

GREAT BARRINGTON PLANNING BOARD

THURSDAY, APRIL 23, 2020

6:00 PM

Remote Meeting via Zoom Video/Telephone Conference

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 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Great Barrington 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. For this meeting, members of the public who wish to listen to the meeting may do so in the following manner: See instructions at the top of the 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. 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.

To Join Zoom Meeting:

Click here: <https://us02web.zoom.us/j/81074243908?pwd=QlhqbU1xaEY4WDduWEtDT3dGQWNyQT09>

Or in your Zoom app, enter the following:

Meeting ID: 810 7424 3908

Password: 338440

Or, Dial in (audio only): +1 929 205 6099

AGENDA

- 1. FORM A'S (SUBDIVISION APPROVAL NOT REQUIRED):**
Manville Street, Great Barrington – Assessor's Map 22, Parcels 45, 47, 79A, 80 (Discussion/Roll Call Vote)
- 2. MINUTES:** March 26, 2020 (Discussion/Roll Call Vote)
- 3. 438-446 MONTEREY ROAD:** Special Permit application #907-20, from MRI Investments, LLC, for a medically supervised substance abuse detoxification facility at 438-446 Monterey Road, in accordance with Sections 3.1.4 B(10) and 10.5 of the Zoning Bylaw.
Special Permit Recommendation to the Selectboard (Discussion/Roll Call Vote)
Site Plan Review (Discussion/Roll Call Vote)
- 4. 82 RAILROAD STREET:** Application for Site Plan Review and Approval from Housatonic Architectural Services on behalf of 82 Railroad Street LLC for a Retail Marijuana Establishment in accordance with Sections 3.1.4 C(13), 7.18 and 10.5 of the Zoning Bylaw. (Discussion/Roll Call Vote)
- 5. TOWN PLANNER'S REPORT:** Town Meeting preparation
- 6. BOARD & COMMITTEE UPDATES / ISSUES & CONCERNS**
- 7. CITIZEN'S SPEAK TIME**
- 8. 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.

THESE PARCELS ARE SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD. UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS. SEE PLAN RECORDED APRIL 7TH 1925 IN MAP BK-1 PG-82 ENTITLED "MAP OF BUILDING LOTS OWNED BY FREIN & MIGNEREY AT GREAT BARRINGTON, MASS. SCALE 1"=40 FT."

THESE PARCELS ARE SERVED BY TOWN WATER & SEWER. (SEE NOTE A) NO EVIDENCE OF GAS LINES WERE OBSERVED DURING THE COURSE OF THIS SURVEY. PLANNING BOARD ENDORSEMENT DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH THE MASS. WETLANDS PROTECTION ACT OR APPLICABLE ZONING BYLAWS.

ZONING DISTRICT: MXD (Mixed Use Transitional Zone)
MIN. LOT SIZE: 5,000 SQ. FT.
MIN. LOT WIDTH: 50'
FRONT YARD SETBACK: 15'
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 10'
MAX. LOT COVERAGE: 75%
MAX. STORIES: 3 1/2
MAX. HEIGHT: 40'

* SEE TOWN ZONING BY LAWS 4.1.3 (7): MINIMUM LOT AREA FOR DWELLINGS AS SHOWN IN THE TABLE FOR R2, B2 OR I1 DISTRICTS MAY BE REDUCED BY 50% IF THE LOT IS SERVED BY BOTH TOWN SEWER AND WATER AND BY 25% IF SERVED BY EITHER TOWN SEWER OR WATER.
** SEE TOWN ZONING BY LAWS 4.2.2: IN NO CASE SHALL STREET FRONTAGE BE LESS THAN 80% OF THE REQUIRED MINIMUM LOT WIDTH...

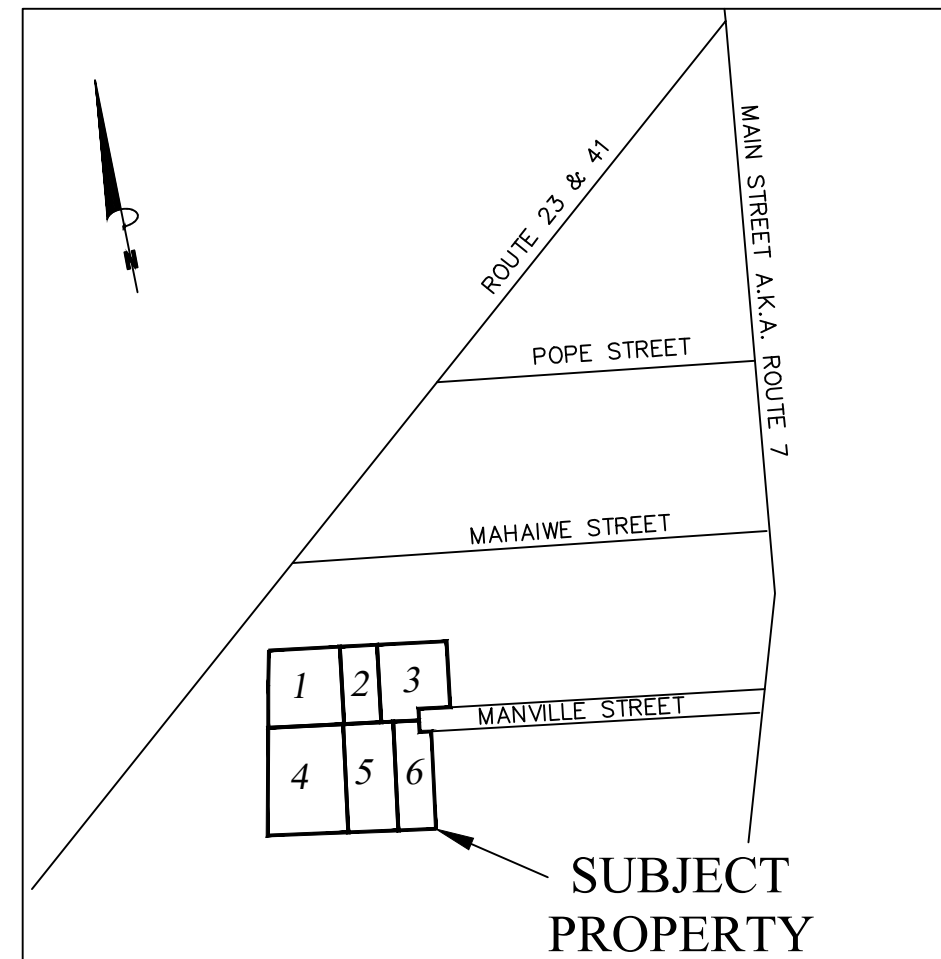
PROPERTY ADDRESS: #21 MANVILLE STREET
RECORD OWNER: 26 MANVILLE LLC
DEED: BK-2428 PG-18
TOWN ASSESSOR MAP 22 LOT 80 & 79A

PROPERTY ADDRESS: #26 MANVILLE STREET
RECORD OWNER: 26 MANVILLE LLC
DEED: BK-2418 PG-335
TOWN ASSESSOR MAP 22 LOT 47

PROPERTY ADDRESS: #28 MANVILLE STREET
RECORD OWNER: 26 MANVILLE LLC
DEED: BK-2437 PG-320
TOWN ASSESSOR MAP 22 LOT 45

LOCUS MAP

NOT TO SCALE



LEGEND

- ▲ COMPUTED POINT
- IRON PIPE/ROD FOUND
- IRON ROD TO BE SET
- STONE MONUMENT
- CATCH BASIN
- ◇ HYDRANT
- UTILITY POLE
- OVERHEAD UTILITY LINES
- SPLIT RAIL FENCE
- WOODEN FENCE
- METAL FENCE
- MH MANHOLE
- ⊙ SEWER MANHOLE

THE LOTS SHOWN HEREON DO NOT CONSTITUTE A SUBDIVISION BECAUSE THEY HAD FRONTAGE ON A WAY IN EXISTENCE WHEN THE SUBDIVISION CONTROL LAW BECAME EFFECTIVE IN THE TOWN OF GREAT BARRINGTON, HAVING IN THE OPINION OF THE PLANNING BOARD, SUFFICIENT WIDTH, SUITABLE GRADES, AND ADEQUATE CONSTRUCTION TO PROVIDE FOR THE NEEDS OF VEHICULAR TRAFFIC IN RELATION TO THE PROPOSED USE OF THE LAND ABUTTING THEREON AND SERVED THEREBY, AND FOR THE INSTALLATION OF MUNICIPAL SERVICES TO SERVE SUCH LANDS AND THE BUILDINGS ERECTED OR TO BE ERECTED THEREIN.

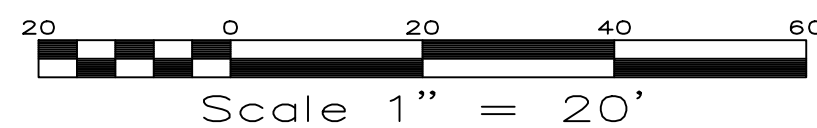
APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW

