

# **GREAT BARRINGTON PLANNING BOARD**

THURSDAY, MARCH 26, 2020

6:00 PM

TOWN HALL

334 MAIN STREET GREAT BARRINGTON  
LARGE MEETING ROOM

## **AGENDA**

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 23, 2020 Order imposing a strict limitation of 10 people who may gather in one place, this meeting of the Planning Board will be conducted via remote participation to the greatest extent possible. No in-person attendance of members of the public will be permitted.

To watch the meeting, tune in to CTSB on Spectrum Cable Channel 1303. The meeting will also stream live on the internet on the CTSB website, at <http://www.ctsbv.org/streaming.html>, for those who do not have Spectrum cable. **To participate and comment during this meeting, call (425) 436-6397 and enter Access Code 885285#.**

The public may listen and participate per the instructions above. Every effort will be made to ensure that the public can adequately access the proceedings in real time, via teleconference. 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.

### **1. PUBLIC HEARING: ZONING AMENDMENTS (Discussion/Vote)**

#### Continuation from March 12

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.

Proposed Zoning Amendments are posted on the Town website / Planning Board page, on the left side of the page. The direct web address is:

[https://www.townofgb.org/sites/greatbarringtonma/files/uploads/proposed\\_zoning\\_amendments\\_for\\_public\\_hearing\\_2020.pdf](https://www.townofgb.org/sites/greatbarringtonma/files/uploads/proposed_zoning_amendments_for_public_hearing_2020.pdf)

- a. Re-Open Public Hearing
- b. Public comments:
  - read any written comments received since March 12.
  - hear any oral comments from members of the public participating via teleconference.

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

Selectboard's proposal:

1. Amending Section 7.18 to regulate the number of retail marijuana establishments

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.
- c. Vote to Close, or, to Continue Public Hearing to date/time/place certain
  - d. Planning Board deliberations
  - e. Planning Board votes to Recommend or Not Recommend zoning amendments to Town Meeting
  - f. Discuss drafting of Planning Board report to Town Meeting
2. **FORM A'S (SUBDIVISION APPROVAL NOT REQUIRED):** (Discussion/Vote)  
Pearl Street, Great Barrington - Delmolino
  3. **MINUTES: MARCH 12, 2020** (Discussion/Vote)
  4. **CITIZEN'S SPEAK TIME**
  5. **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.*