

GREAT BARRINGTON PLANNING BOARD

THURSDAY, JANUARY 26, 2023

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/88418030236>

To dial in by phone, dial +1 929 205 6099 Webinar ID: 884 1803 0236

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 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:** January 14, 2023 meeting
3. **SITE PLAN REVIEW, 82 RAILROAD STREET:** Request from Jeremy Bromberg, et al., OBCC, LLC, for a one-year extension of the site plan approval granted by the Planning Board on January 27, 2022, for a marijuana retail establishment in a B zone at 82 Railroad Street
4. **SPECIAL PERMIT PUBLIC HEARING, 148 MAPLE AVENUE:** *Continued hearing from December 8, 2022 and January 12, 2023.* 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.
 - a. Vote to reopen the public hearing
 - b. Presentation of revised materials from the applicant
 - c. Questions from the Board
 - d. Public comment and questions
 - e. Discussion/vote to continue or close the hearing
 - f. Discussion/vote to deny/grant/continue the special permit
5. **SPECIAL PERMIT, 70 EGREMONT PLAIN ROAD:** Recommendation to the Selectboard on the Special Permit application from Berkshire Aviation Enterprises, Inc., 70 Egremont Plain Road, Great Barrington, to permit the airport in an R4 zone at 70 Egremont Plain Road, in accordance with Sections 3.1.4 E(1), 7.2 and 10.4 of the Zoning Bylaw
6. **BARRINGTON BROOK SUBDIVISION:** Request from Developers to release additional Certificates of Occupancy; ten are being held as covenant for Phase 2 (Thrushwood Lane)
7. **BYLAW AMENDMENTS FOR MAY 2023 ANNUAL TOWN MEETING**
 - a. Vote to transmit recommended driveway bylaw amendments to the Selectboard
 - b. Review proposed zoning bylaw amendments and transmit to the Selectboard:
 - i. residential use terminology (replacing term "family" with "unit")

- ii. regulations and requirements for two- and three-unit residential uses
 - iii. regulations and requirements for accessory dwelling units
 - iv. regulations and requirements for multi-unit (4 or more) residential uses
 - v. revisions to strengthen section 6.4, performance standards, and eliminating site plan review for requirements for certain uses throughout the bylaw
 - vi. revisions to the zoning bylaw and zoning map on Stockbridge Road to create a new development incentive zone
 - vii. discuss outreach to owners and abutters of the above Stockbridge Road proposal
- c. Discuss zoning bylaw amendments governing multi-unit dwellings, development sites, and alternative residential types, for example, dormitories and shared living arrangements

8. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS

9. TOWN PLANNER'S REPORT

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.

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.