GREAT BARRINGTON PLANNING BOARD
CHAIRMAN

2020

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

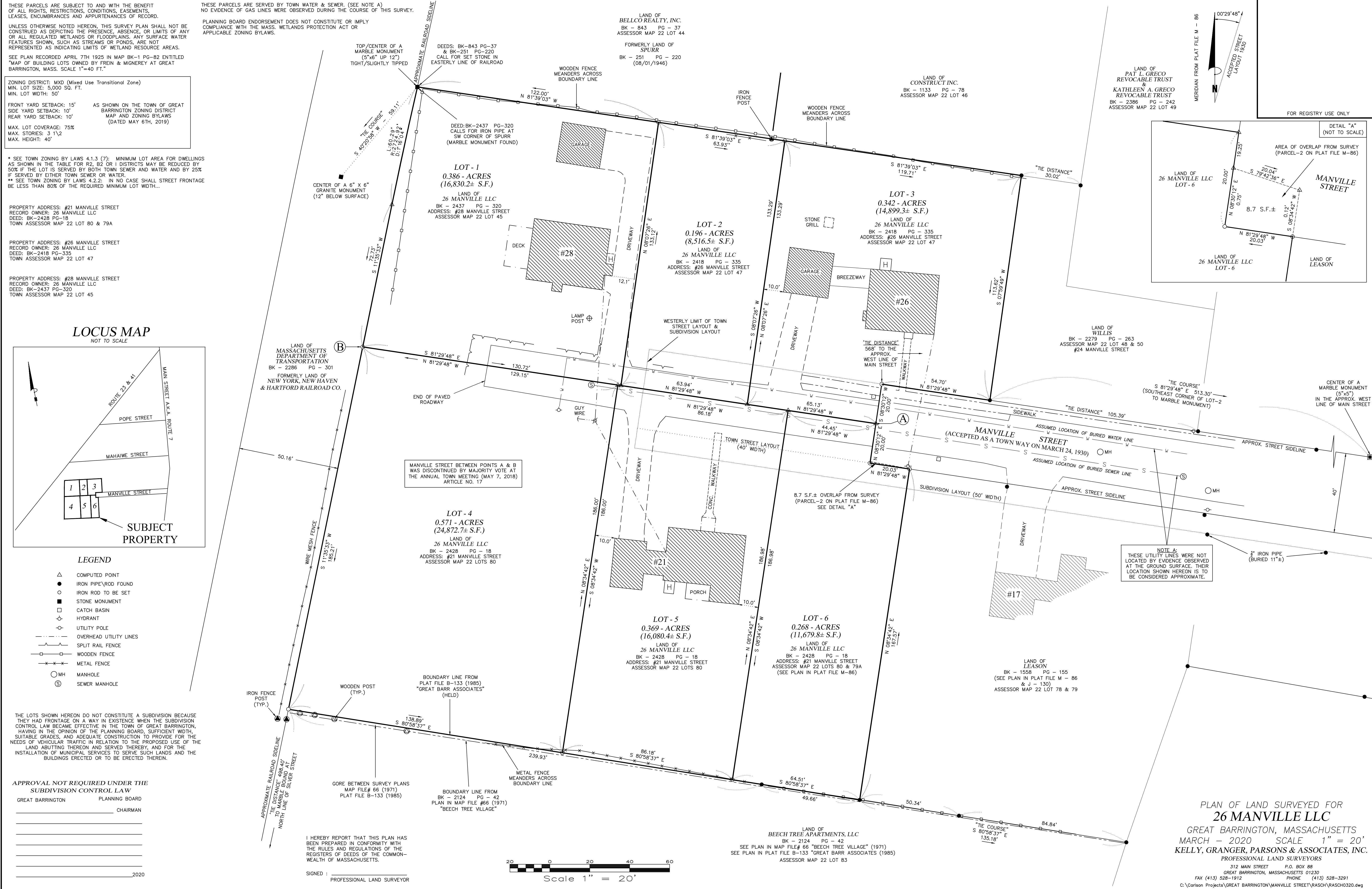
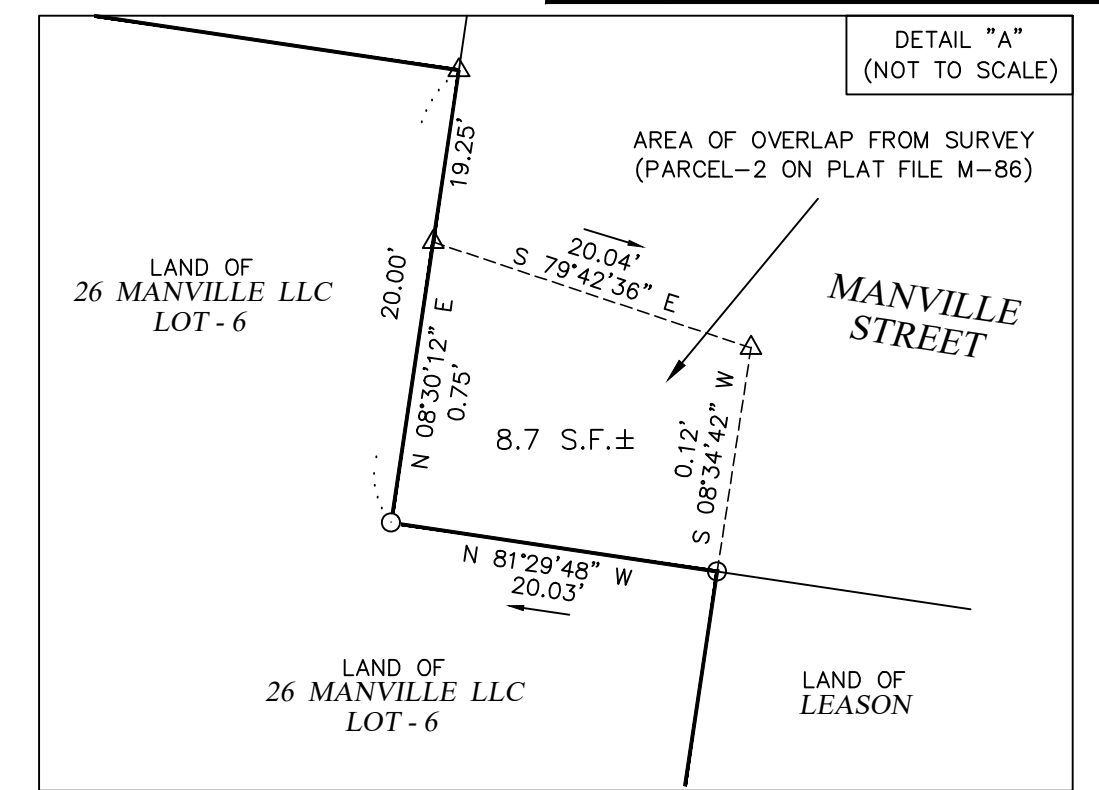
SIGNED: _____
PROFESSIONAL LAND SURVEYOR



LAND OF BELLCO REALTY, INC.
BK - 843 PG - 37
ASSESSOR MAP 22 LOT 44
FORMERLY LAND OF SPURR
BK - 251 PG - 220
(08/01/1946)

LAND OF CONSTRUCT INC.
BK - 1133 PG - 78
ASSESSOR MAP 22 LOT 46

LAND OF PAT L. GRECO REVOCABLE TRUST & KATHLEEN A. GRECO REVOCABLE TRUST
BK - 2386 PG - 242
ASSESSOR MAP 22 LOT 49



PLAN OF LAND SURVEYED FOR
26 MANVILLE LLC
GREAT BARRINGTON, MASSACHUSETTS
MARCH - 2020 SCALE 1" = 20'
KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
312 MAIN STREET P.O. BOX 88
GREAT BARRINGTON, MASSACHUSETTS 01230
FAX (413) 528-1912 PHONE (413) 528-3291
C:\Carison Projects\GREAT BARRINGTON\MANVILLE STREET\RASCH\RASCH0320.dwg

PLANNING BOARD

Draft Minutes; includes proposed changes from Mr. Hankin in red line text

DATE: March 26, 2020

TIME: 6:00 P.M.

PLACE: Large Meeting Room

FOR: Regular Meeting/Continued Public Hearing

PRESENT: Brandee Nelson, Chair

Chris Rembold, Assistant Town Manager/Director of Community Planning & Development

PRESENT VIA PHONE: Malcolm Fick, Jonathan Hankin; Jeremy Higa, Pedro Pachano

Due to the COVID-19 Pandemic, Governor Baker suspended parts of the Open Meeting Law requirements to allow remote access for board members. Ms. Nelson was present for the meeting at the Town Hall along with Mr. Rembold and Secretary Kimberly Shaw. A representative of CTSB was also present, broadcasting the meeting live and recording the meeting for future broadcasts. The other members participated remotely via the phone. Members of the public were also provided remote access via phone.

Ms. Nelson called the meeting to order at 6:00 P.M. Ms. Nelson called a roll call for the Planning Board members. Mr. Hankin, present; Mr. Fick, present; Mr. Pachano, present; Mr. Higa, present.

CONTINUED PUBLIC HEARING:

Ms. Nelson said the Board would begin with the continued public hearing from March 12, 2020 for the zoning articles that will be presented at the Annual Town Meeting.

Mr. Hankin made a motion to reopen the public hearing, Mr. Fick seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

The public hearing was reopened at 6:03 P.M.

Mr. Rembold read two written comments into the record. The first letter, dated March 25, 2020, was submitted by Tom Doyle. Mr. Doyle was present on the phone as well.

Mr. Rembold read the letter that stated opposition to the Citizen's Petitions regarding 8.4 and the petition regarding the amendment to the zoning map changing the MXD zone.

Mr. Rembold read a second letter from Eileen Mooney dated March 19, 2020. Mrs. Mooney stated opposition to the Planning Board amendment allowing for additional height for ADUs.

The letter states she understands that the intent is to allow apartments over garages but there is nothing to show what currently exists and the impacts the change would have on neighborhoods. Mrs. Mooney also stated opposition to the Planning Board amendment that would allow farm housing.

Ms. Nelson invited those citizens on the phone the opportunity to comment on any of the articles. Each citizen participant was polled: There were no comments from Mrs. Mooney, Mr. Doyle, Michele Loubert or Douglas Stephenson.

Mr. Rembold said that was all of the callers except the Planning Board members.

There were no comments from the Planning Board members.

Ms. Nelson said if there are no additional comments she would entertain a motion to close the public hearing.

Mr. Hankin made a motion to close the public hearing, Mr. Fick seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

The public hearing was closed at 6:14 P.M.

Ms. Nelson said the Board will deliberate on the zoning items. She said at the last meeting there were comments from the public and the Planning Board. The Board will now deliberate and vote on the articles.

CITIZEN'S PETITIONS:

Ms. Nelson took the articles in order as listed on the agenda. The first Citizen's Petition is proposed to regulate the locations and physical requirements of marijuana establishments.

Ms. Nelson said during the original discussions the Board worked to create the existing language that was approved at the ATM. This proposal reverses the existing language.

Ms. Rembold said yes. He said the proposal adds language that would include a 500 foot buffer from schools and areas where children congregate. The existing language has a 200 foot buffer as approved at the ATM. The proposal is more extensive than what exists. It would prohibit marijuana uses in residential zones and it imposes physical restrictions on noise, light and odor.

Mr. Rembold clarified to the Board that they may not change the petition. What has been petitioned will be printed in the warrant. He said suggestions can be made. Amendments and recommendations can be made at the ATM.

Mr. Hankin said the change from 200 feet to 500 feet would rule out marijuana establishments in the downtown area. He said ~~two-three~~ of the ~~three-five~~ proposed establishments are proposed to be located in the downtown. He said the proposal would have potential adverse impacts on applicants who have spent thousands of dollars to get permits.

Mr. Hankin said farm land is where marijuana should be grown. A growing facility is required to get a special permit. He said the part of the petition that would restrict outdoor cultivation within 200 feet of a property line. He said we don't impose this restriction on anything else. He said this is not how we want to write zoning as it is overly restrictive.

Mr. Fick said there is language that would eliminate any marijuana establishments in the downtown. He said we can eliminate the use by a vote but not through zoning. He said the proposal is not consistent with State law. He said the physical constraints should apply to all uses not just zero in on marijuana.

Mr. Fick said when considering the part of the proposal that addresses a hazardous use it should be considered that liquor stores have more flammable material than what we have seen proposed for a marijuana use. He said the proposal is anti-marijuana. He said he is opposed to the article.

Mr. Pachano said he agrees with what Mr. Hankin and Mr. Fick said. He said the language of the article is too loose and open to interpretation. He said he would recommend a negative recommendation.

