

## **GREAT BARRINGTON PLANNING BOARD**

THURSDAY, SEPTEMBER 22, 2022

6:00 PM

Remote Meeting via Zoom Video/Telephone Conference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88092135879?pwd=Qi9xYlk0ZEprNU9yN002V0pTdzhSQT09>

Passcode: 528528

To dial in by phone, dial +1 929 205 6099

Webinar ID: 880 9213 5879

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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 July 16, 2022 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the 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](http://www.townofgb.org). For this meeting, members of the public who wish to listen to the meeting may do so by following the instructions at the top of this agenda. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

### **AGENDA**

- 1. FORM A PLANS (SUBDIVISION APPROVAL NOT REQUIRED):**
- 2. MINUTES:** September 8, 2022
- 3. WIRELESS TELECOMMUNICATIONS FACILITY, 425 STOCKBRIDGE RD:** Review and comment to the Building Inspector, per Section 9.3.11 of the Zoning Bylaw, regarding notification from SBA Communications to make upgrades to the existing wireless telecommunications facility at 425 Stockbridge Road.
- 4. SPECIAL PERMIT, 110 CHRISTIAN HILL ROAD:** Recommendation to the Zoning Board of Appeals on the application per Section 5.5 of the Zoning Bylaw to modify a preexisting nonconforming single unit residential dwelling at 110 Christian Hill Road
- 5. SITE PLAN REVIEW: 343 MAIN STREET:** Application from 343 Main Street LLC, c/o Ian Rasch, for the renovation and change of use of a commercial building to a mixed-use (residential and commercial) at 343 Main Street.
- 6. STRATEGIES TO INCREASE HOUSING OPPORTUNITIES – DISCUSSION WITH BERKSHIRE REGIONAL PLANNING COMMISSION STAFF**
  - a. Tax abatement and exemption programs
  - b. Rental / affordability restriction buy-out programs
  - c. Land value capture
  - d. Stockbridge Road zoning
  - e. Starter homes legislation
  - f. Site plan review requirements and review standards throughout the zoning bylaw
  - g. Revisions to the performance standards of section 6.4
  - h. Alternative residential types, for example: dormitories and shared living arrangements
  - i. Proposed revisions to Ch. 153-14, C. of the Town Code to provide criteria where more than two driveways might be allowed per lot, and recommend revisions to the Selectboard
- 7. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS**

Letter to Selectboard regarding Housatonic Water Works

**8. TOWN PLANNER'S REPORT**

- a. Zoning Approvals from the Attorney General
- b. Items for upcoming meetings

**9. CITIZEN'S SPEAK TIME**

**10. 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.*

*Per Section 241-1 of the Town Code: Except for procedural and housekeeping matters, Town residents shall have the right to address a Board on any item that requires a vote at a time before a Board votes on that item. Such residents will be allowed as much time as the proponent of an item is permitted to have.*