

**GREAT BARRINGTON PLANNING BOARD**

THURSDAY, MARCH 12, 2020

6:00 PM

TOWN HALL

334 MAIN STREET GREAT BARRINGTON  
LARGE MEETING ROOM

AGENDA

1. **FORM A'S (SUBDIVISION APPROVAL NOT REQUIRED):** (Discussion/Vote)
2. **MINUTES: FEBRUARY 27, 2020** (Discussion/Vote)
3. **SITE PLAN REVIEW: 700 MAIN STREET** (Discussion/Vote)  
Application from Tesla, Inc. for the installation of 8 electric vehicle charging posts, 2 supercharger cabinets, and associated equipment on the eastern edge of the existing parking lot at Big Y, 700 Main Street (continued from February 27).
4. **PUBLIC HEARING: ZONING AMENDMENTS** (Discussion/Vote)  
Public hearing, pursuant to the provisions of Massachusetts General Law Ch. 40A, s. 5, to provide interested parties with an opportunity to comment on proposed changes to the Great Barrington Zoning Bylaw and the Zoning Map.
  - a. Open Public Hearing
  - b. Explanation of proposed amendments
  - c. Citizens' proposals:
    1. Amending Section 7.18 to regulate the location and physical requirements of marijuana establishments
    2. Amending the Table of Use Regulations to allow marijuana establishments by Special Permit in the I-2 zones
    3. Amending Section 8.4 to regulate the residential density and the required nonresidential space in mixed use developments
    4. Amending the Zoning Map and Section 9.11 to rezone portions of the MXD district to an R-3 district
  - d. Selectboard's proposal:
    1. Amending Section 7.18 to regulate the number of retail marijuana establishments
  - e. Planning Board's proposals:
    1. Amendments of references to the special permit authority;
    2. Amending the allowed uses in the Downtown B zone;
    3. Amending setback and height regulations for accessory buildings;
    4. Amending the Table of Use Regulations to add accessory dwelling units (ADUs);
    5. Amending the ADU regulations in Section 8.2;
    6. Amending the definitions to allow a tiny home as an ADU;
    7. Amending the maximum lot coverage in the Schedule of Dimensional Requirements;
    8. Amending the design review procedures and creating a new section for design review;
    9. Amending the Planned Unit Residential Development (PURD) regulations;
    10. Amending the regulations for swimming pools;
    11. Changing the residential use permissions and the special permit authority for residential uses;
    12. Amending the Water Quality Protection Overlay District to clarify the process for altering nonconforming uses;
    13. Amending Section 8.4, Mixed Use regulations, to clarify the amount of nonresidential uses required to be considered a mixed use development.
    14. Creating a new section for the conversion of nursing homes to multifamily uses;
  - f. Comments and questions from the public
  - g. Comments and questions from the Board

- h. Vote to Close or Continue Public Hearing
- i. Vote to Recommend or Not Recommend zoning amendments to Town Meeting
- j. Discuss drafting of Planning Board report to Town Meeting

**5. TOWN PLANNER'S REPORT:** (Discussion)

**6. BOARD & COMMITTEE UPDATES/ISSUES & CONCERNS:** (Discussion)

**7. CITIZEN'S SPEAK TIME**

**8. ADJOURN**