Mr. Higa said he agrees with a lot of what has been said. He said he is interested in more restrictions on marijuana but this isn't the way to go about it. He said he agrees with the other Board members.

Ms. Nelson said she concurs with most of what the Board said. She said the interpretation is too broad. She said the Board went through a deliberation process when the original zoning was developed. She said it was passed at the ATM at the time. She said she would not recommend the proposal.

There were no additional comments. Mr. Hankin made a motion to not recommend the article to Town Meeting, Mr. Fick seconded.

Mr. Stephenson spoke up as the Board was voting. Ms. Nelson said the public hearing was closed. Mr. Stephenson said he did not have an opportunity to comment and he did not hear it said that the public hearing was closed.

Ms. Nelson said she asked for any public comment prior to the public hearing being closed and the vote was taken.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said the next Citizen's Petition is proposed to amend the Table of Use Regulations to allow marijuana establishments by special permit in the I-2 zone.

Mr. Hankin said the history of the I-2 zone had it established because residential uses were not allowed in the I zone. Areas that ~~were~~ had some industrial uses and residential uses were rezoned I-2. He added that the Gilmore family was the first applicant in Town for marijuana use at their Gas House Lane building. He said when they applied for the marijuana use the Planning Board was not opposed to it. He said the area is close to a residential zone but it is also separated by the railroad tracks.

Mr. Fick said he is in favor of the change. He said the use subject to a special permit provides the necessary protection.

Mr. Pachano said he is in favor of the change with the requirement for a special permit.

Mr. Higa said this is for a specific application. He said he is not sure of the number of residences in the I-2 zone. He said some of the I-2 zone abuts the B-3 zone and residences. He said he is not so comfortable with the change.

Ms. Nelson said the I-2 zone is principally in the down town area along the railroad tracks. She said she understands Mr. Higa's concerns about the proximity to residences. She asked if requiring a special permit mitigates his concerns.

Mr. Higa said yes but not enough to recommend in favor.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Fick seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, nay; Ms. Nelson, aye

Ms. Nelson said the next Citizen's Petition proposes to amend Section 8.4 to regulate residential density in mixed use developments. She said the proposal is different than the Planning Board article that proposes to amend 8.4.

Ms. Nelson said she doesn't support this article. She said the Planning Board took up the article. She said it would have been better for the citizens to come to the Board with their proposal. She said this proposal goes against the work the Planning Board has done to strike a balance in 8.4.

Mr. Hankin said he agreed with Ms. Nelson.

Mr. Fick said he is in favor of the proposal. He asked why the Board didn't renew the 2500 square foot requirement that passed at last year's ATM.

Mr. Pachano said the density recommendation proposed last year would create in most areas the kind of housing we don't want. That density requirement would limit creativity and the possibility of what can be built.

Mr. Fick said do we want 10 units on a quarter of an acre of land.

Mr. Pachano said many places allow that kind of density. It makes allow for affordable housing. The proposed project for Manville Street would be reduced by 60% making the project not affordable.

Mr. Fick said he didn't think that project was intended to be affordable.

Mr. Pachano said it isn't but it is intended to provide work force housing. Reducing the density would make the project more expensive to build.

Mr. Fick said that project was not for affordable housing.

Mr. Pachano said "affordable" is a tricky term. He said it is intended to be work force housing for nurses and teachers. He said affordable would mean that the housing would be priced at a rent that working people could afford.

Ms. Nelson said she appreciated the differing points of view. She said the petition makes us look at what would be allowed. She said the change would apply to many zones. The Board needs to think about this broadly.

Mr. Fick said there are big changes, not incremental changes.

Ms. Nelson said other zoning provisions would apply.

Mr. Hankin said the R-3 and R-1-B zoning restrictions are less than 2500 square feet per unit. The number is arbitrary.

Mr. Higa said in general if we zone for what we want we won't get it. He said this is not so specific that we can't get any of what we want. If the limit were greater it would push the housing into a luxury category, not workforce or affordable.

Mr. Hankin made a motion to send a negative recommendation to the ATM, Mr. Pachano seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, nay; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said the next Citizen's Petition proposes to amend the zoning map and Section 9.11 to rezone portions of the MXD zone to the R-3 zone. She said the MXD was created a few years ago through field walks in the zone and much work on the language. She said the goal was to eliminate the non-conformities in the South Main Street area and to allow for growth.

Mr. Rembold said the petitioner did not provide a zoning map to show how the proposed change would impact the area. He said the proposal would take the center of the MXD and change it to the R-3 zone. Portions of Maple Avenue, South Main Street, Pope Street, Mahaiwe Street and Manville Street would be impacted. Many of the uses in those area would become non-conforming although the petitioner suggested the uses would be grandfathered.

Mr. Rembold said there are 2 uses on Maple Avenue that would become non-conforming as well as 2 on Pope Street, 7 on Mahaiwe Street, 3 on Manville Street and 5 mixed use properties on the east side of South Main Street north of Olympian Meadows.

Mr. Hankin said the purpose of the amendment, asserted by the petitioner is that the MXD zone fails in its purpose. He said the Planning Board worked hard to accomplish the purpose of the zone. The petitioner's proposal is completely antithetical ~~with-to~~ what the Planning Board intended. He said the Board looked at what existed in the area to put the language together. He said the petitioner should see how the legal matter with the specific neighborhood he wants addressed works out instead of doing something as radical as this proposed amendment.

Mr. Fick said he is opposed. He said the proposed project ~~is-may be~~ scary but it would be good for the Town.

Mr. Pachano said the proposal is against the purpose of the MXD. He said whole area is already a mix of uses on our Main Road. The MXD zone is a major commercial part of Town. To change the zoning to residential is antithetical. He said he is opposed to it.

Mr. Higa said he echoes the other Board members.

Mr. Pachano said it is important to communicate to the voters that the Town is not static. Change happens and we strive to put zoning in place to control the changes. That is what the MXD zoning does.

Mr. Hankin made a motion to send a negative recommendation to the ATM, Mr. Pachano seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said the Selectboard proposal would amend Section 7.18 to ~~regulate~~restrict the number of retail marijuana establishments to seven.

Mr. Rembold said there are currently 5 Host Community Agreements with the Town.

Ms. Nelson said the comments from the public questioned how the Selectboard decided on seven. She said the Selectboard decided on seven because there are seven package stores licensed in Town.

Mr. Rembold said the Selectboard needed some metric to go by so they used all alcoholic package stores. They also considered that there are 5 Host Community Agreements and there could be two more.

Ms. Nelson said the Selectboard's work came out of a non-binding vote at the 2019 ATM.

Ms. Nelson said she doesn't object to the proposal.

Mr. Hankin said the number is not unreasonable however, it is arbitrary to limit a use when we don't know what it is going to be like.

Mr. Fick said he doesn't like the proposal but he would support it.

Mr. Pachano had no comment.

Mr. Higa said he would support the proposal. He said the limit should have been set in the beginning.

Mr. Fick made a motion to send a positive recommendation to the ATM, Mr. Higa seconded. Roll call vote: Mr. Hankin, nay; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said the Board will now deliberate the Planning Board articles.

Mr. Rembold said the first article is an editorial amendment. He said the bylaws would change Board of Selectmen to Selectboard. It would also change to SPGA where individual boards are ~~not~~ named within the body of sections of the bylaw. This change is intended to provide consistency in the bylaw.

Mr. Pachano said 10.4.1 specifies that the Selectboard is the SPGA unless another board is specifically designated.

Mr. Rembold said that is correct.

Mr. Pachano said the change would ask readers of the bylaw to go to another place to find out who the SPGA is.

Mr. Hankin said generally people would start with the Table of Use Regulations where the SPGA is stated.

Mr. Rembold said when someone isn't clear about what they are looking for they would contact Town Hall to help them figure it out. He said consistency is the only issue.

Ms. Nelson said she thought the change in the wording tightened up the language and made it clearer.

Mr. Fick said he would vote in favor of the amendment.

Mr. Hankin amended the language with:
Article 1:

Where individual Boards, acting as Special Permit Granting Authority as established by the Table of Uses, are named in the body of the text, change the Board name to SPGA for consistency and to facilitate any possible future zoning amendment.

Mr. Fick made a motion to accept Mr. Hankin's amendment to Article 1, Mr. Higa seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Hankin made a motion to send a positive recommendation to the ATM as amended, Mr. Higa seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 2 updates the Table of Use Regulations with uses in the down-town district.

There was no discussion of this article.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Fick seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 3 updates the setback and height regulations for accessory dwelling units. This article had a number of public comments. She said people have asked what having taller buildings closer to the setback means for the neighbors.

Mr. Hankin said when it was initially considered increasing the height to 25 feet, we talked about anything over 15 feet in height would have to conform to setback requirements. We could require a 25-foot structure to conform to the setback requirements.

Ms. Nelson said that could be a sensitive approach. She said we need to make it clear what has been allowed to this point.

Mr. Fick said he supports Mr. Hankin's recall of the discussion at the 2019 ATM. He said there were multiple speakers with concerns about tall buildings 10 feet from the property line. He said he agrees with the amendment.

Mr. Hankin suggested creating a special permit path.

Ms. Nelson said the proposal is consistent with the existing built fabric of the neighborhoods with garage or carriage barns that could accommodate an ADU.

Mr. Pachano said he had no comments.

Mr. Higa said the intent is ~~over~~ for an ADU over garages or carriage barns. Could the ZBA issue special permits.

Mr. Rembold said the ZBA only deals with pre-existing situations. A special permit would require the SPGA to be designated as either the Selectboard or the Planning Board not the ZBA. He suggested the last line could be left in so the minimum setback requirement would remain.

Mr. Hankin added except as allowed by a special permit from the Planning Board.

Mr. Pachano said we need to consider getting the ADU language to pass. If having the Planning Board as the SPGA makes it fail we need not put that in.

Mr. Hankin said it would be consistent with another amendment.

Mr. Higa said he is also concerned about putting the article in jeopardy. We could not specify the SPGA and lump in with the other article.

Mr. Pachano agreed.

Mr. Hankin said it would have to be specified.

Mr. Rembold submitted for the Board's consideration that requiring a special permit is the bigger concern not who the SPGA would be. He suggested getting the amendment passed then consider the SPGA.

Mr. Fick asked if the special permit would allow the structure to be on the property line.

Mr. Hankin said ~~not~~ it would allow the structure to be a minimum of 10 feet from the property line.

Mr. Fick said he likes the 10-foot minimum setback. He said it eliminates the ambiguity.

Mr. Hankin said maybe the special permit should be eliminated to get it passed.

Ms. Nelson said that is a good idea.

Mr. Pachano said preclude taller ADUs closer than 10 feet.

Mr. Hankin said it would go to the ZBA if within the setback.

