon that tower or structure (see Section 9.3 of this Bylaw)																	See also 9.3
(7)	Solar Energy Systems:																	
	Roof-mounted (any size)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 9.12
	Accessory use, up to 750 sf project area ⁶	Y	Y	Y	Y	Y	PB	PB	Y	Y	Y	Y	Y	Y	Y	Y	Y	See note ⁶ and 9.12
	Accessory use 750 sf project area or larger ⁶	PB	PB	Y	PB	Y	PB	PB	Y	Y	PB	PB	Y	Y	Y	Y	Y	See note ⁶ and 9.12
	Commercial scale	N	N	PB	N	PB	PB	N	N	PB	N	N	PB	N	Y	PB		See also 9.12

Permitted Use		ZONING DISTRICT ¹														ADDITIONAL APPLICABLE REGULATIONS	
		R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I		I2
F. Industrial, manufacturing and storage uses																	
(1)	Contractor's and Landscaper's yards	N	N	N	N	N	N	N	N	N	N	N	N	SB	Y	Y	
(2)	Gravel, loam, sand and stone removal for commercial purposes	N	N	SB	N	SB	N	N	N	SB	N	N	N	N	SB	SB	See also 7.5
(3)	Light manufacturing	N	N	N	N	N	N	SB	N	SB	N	SB	SB	SB	Y	Y	See also 6.4
(4)	Saw (log) mill and manufacture of forest products, provided that any saw (log) mill shall be located at least 200 feet from any lot line, and no piles of sawdust or other refuse shall be maintained within 100 feet of any lot line	N	N	N	N	N	N	N	N	N	N	N	N	N	SB	SB	
G Accessory uses																	
(1)	Any structure or use customarily incidental and subordinate to the principal permitted use in the district	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 3.2 , 7.1
(2)	Accessory Dwelling Unit	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 8.2 .
(3)	Home occupation (low impact)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	See also 3.3
(4)	Adult day care	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	See also 8.8
(5)	An accessory use to a by-right use, whether or not on the same parcel, which is necessary in conjunction with scientific research or development or related production, provided that the Selectboard finds that the proposed accessory use does not substantially derogate from the public	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 3.2

Permitted Use		ZONING DISTRICT ¹															ADDITIONAL APPLICABLE REGULATIONS	
		R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2		
	good																	
(6)	Drive-up or drive-through facilities	N	N	N	N	N	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.9 , 9.6
(7)	Family day care (small)	Y	Y	Y	Y	Y	SB	Y	SB	SB	SB	Y	SB	SB	SB	SB	SB	
(8)	Family day care (large)	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
(9)	Home occupation (moderate impact)	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	Y	SB	Y	SB	SB	SB	See also 3.3
(10)	Incidental stripping of sod or removal of topsoil, gravel, loam, sand, stone or other earth materials	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(11)	Keeping of horses, for whatever purpose, subject to Board of Health regulations and only on lots of 5 acres or more	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(12)	Private garage or off-street parking for private automobiles registered at the premises	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(13)	Swimming pools, inground or aboveground. Pool must be equipped with safety covers, alarms, fencing, or other means of protection as required by the Building Code, so designed and built to restrain entry by unauthorized persons.	Y	Y	Y	Y	Y	SB	Y	SB	SB	SB	Y	SB	Y	SB	SB	SB	
(14)	Wind Energy Generator	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	

FOOTNOTES TO TABLE OF USE REGULATIONS:

¹ Editor’s Note: The Downtown Business B District was created pursuant to 6-1-1992 ATM, Art. 10. It was included in this Table of Use Regulations at the direction of the Town. The I-2 District was added to this table 5-7-2001 ATM, Art. 30. The DBP District was added to this table 5-7-2001 ATM, Art. 33. The WTOD District was added to this table 5-17-2004 ATM, Art. 17. The B-3 District was added to this table 5-14-2007 ATM, Art. 16. The HVC District was added

to this table 5-4-2016 ATM, Art. 18. The MXD District was added to this table 5-9-2016, Art. 21.

² NOTE: Dimensional and lot size requirements and other conditions as set forth in 8.1.1 and 8.1.4 shall apply even where the use is permitted by right.

³ NOTE: Multifamily dwellings may be permitted by special permit in the I-2 Zone. Multifamily dwellings shall not be permitted in the I Zone.

⁴ NOTE: Restaurants accommodating up to 16 seats are permitted by right in the HVC. Larger restaurants may be permitted by Special Permit. *[5-4-2015 ATM, Art. 18.]*

⁵ NOTE: In the B1, HVC and B2X zones, wholesale sales and service facilities as well as retail stores are permitted by right up to 6,500 gross square feet (GSF). Such uses may also be permitted by special permit from the Select Board up to 10,000 GSF in the B1, HVC and B2X zones. Such uses greater than 10,000 GSF are prohibited in the B1 zone. Retail stores up to 20,000 GSF in the HVC may be allowed by special permit from the Selectboard, however, if the use is proposed as a component of a project that redevelops or reuses historic structures. Said structures are those listed on the State or National Register of Historic Places, a designated property in a Local Historic District, or determined in writing by the Great Barrington Historical Commission as historically, culturally, or architecturally significant to the Town. *[5-4-2015 ATM, Art. 18.]* In the MXD zones, retail stores and wholesale sales and service facilities are permitted by right up to 9,000 GSF, and by special permit from the Selectboard up to 20,000 GSF. *[5-9-2016 ATM, Art. 21] [B2X added 5-7-2018 ATM, Art.18.]*

⁶ NOTE: For residentially zoned properties within the Taconic West Avenue National Historic District, ground mounted accessory use solar energy systems are allowed by Planning Board special permit only. *[Added 5-1-2017 ATM, Art. 19]*

NB: the B-3 zone is as shown below (current 2020 assessor's map).

Question: should the 4 parcels on the north side of Church Street be rezoned as R1B?

