

GREAT BARRINGTON PLANNING BOARD

THURSDAY, DECEMBER 8, 2022

6:00 PM

TOWN HALL
334 MAIN STREET, 2nd FLOOR
Great Barrington, MA 01230

Regular Meeting

Optional remote attendance/viewing via Zoom:

<https://us02web.zoom.us/j/88092135879?pwd=Qj9xYlk0ZEpRNU9yN002V0pTdzhSQT09>

Passcode: 528528

To dial in by phone, dial +1 929 205 6099 Webinar ID: 880 9213 5879 Passcode: 528528

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 *both in-person and via remote participation* to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org. For this meeting, members of the public and committee members may attend the meeting in person, and those who wish to do may attend remotely by following the instructions on of this agenda. For those who are not in-person every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

AGENDA

1. **FORM A PLANS (SUBDIVISION APPROVAL NOT REQUIRED):**
2. **MINUTES:** November 22, 2022 meeting
3. **COMMON DRIVEWAY, MAPLE AVENUE:** Application from Bard College et al., c/o Vicki Donahue, for a Common Driveway at 105 Lake Mansfield Rd, serving three existing dwelling units at 101, 103, and 105 Lake Mansfield Rd. This is an existing driveway.
4. **SPECIAL PERMIT PUBLIC HEARING, 148 MAPLE AVENUE:** Application from application from 148 Maple Avenue, LLC, PO Box 67425, Chestnut Hill, MA 02467, c/o Nicholas Arienti of Hellman, Shearn & Arienti, LLP, for the conversion of a former nursing home to a multifamily use, at 148 Maple Avenue, Great Barrington. The application is filed per Sections 8.10 and 10.4 of the Zoning Bylaw. The Board members will make a site visit at 3:45 PM.
 - a. Vote to open the public hearing
 - b. Presentation from the applicant
 - c. Questions from the Board
 - d. Public comment and questions
 - e. Comments from other boards/commissions
 - f. Discussion/vote to continue or close the hearing
 - g. Discussion/vote to deny/grant/continue the special permit
5. **SITE PLAN REVIEW, 79 BRIDGE STREET:** Application from 79 Bridge Street Realty, LLC for approval of updated plans for construction, alterations, change of use, parking, landscaping and other aspects of the approved 88-room hotel at 79 Bridge Street, filed per Sections 9.4 and 10.5 of the Zoning Bylaw. The Board members will make a site visit at 4:00 PM.
6. **BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS**
7. **TOWN PLANNER'S REPORT**
8. **CITIZEN'S SPEAK TIME**

9. 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.