Mr. Hankin made a motion to amend the language of article 3 to retain 3.2.2 (3) that a building exceeding 15 feet in height would conform with setback requirements, Mr. Pachano seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Fick seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 4 would amend the Table of Use Regulations to add ADUs.

Mr. Rembold said Row G in the Table of Use would add ADUs as a yes allowed in all zones consistent with the text.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Fick seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Rembold said Article 5 updates requirements in the ADU regulations 8.2.

Ms. Nelson said the updated language allows one ADU on a property, it eliminates the ownership requirement and it adds a farm dwelling component. Ms. Nelson said Mrs. Mooney is opposed to the farm dwelling component as stated in her letter that was read at the beginning of the meeting.

Ms. Nelson said there have been comments about abutter notifications for ADUs. She said this comment was taken into consideration last year and the requirement was added to the SPR application.

Mr. Rembold the intent of the farm housing is for farmers to provide housing for the farm employees.

Ms. Nelson suggested the language could be amended to be more specific such as the farm worker must be employed full time.

Mr. Hankin said farm work tends to be seasonal.

Ms. Nelson said some farm uses are seasonal.

Mr. Pachano said the housing should not be allowed to be rented out for profit. The units should not be used for short-term rentals or rentals at any time.

Ms. Nelson said the intent was to make a genuine effort for all farmers to be able to provide small houses for their workers. Someone commented that the housing could increase the income for farmers. That is not the intent of the language.

Mr. Rembold said Mrs. Mooney asked if the housing could be subdivided. He said condo ownership would not trigger subdivision control but multiple owners on a parcel could trigger it. Subdivision would be triggered by the form of ownership.

Mr. Pachano said it is important to add that the property would be in common ownership.

Mr. Fick said full-time employees might be too restrictive but it is better to be too restrictive than too loose.

Mr. Pachano said we are trying to prevent the housing from being an additional income or income producing.

Mr. Higa said he is concerned about farms that are seasonal not being able to take advantage of the bylaw. He asked if there should be a special permit process to put conditions in.

Ms. Nelson said she appreciates that thought. She said the goal was to simplify the needs of farms. We are trying to not create barriers. She said she would not support a special permit requirement.

Mr. Higa said he is concerned about seasonal workers that wouldn't be full time.

Ms. Nelson said the full-time workers could be identified. The ADUs would be in common ownership. She wondered if that would be strong enough to allow protection against short term rentals.

Mr. Pachano said he has no objection to how it is written. He said he is not concerned about short term rental. Language stating full-time employees could be added.

Mr. Hankin said he is concerned about full-time language. He said he would rather have the language stay as it is.

Mr. Fick said he is not comfortable with the language as it is. He said this might be too complex to figure out right now. He said someone could buy the farm and put 500 ADUs in then lease the land back to the farmer.

Mr. Fick made a motion to amend the language to add “full-time employees”, Mr. Higa seconded.

Mr. Pachano said does full-time mean 40 hours a week 52 weeks a year.

Ms. Nelson said the intent would be full-time on a farmer’s payroll. She didn’t think it was necessary to list specific hours.

Roll call vote: Mr. Hankin, nay; Mr. Fick, aye; Mr. Pachano, nay; Mr. Higa, aye; Ms. Nelson, aye

Mr. Pachano made a motion to make a positive recommendation to the ATM on article 5 in its entirety, Mr. Higa seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Hankin said Article 6 deals with Tiny Houses. He said there was a question about taxes. He said if the house is movable it would be subject to excise tax. Once the house is ~~one-on~~ a foundation it would be assessed property tax.

There were no additional comments.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Fick seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson explained that Article 7 is a clarification of buildable area.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Pachano seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 8 amends the Design Review procedures. She said Ed Abrahams suggested changing the word “prevent” in 7.19.2 3 to “discourage”. He also pointed out that the numbering was off as there are 2 Section 7.19.3. She asked if there were any objections to the amendments. There were no objections.

Mr. Pachano made a motion to send a positive recommendation the ATM, Mr. Hankin seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson thanked Mr. Pachano and Mr. Rembold for their hard work on this bylaw amendment.

Ms. Nelson said Article 9 deals with the PURD regulation. She said the only public comment about the article is assisted living residences are allowed.

Mr. Hankin said he didn't think it would be an issue. He said the issue with allowing that type of residence had to do with traffic.

Ms. Nelson asked if there is a definition for “assisted living”.

Mr. Rembold said yes.

Mr. Hankin said a special permit would be required for a PURD. We need assisted living facilities. He said he didn't want to strike that language.

The other Board members agreed with Mr. Hankin.

Mr. Pachano asked about the inconsistency with the density requirement as written.

Mr. Hankin said that is a mistake. He said the underlying zoning prevails.

Ms. Nelson said the table in 8.5.4 4 will be amended to be 1,700 square feet in the R-3.

Mr. Hankin said that is correct.

Mr. Fick made a motion to amend the land area table in the R-3 zone from 5,000 to 1,700 square feet, Mr. Higa seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Pachano said the purpose of the PURD is to cluster housing. He said as many units as possible should be put on the lot. He suggested that wetland areas and protected areas should be part of the open space requirement.

Mr. Hankin said it is included in 8.5.1 4.

Ms. Nelsons said she would not be comfortable making a change of that type at this point because it could be challenged.

Mr. Fick made a motion to send a positive recommendation on the amended article to the ATM, Mr. Hankin seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 10 brings the bylaw language into compliance with the Building Code.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Pachano seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 11 changes the SPGA for most residential uses to the Planning Board and makes the changes in the Table of Use Regulations. She said public comments were that the Selectboard is the better board to be SPGA.

Mr. Rembold said there were comments about mixed use in the B zone and B-2 zone going from SP to yes.

Mr. Pachano said someone from the Board needs to stand up to defend this article at the ATM.

Ms. Nelson said she is willing to speak.

Mr. Fick said we need to explain why we are making the change. He said we need to explain more.

Mr. Pachano said we will run up against the argument that the Selectboard is more considerate of residents' concerns than the Planning Board. That is the public's perception is that the Planning Board is more concerned about the developer's interests than the resident's concerns.

Ms. Nelson if TV is an issue maybe we can have more TV coverage. She said she we review all of the special permits anyway and we have knowledge of land use. She said she agrees that we need to be prepared to explain our rationale.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Pachano seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 12 amends the Water Quality Protection Overlay District to clarify the process for altering non-conforming uses. She said we will need to explain and clarify the language. She said public comments were that the language does not clarify. She asked if this needs more work, should be passed over or modified.

Mr. Hankin said the language would allow replacement of an old fuel tank more quickly. He said Mr. Abrahams was concerned that the Town didn't have an opportunity to review and have a say in where a new tank would be placed. He suggested having a special permit process.

Mr. Hankin said he would be happy to address it at the ATM.

Mr. Rembold said requiring a special permit, which is discretionary and that can be appealed is counterproductive for replacing an old tank that is required to be replaced. He said the language provide-clarifies the process for replacement of old fuel tanks. He said the discussion can get confusing. He said perhaps we are trying solve a non-problem, as town counsel has already ruled on the matter.

Ms. Nelson said we can leave it as it is and not make a recommendation to the ATM.

Mr. Pachano said we have a ruling from Town Counsel so the language doesn't do anything. We can leave it as it is and if we want to make it clear we can redo the entire bylaw.

Mr. Fick said either way policy has been established.

Mr. Higa thought t the article should be taken out.

Ms. Nelson said she thinks it will be contentious at Town Meeting and suggested it be passed over.

Mr. Rembold said he will see if it can be removed from the warrant but it is clear that the language is not supported so it can be passed over at the ATM.

Mr. Pachano made a motion not to ~~not~~ recommend Article 12 to the warrant or the ATM, Mr. Higa seconded.

Mr. Hankin said all this is doing is clarifying language that Town Counsel provided that wasn't clear enough. Town Counsel could change then we would incur additional legal fees to clarify in the future.

Mr. Fick said if it goes before Town Meeting it could be amended on the floor. It is dangerous to have it amended at the ATM.

Mr. Rembold clarified that the article can be passed over.

Mr. Pachano withdrew his motion and Mr. Higa withdrew his second for Mr. Fick to make a motion not to ~~not~~ include the article in the warrant, Mr. Higa seconded.

Roll call vote: Mr. Hankin, nay; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 13 amends Section 8.4, mixed-use regulations to clarify the minimum non-residential component in a mixed-use development. She said there is potential conflict with this article and the citizen's petition.

Mr. Pachano wanted to know why the Housatonic Village Overlay District was not included.

Ms. Nelson said it can't be added at this time. The folks in Housatonic would have to be provided an opportunity to comment.

Mr. Rembold agreed with Ms. Nelson. He said there could be procedural problems to try to change regulation that covers the HVOD.

Mr. Hankin made a motion to send a positive recommendation to the ATM, Mr. Pachano seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Ms. Nelson said Article 14 creates a new section of the bylaw that would allow for the conversion of a nursing home to a multi-family use. She said there was a comment from Mr. Ferris suggesting that in 8.10.2 where the date is May 7, 2020 to change that to “during the calendar year”. She said she has no objection to that change.

Mr. Hankin said there is one typo that need to be corrected.

Mr. Hankin made a motion to amend 8.10.2 to read “existing as of 1/1/2020, Mr. Fick seconded. Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Hankin made a motion to send a positive recommendation to the ATM as amended, Mr. Fick seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

FORM A’s

Mr. Rembold presented a Form A application on behalf of Susan Delmolino for a parcel of land located on the right of way off the northeast side of Pearl Street. Parcel A contains .0110 acres of land.

Ms. Nelson said the plan does not create a new building lot. The lot is intended to be conveyed to an existing lot.

Mr. Hankin made a motion to endorse the plan, Mr. Fick seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

Mr. Rembold proposed a way to endorse the plan and possibly future plans. He said under the current conditions it is physically impossible for the Board members to endorse the plan. Chapter 81L allows boards to identify the Chair or another person to endorse plans on behalf of the board. He suggested that the Board designate the Chair and possibly myself to endorse plans so that we can keep business moving.

Ms. Nelson said this proposal recognizes current health issues.

Mr. Rembold said this endorsement authorization would be in effect until June 30, 2020.

Mr. Fick made a motion to authorize the Chair and/or Mr. Rembold to sign Planning Board paperwork from now until June 30, 2020, Mr. Higa seconded.

Mr. Hankin asked if this endorsement authorization is just for Form As.

Mr. Rembold said he isn't sure but he will look into it.

Mr. Fick said he thinks it applies to any instrument of Subdivision Control Law.

Mr. Rembold said ok.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

MINUTES: MARCH 12, 2020

Mr. Hankin made a motion to approve the minutes of March 12, 2020 as amended, Mr. Fick seconded.

Roll call vote: Mr. Hankin, aye; Mr. Fick, aye; Mr. Pachano, aye; Mr. Higa, aye; Ms. Nelson, aye

CITIZEN'S SPEAK TIME:

Mr. Doyle thanked the Board for their hard work especially under these current circumstances.

Ms. Nelson asked if there is a definitive date for the ATM.

Mr. Rembold said not yet.

Ms. Nelson thanked Mr. Rembold for his extraordinary efforts for making this meeting happen.

Having concluded their business, Ms. Nelson adjourned without objection at 8:40 P.M.

Respectfully submitted,

Kimberly L. Shaw
Planning Board Secretary

SP 907-20

CR

HELLMAN SHEARN & ARIENTI LLP
ATTORNEYS AT LAW

C. Nicholas Arienti
Catherine S. Chester*
Ethan S. Klepetar

342 Main Street
Great Barrington, Massachusetts 01230
Telephone (413) 528-4800
Facsimile (413) 528-9988
www.hellmanshearn.com

*Also admitted in New York

VIA HAND DELIVERY

February 24, 2020

Ms. Jennifer L. Messina
Great Barrington Town Clerk
334 Main Street
Great Barrington, MA 01230

RE: Application for Special Permit by MRI Investments, LLC
438/446 Monterey Road, Great Barrington, MA

Dear Ms. Messina:

Enclosed please find one (1) original application and fourteen (14) copies of an application for a special permit by MRI Investments, LLC, along with an application for site plan review, with attached exhibits and filing fees in the amount of \$150.00 and \$75.00 respectively, pertaining to the property at 438/446 Monterey Road, Great Barrington, MA.

Please do not hesitate to contact me with any questions regarding this application.

Very truly yours,

HELLMAN SHEARN & ARIENTI, LLP


C. Nicholas Arienti

Enclosures

Cc: Justin Dufour

TOWN OF GREAT BARRINGTON
Application for a Special Permit
to the Board of Selectmen or Planning Board

FORM SP-1
REV. 11-2013

FOR OFFICE USE ONLY

Number Assigned 907-20 Date Received 2/25/20
Special Permit Granting Authority SB
Copy to Recommending Boards 2/27/20
Advertised 3/13 & 3/20
Public Hearing 4/13/20
Fee: \$150.00 Paid:

APPLICATION FOR SPECIAL
PERMIT UNDER TOWN ZONING
BYLAWS FOR TOWN OF
GREAT BARRINGTON,
MASSACHUSETTS

MAP 42 LOT 12; 12.A; 13.A BOOK 2416 PAGE 293 ZONING DISTRICT(S) R 2

Site Address: 438/446 Monterey Road, Great Barrington

Date of Application: February 24, 2020

Applicant's name and complete mailing address: MRI Investments, LLC c/o C. Nicholas Arienti, Esq., Hellman Shearn & Arienti, LLP, 342 Main Street, Great Barrington, MA 01230

Applicant's phone number (413) 528-4800 Applicant's email address: narientihellmanshearn.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:

Pittsfield Cooperative Bank, 70 South Street, Pittsfield, MA 01201-6109

I (we) request a Special Permit for: MRI Investments, LLC, hereby requests a special permit to create a detoxification center specializing in medically supervised detox programming to assist people who are suffering from substance abuse and ready to begin recovery.

Under Section (s) 3.1.4.B.10 and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

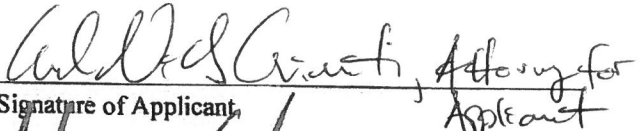
One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

1. Completed application form, including signatures.
2. Brief written description of how the project is in harmony with the Great Barrington Master Plan.
(Copies of the Master Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)
3. Site Plan, drawn to scale, applicable to the site and the proposed use of said site for which this special permit is requested.
4. Any other specifications necessary to further describe the site or proposed use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" x 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, walkways and parking areas. All proposed landscaping, parking, loading, and similar improvements must be in compliance with the applicable sections of the Zoning Bylaw.
5. Certified list of abutters within 300' on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.
6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USS map enlarged and showing the site location within the Town.

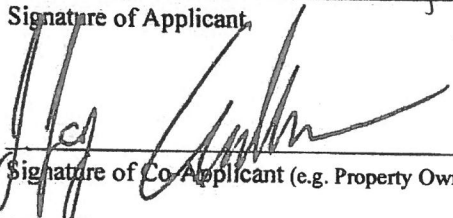
7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase in impervious surfaces, the SPGA may require calculations or expert analysis of the plan.
8. Landscaping Plan drawn to scale and showing existing and proposed landscaping.
9. If applicant and owner are different, a letter signed by the owner of the property authorizing the applicant to apply for the special permit.

SPECIFICS:

1. All site plans and specifications must be signed and dated by the preparer.
2. ALL OWNERS of property must also sign the application.
3. A copy of special permit procedures is available upon request.
4. Fee for application is \$150.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds \$150.00, the applicant shall pay the balance due upon notification from the Granting Authority.
5. Once all the necessary papers, maps, etc. are compiled into the required Original and Fourteen sets, call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application. The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen or Planning Board will be scheduled. Meetings of recommending boards (e.g. Planning Board, Conservation Commission and Board of Health) will also be arranged at this time.



 Signature of Applicant, Attorney for Applicant

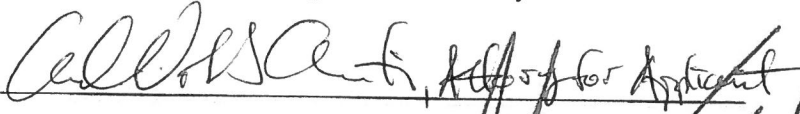


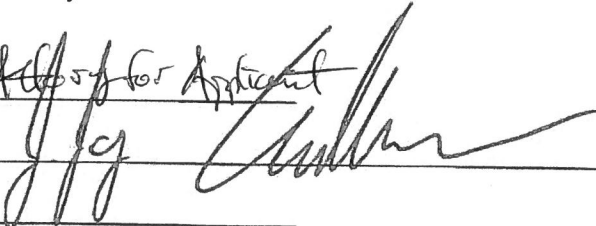
 Signature of Co-Applicant (e.g. Property Owner, if different)

PLEASE READ AND SIGN BELOW

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD, AND APPROVED BY THE BOARD OF SELECTMEN, FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO THE APPLICANT IF REQUESTED.

I have read the above regulation and agree to be bound by it.

Signature  _____

Signature of Co-Applicant (e.g. Property Owner)  _____

Date 2/24/2020 _____



Town of Great Barrington
Planning Board

PB SPR 1
Rev. Aug 2011

Application to the Planning Board for
Site Plan Review
in accordance with Section 10.5 of the Zoning Bylaw

INSTRUCTIONS

Please fill in all applicable information on this form.
If you believe any requirements should be waived, you must formally request
waivers from the Board.
You may download and save this form, and fill it in electronically.
Save and print the form.
Submit an original and seven (7) copies to the Town Planner's office along with
your payment, site plan, and other required information.
Call the Town Planner at (413) 528-1619 ext. 7 if you have any questions.

FOR OFFICE USE ONLY

Filing Date: _____ Decision due: _____
Number Assigned: _____ Paid? _____
 Original and seven (7) copies received
 Original filed with and stamped by Town Clerk
 Copy to Town Planner
 Six (6) copies to Planning Board

*ESTIMATED TIMELINE: The Planning Board must review and act upon the site plan within 60 days
of receipt of the application, unless the time limits are extended after the applicant's written request.*

A. SITE LOCATION

Site Address 438/446 Monterey Road, Great Barrington
Map 42 Lot 12; 12A; 13 Deed Book 2416 Deed Page 293
Zoning District R2 One-acre Res. Overlay District (if any) _____

B. APPLICANT AND PROPERTY OWNER

Applicant's
Information

Name (please print) MRI Investments, LLC
Street Address 6613 N. Scottsdale Road, Suite 200
City, State, Zip Code Scottsdale, AZ 85250
Phone (area code first) 413-528-4800 Email Address: narienti@hellmanshearn.com
Signature *Carl J. Beck, Attorney for Applicant*

- Check here if Applicant and Property Owner are the same, and skip to step C., Description.
- Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Property Owner must sign this form indicating permission to file this Application.

Enter Property Owner's information EXACTLY as it appears on the most recent tax bill.

Property
Owner's
Information

Name (please print) Pittsfield Cooperative Bank
Street Address 70 South Street
City, State, Zip Code Pittsfield, MA 01201
Phone (area code first) 413-629-1602 Email Address: JAnderson@pittsfieldcoop.com
Signature *J. Anderson*

C. DESCRIPTION Briefly describe your project, and indicate how it complies with the Master Plan and the Design Guidelines Workbook. If additional space is needed, please submit on additional sheet(s) as required.

MRI Investments, LLC, hereby requests a special permit to create a detoxification center specializing in medically supervised detox programming to assist people who are suffering from substance abuse and ready to begin recovery. See attached Memorandum for additional information.

D. APPLICABILITY: Check the reason(s) for your Application (choose all that apply)

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multi-family structure.
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or use involving more than six spaces.
- 3. Grading or clearing of more than 10 % of a lot or 10,000 square feet, whichever is the lesser (except as provided in 10.5.1, of the Zoning Bylaw).
- 4. Other, as required by the Zoning Bylaw. (Please specify: Section(s) _____)

E. SPECIAL PERMITS AND OTHER REGULATIONS

- 1. Does your project require any Special Permit(s)? Yes No
If yes, have you applied for any required Special Permit(s)? Yes No If yes, SP #: _____
- 2. Site Plan Approval does not imply approval of any Special Permits or compliance with other regulations, including, but not limited to, the Wetlands Protection Act. Check here to acknowledge.
- 3. Does your project require filing of a Notice of Intent (NOI)? Yes No
If yes, has NOI been filed? Yes No If yes, has NOI been approved? Yes No
- 4. Does your project fall within Estimated Habitat or Priority Habitat of endangered species? Yes No
If yes, has NHESP compliance been received? Yes No

F. FEE

- Check here to confirm that your check of \$75 per application is enclosed. Make checks payable to Town of Great Barrington.

G. REQUIREMENTS

Applicant acknowledges that this application is accompanied by those items detailed in Section 10.5.3 of the Zoning Bylaw, including: (Check items 1. and 2. at a minimum. Check item 3. if it is required by the Planning Board. Check item 4 if applicable to your project.)

- 1. Plot Plan of the entire tract, signed by a licensed surveyor or engineer, and including details noted in Section 10.5.3, item #1, of the Zoning Bylaw
- 3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, of the Zoning Bylaw
- 2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw
- 4. If project involves construction, exterior alteration or expansion, or change of use, this application must also contain floor plans and elevations of the building

H. APPROVAL

APPLICANT SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF SITE PLAN REVIEW PER SECTION 10.5 OF THE ZONING BYLAW AND SHOULD ENSURE THAT THE APPLICATION COMPLIES. FAILURE TO COMPLY MAY RESULT IN DENIAL OF THE APPLICATION. PLEASE CALL THE TOWN PLANNER IF YOU HAVE ANY QUESTIONS.

APPLICANT SHOULD BE FAMILIAR WITH THE APPROVAL CRITERIA PER SECTION 10.5.3 OF THE ZONING BYLAW.

MEMORANDUM IN SUPPORT OF SPECIAL PERMIT APPLICATION
BY GREAT BARRINGTON REAL ESTATE LLC

The applicant, MRI Investments, LLC (“MRI”), submits this memorandum in support of its application for a special permit at 438/446 Monterey Road, Great Barrington, Massachusetts (the “Site”), pursuant to the Great Barrington Zoning Bylaws (the “Bylaws”) Sections 3.1.4.B (10) and 10.4.

Zoning Status

The Site is located in the R 2 Residential zoning district (see **Exhibit 1** attached hereto).

Recent History

The current owner of the Site, Pittsfield Cooperative Bank, took title to the Site from prior owner, GB North Star Realty, Inc., in May of 2017, which operated the Site as part of the former Eagleton School.

The existing structure on the Site was originally constructed in 1966 and was renovated and likely expanded in 1984 according to the Great Barrington Assessor’s records (see **Exhibit 2** attached hereto). The current structure in total comprises approximately 5,166 square feet between the first-floor level, which is at street grade, and the basement level below, which is fully exposed at the rear of the building and which serves as the primary point of access. The building was most recently used by the Eagleton School as both a student residence and for administrative offices and meeting rooms, but has been vacant since the School’s closing in 2016. Current owner Pittsfield Cooperative Bank has not used the building or the Site since it took title in 2017.

Proposal

MRI Investments, LLC is currently under contract to purchase the Site from the Pittsfield Cooperative Bank, contingent on MRI’s receipt of necessary use permits. While MRI plans to take title to the Site pursuant to its contract for purchase and sale, the business operation/use contemplated by this special permit application will be most likely be performed by a related entity named Desert Mountain Health (“DMH”), which currently provides these services at its Scottsdale, Arizona, location. While DMH is a detoxification center based in Scottsdale it has ownership roots based in Berkshire County.

MRI proposes to operate a detoxification and treatment center specializing in medically supervised detox programming to assist people who are suffering from substance abuse and ready to begin the recovery process. This proposal is filed pursuant to section 3.1.4.B(10), ‘Hospital,

sanitarium, nursing or convalescent home...’ of the Great Barrington Zoning Bylaws, which requires grant of a special permit from the Great Barrington Selectboard.

The proposed use at the Site is intended to include inpatient medical detox and related medical services, individual and group therapy, family programs and aftercare planning. The Site will be used to house clients of the program during the detox and recovery period, and will also be used for clinical medical and therapeutic purposes, for counseling and meetings, and for administrative space for the staff. The staff will be comprised of various medical professionals, therapists and administrative staffers, and will provide required services and staffing at the Site at all hours.

The proposed use at the Site does not contemplate any expansion of the existing building or its footprint, but will require renovation of the interior of the structure to accommodate the proposed use. Accordingly, the Site is not anticipated to be modified for the proposed use. A site plan is attached hereto as **Exhibit 3**. Please note that the Site is currently comprised of three separate lots under a single deed, but the lots are intended to be combined into a single parcel as illustrated on **Exhibit 3** in conjunction with MRI’s purchase of the property.

In order to grant the requested special permit, the Great Barrington Board of Selectmen, as the Special Permit Granting Authority (the “SPGA”) pursuant to Section 10.4 of the Bylaw, are required to consider each of the following factors in determining that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town of Great Barrington or the neighborhood in view of the particular characteristics of the site, and of the proposal in relation to that site:

1. Social, economic or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base, and employment.

MRI respectfully suggests that this proposal meets the above listed requirements, as follows:

1. Social, economic or community needs which are served by the proposal;

Grant of the special permit will serve the immediate needs of the local and surrounding Berkshire County community by offering specialized medically supervised detox programming and therapy to assist people who are suffering from substance abuse, both alcohol and drugs, and ready to begin recovery. Currently the options for substance abuse treatment, including detox, therapy and aftercare planning, are severely lacking particularly in southern Berkshire County despite the fact that the local need for such treatment and care is incredibly high. DMH's high level of care and expertise, as demonstrated by their existing facility in Scottsdale, will benefit the surrounding community and beyond by providing an additional option for substance abuse treatment here in southern Berkshire County. DMH's number one concern is the care of their clients and their success in achieving long-term sobriety, a goal that will benefit our community by helping those in need find a healthier and happier way of living.

2. Traffic flow and safety, including parking and loading;

Traffic flow will not be altered whatsoever by this proposal as compared to the use by prior owner Eagleton School, and will likely be less intense as related to the Site. There is anticipated to be sporadic low impact traffic flow to and from the Site generated by the staff arriving to and departing from their shifts, and any traffic flows generated by MRI/DMH's clients will be particularly sporadic and minimal as there are no standard arrival or departure times.

3. Adequacy of utilities and other public services;

There will be very limited impact to utilities and other public services because there are no changes proposed to the Site or the existing footprint of the structure. Additionally, because of the broad and comprehensive services that will be offered by MRI/DMH staff, including medical services, it is not anticipated that medical or emergency services will be impacted in a significant way if at all.

4. Neighborhood character and social structures;

The proposed use will not significantly alter the existing character of the neighborhood or social structures in any tangible manner because MRI/DMH will use the Site in a manner similar to that of prior owner Eagleton School, which use was ongoing for many years until recently. In fact the use proposed is likely to be

5. Impacts on the natural environment; and

There will be very limited if any change at all to the existing conditions as it relates to this requirement because there is no expansion of the existing building or construction impacting the Site.

6. Potential fiscal impact, including impact on town services, tax base, and employment.

The local fiscal impact will be reflected by numerous benefits as a result of the Board's grant of this proposal. MRI's purchase of the Site will unquestionably lead to an increase in assessed value following completion of required improvements to the existing building, increasing local real estate tax revenue generated on an annual basis. Additionally, MRI will employ skilled staff from the local area to serve its clients at various levels of expertise, experience and income, including doctors, nurses, therapists and administrative staff. The proposed use does not contemplate any negative impact on town services whatsoever.

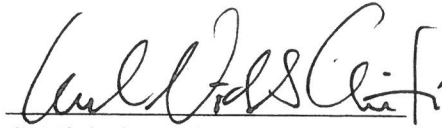
MRI submits for Site Plan Review the plan attached at **Exhibit 3** which includes an accurate representation of the existing conditions at the Site. However, because the instant application does not contemplate any exterior modification of the existing building, contemplates little or no impact on the existing conditions at the Site, and is a far less intense use than the prior longtime owner Eagleton School, MRI hereby requests a waiver of Sections 10.5.3.1.j (drainage) and k (stormwater management), and 10.5.3.3 (Traffic Impact Assessment) of the Bylaw pursuant to Section 10.5.4, Waiver of Submittal Compliance.

Finally, the proposal is harmony with various elements of the Community Master Plan. Specifically, the proposal is consistent with Economic Development Goal 3 and Land Use Goal 6 because it will redevelop an existing site that has been entirely underutilized since 2016, through renovation of the existing structure which will aid in preservation of the natural resources in their existing state at this rural location.

For the reasons stated above, MRI Investments, LLC, respectfully requests that the Town of Great Barrington Board of Selectmen grant the requested special permit.

MRI Investments, LLC

By its attorney,

A handwritten signature in black ink, appearing to read "C. Nicholas Arienti", written over a horizontal line.

C. Nicholas Arienti

Hellman Shearn & Arienti LLP

342 Main Street

Great Barrington, MA 01230

(413) 528-4800

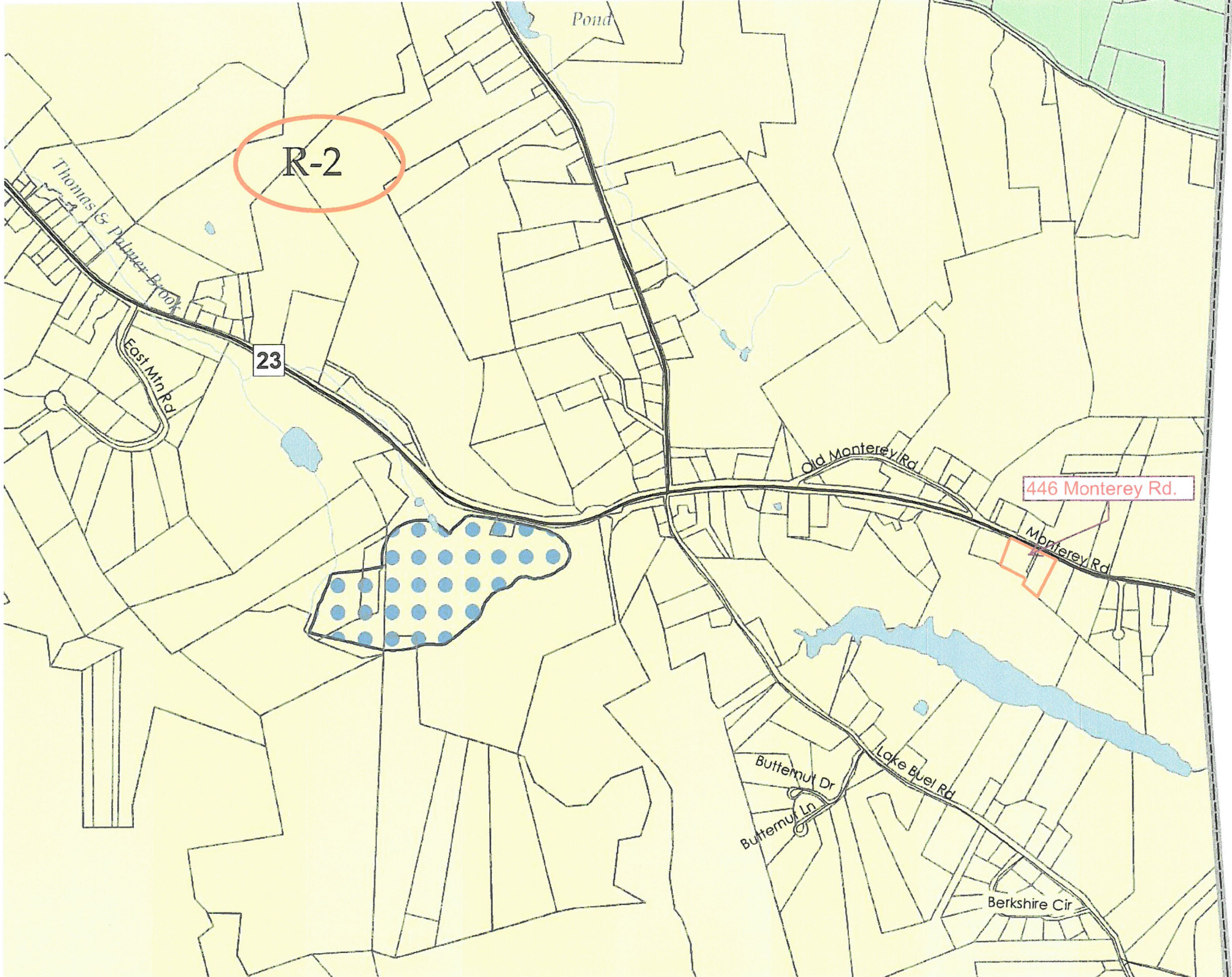
Table of Exhibits

Memorandum in Support of Special Permit Application

- Exhibit 1: Zoning Map Designation
- Exhibit 2: Assessor's Property Record Cards
- Exhibit 3: Site Plan
- Exhibit 4: Site Location Plan
- Exhibit 5: Abutter's Notice

EXHIBIT

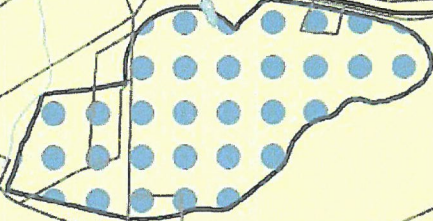
1



R-2

23

446 Monterey Rd.



Pond

Thomas & Pulver Brook

East Mtn Rd

Old Monterey Rd

Monterey Rd

Butternut Dr

Butternut Ln

Lake Buel Rd

Berkshire Cir

EXHIBIT

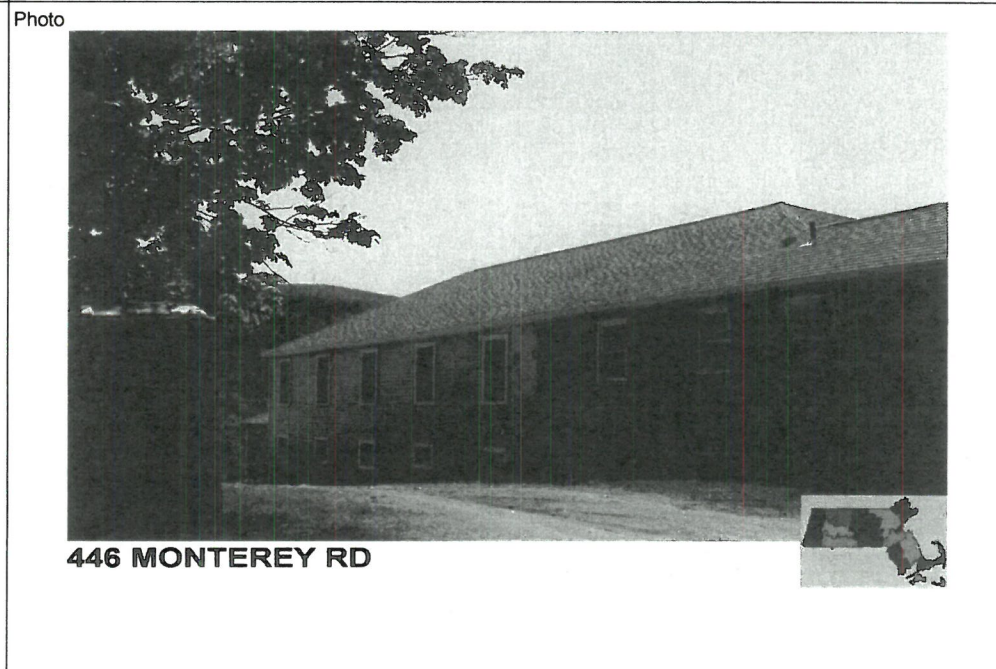
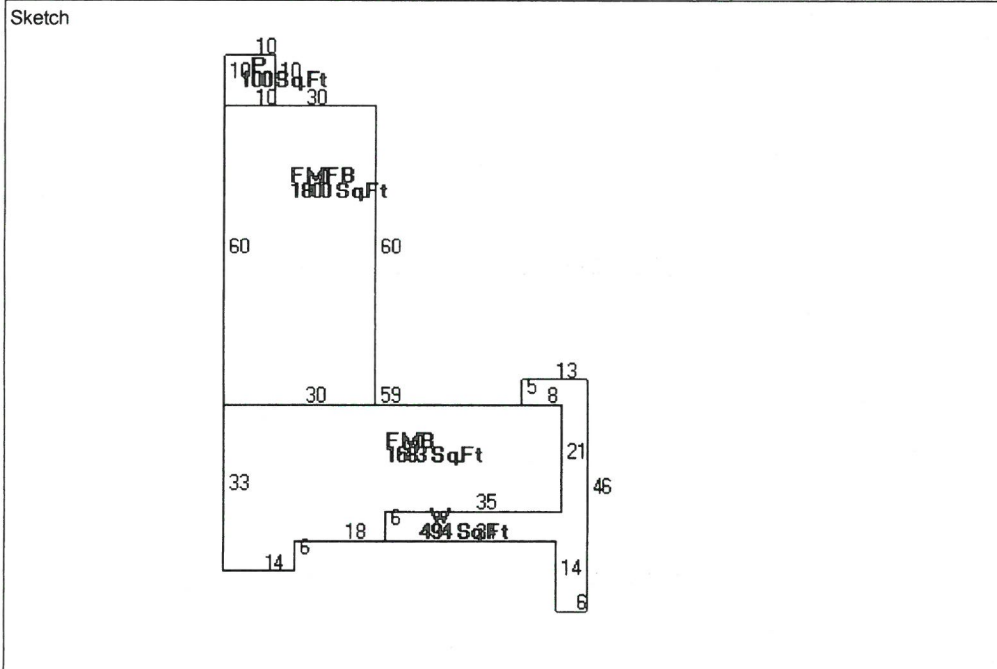
2

Residential Property Record Card

Parcel ID: 113/042.0-0000-0013.A MAP: 042.0 BLOCK: 0000 LOT: 0013.A Parcel Address: 446 MONTEREY RD FY: 2019

PARCEL INFORMATION		Use-Code: 101	Sale Price: 1	Book: 2416	Road Type: T	Inspect Date: 03/23/2011
Owner:	Tax Class: T	Sale Date: 05/19/2017	Page: 294	Rd Condition: P	Meas Date:	
PITTSFIELD COOPERATIVE BANK	Tot Fin Area: 3483	Sale Type: P	Cert/Doc:	Traffic: L	Entrance: X	
Address:	Tot Land Area: 1.720	Sale Valid: L		Water:	Collect Id: CL	
70 SOUTH ST	Sewer:	Grantor: GB NORTH STAR RLTY		Sewer:	Inspect Reas: P	
PITTSFIELD MA 01201-6109	Exempt-B/L% 0/0	Resid-B/L% 100/100	Comm-B/L% 0/0	Indust-B/L% 0/0	Open Sp-B/L% 0/0	

RESIDENCE INFORMATION				LAND INFORMATION									
Style: RN	Tot Rooms: 6	Main Fn Area: 3483	Attic:	NBHD CODE: 2	NBHD CLASS:	ZONE: R2							
Story Height: 1.00	Bedrooms: 2	Up Fn Area:	Bsmt Area: 1683	Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class	
Roof: G	Full Baths: 2	Add Fn Area:	Fn Bsmt Area: 945	1	P	101	A	74923	1.720	N	87,616		
Ext Wall: WS	Half Baths: 1	Unfin Area:	Bsmt Grade:	DETACHED STRUCTURE INFORMATION									
Masonry Trim:	Ext Bath Fix:	Tot Fin Area: 3483	Foundation: CN	Str	Unit	Msr-1	Msr-2	E-YR-Blt	Grade	Cond	%Good P/F/E/R	Cost	Class
Bath Qual: T	RCNLD: 340090	Kitch Qual: T	Eff Yr Built: 1984	SE	C	1		2002	A	.A	///94	1,000	1
Mkt Adj:	Heat Type: HW	Ext Kitch:	Year Built: 1966	VALUATION INFORMATION									
Sound Value:	Fuel Type: O	Grade: A	Cost Bldg: 340,100	Current Total:	428,700	Bldg:	341,100	Land:	87,600	MktLnd:	87,600		
Fireplace: 2	Bsmt Gar Cap:	Condition: A	Att Str Val1:	Prior Total:	421,900	Bldg:	334,300	Land:	87,600	MktLnd:	87,600		
Central AC: Y	Bsmt Gar SF:	Pct Complete:	Att Str Val2:										
Att Gar SF:	%Good P/F/E/R: ///78												
Porch Type	Porch Area	Porch Grade Factor											
P	100												
W	494												



Property Record Card

Parcel ID: 113/042.0-0000-0012.0 MAP: 042.0 BLOCK: 0000 LOT: 0012.0 Parcel Address: 438 MONTEREY RD FY: 2019

PARCEL INFORMATION	Use-Code: 130	Sale Price: 1	Book: 2416	Road Type: T	Inspect Date: 04/19/2017
Owner: PITTSFIELD COOPERATIVE BANK	Tax Class: T	Sale Date: 05/19/2017	Page: 294	Rd Condition: P	Meas Date:
Address: 70 SOUTH ST PITTSFIELD MA 01201-6109	Tot Fin Area: 0	Sale Type: L	Cert/Doc:	Traffic: L	Entrance:
	Tot Land Area: 2.294	Sale Valid: L		Water:	Collect Id:
	Sewer:	Grantor: GB NORTH STAR RLTY		Sewer:	Inspect Reas:
	Exempt-B/L% 0/0	Resid-B/L% 100/100	Comm-B/L% 0/0	Indust-B/L% 0/0	Open Sp-B/L% 0/0

LAND INFORMATION

NBHD CODE: 2	NBHD CLASS:	ZONE: R2						
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	P	130	A	87120	2.000	N	90,000	
2	R	130	A	12807	0.294	N	1,323	

VALUATION INFORMATION

Current Total:	91,300	Bldg:	0	Land:	91,300	MktLnd:	91,300
Prior Total:	91,300	Bldg:	0	Land:	91,300	MktLnd:	91,300

Sketch

No Sketch Available

Photo

No Picture Available

Property Record Card

Parcel ID: 113/042.0-0000-0012.A MAP: 042.0 BLOCK: 0000 LOT: 0012.A Parcel Address: 0 MONTEREY RD FY: 2019

PARCEL INFORMATION	Use-Code: 132	Sale Price: 1	Book: 2416	Road Type: T	Inspect Date:
Owner: PITTSFIELD COOPERATIVE BANK	Tax Class: T	Sale Date: 05/19/2017	Page: 294	Rd Condition: P	Meas Date:
Address: 70 SOUTH ST PITTSFIELD MA 01201-6109	Tot Fin Area: 0	Sale Type: L	Cert/Doc:	Traffic: H	Entrance:
	Tot Land Area: 0.086	Sale Valid: L		Water:	Collect Id:
	Sewer:	Grantor: GB NORTH STAR RLTY		Sewer:	Inspect Reas:
	Exempt-B/L% 0/0	Resid-B/L% 100/100	Comm-B/L% 0/0	Indust-B/L% 0/0	Open Sp-B/L% 0/0

LAND INFORMATION

NBHD CODE: 2	NBHD CLASS:	ZONE: R2						
Seg	Type	Code	Method	Sq-Ft	Acres	Influ-Y/N	Value	Class
1	R	132	A	3746	0.086	N	387	

VALUATION INFORMATION

Current Total:	400	Bldg:	0	Land:	400	MktLnd:	400
Prior Total:	400	Bldg:	0	Land:	400	MktLnd:	400

Sketch

No Sketch Available

Photo

No Picture Available

EXHIBIT

3

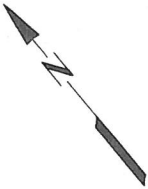
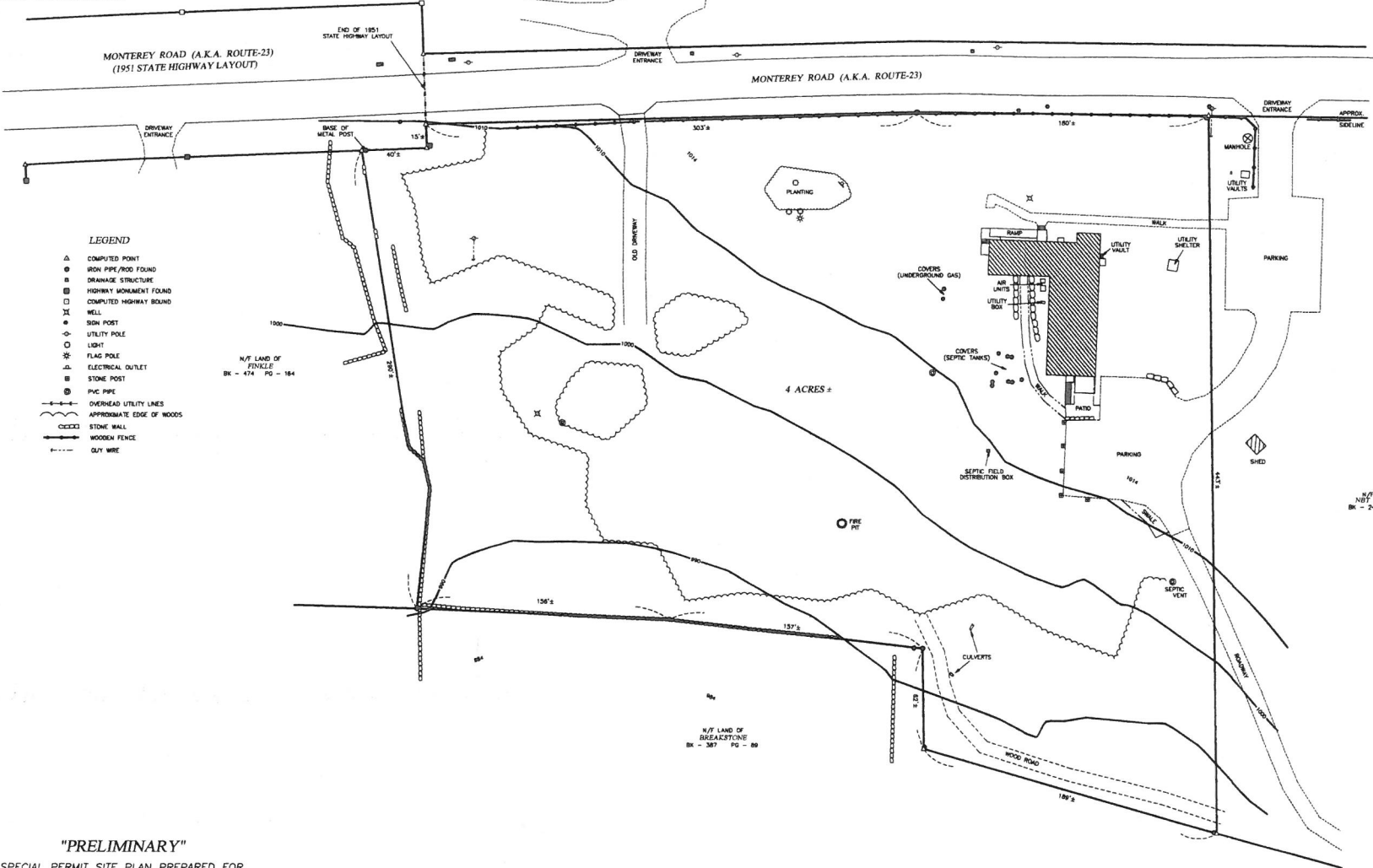
THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

RECORD OWNER: THE PITTSFIELD COOPERATIVE BANK
 LOUIS DEED: BK - 2416 PG - 204
 (SEE PLAN IN MAP BOOK #3, PAGE 6)

UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DENYING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OF ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

DRAINAGE TO FOLLOW EXISTING PATTERNS

TOPOGRAPHY AND VERTICAL ELEVATION DATUM
 PROCRATED FROM MASS C.I.S. DATA LAYERS



LEGEND

- △ COMPUTED POINT
- IRON PIPE/ROD FOUND
- DRAINAGE STRUCTURE
- ▣ HIGHWAY MONUMENT FOUND
- COMPUTED HIGHWAY BOUND
- ⊗ WELL
- ⊙ SIGN POST
- UTILITY POLE
- LIGHT
- ⊙ FLAG POLE
- ⊙ ELECTRICAL OUTLET
- ⊙ STONE POST
- PVC PIPE
- OVERHEAD UTILITY LINES
- - - APPROXIMATE EDGE OF WOODS
- ▤ STONE WALL
- ▥ WOODEN FENCE
- ⋯ GUY WIRE

N/4 LAND OF
 FINLEY
 BK - 474 PG - 184

N/4 LAND OF
 BREAKSTONE
 BK - 387 PG - 89

N/4 LAND OF
 NIT BARK, N.A.
 BK - 2411 PG - 280

4 ACRES ±

"PRELIMINARY"

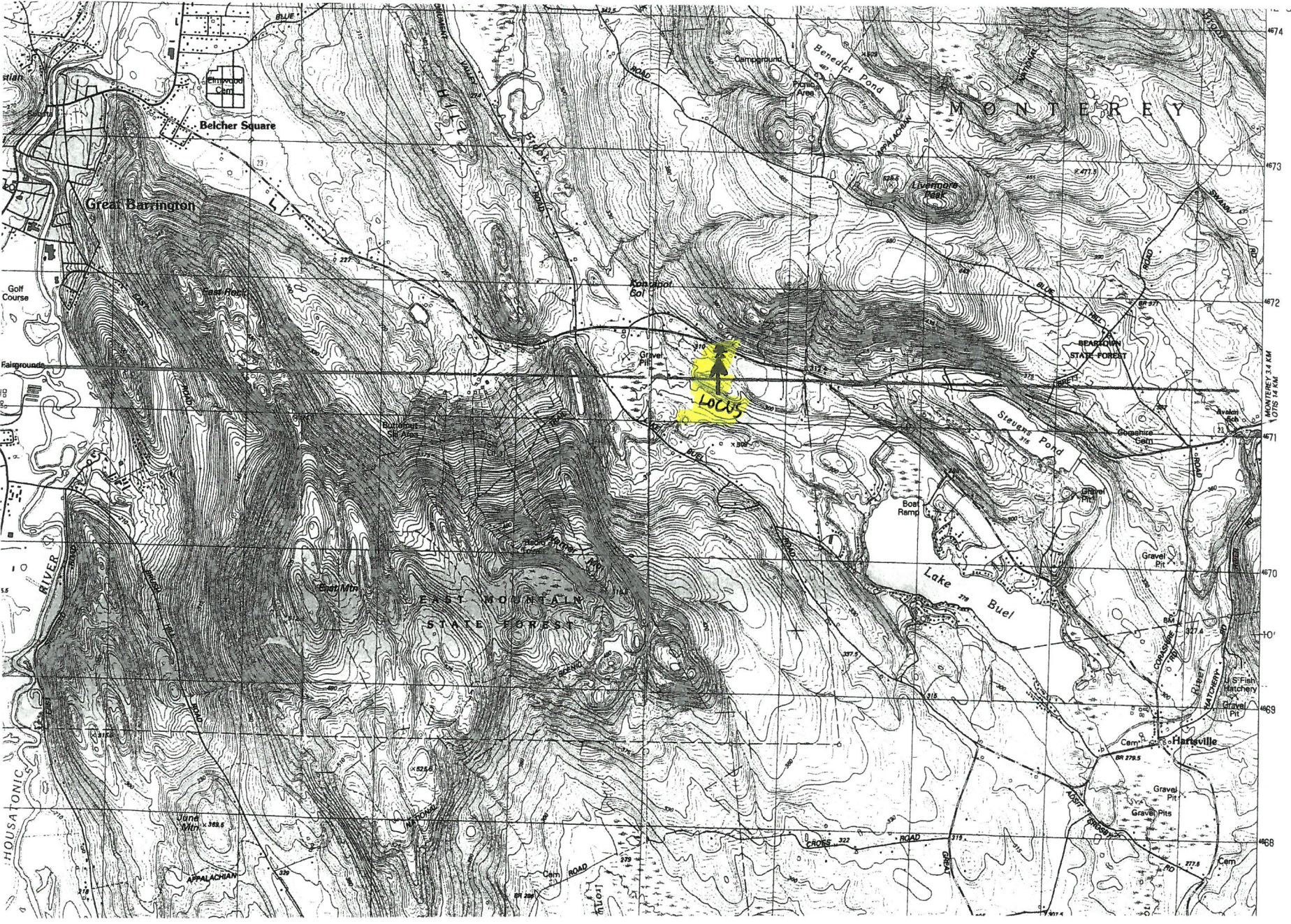
SPECIAL PERMIT SITE PLAN PREPARED FOR
MRI INVESTMENTS, LLC
 GREAT BARRINGTON, MASSACHUSETTS
 FEBRUARY - 2020 SCALE 1" = 30'
 KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

312 MAIN STREET P.O. BOX 88
 GREAT BARRINGTON, MASSACHUSETTS 01230
 FAX (413) 538-1912 PHONE (413) 538-3291
 GREAT BARRINGTON, ROUTE 22/BENCH/TECH/150.DWG



EXHIBIT

4



Produced by
in cooperative
Public Work
Control by USC
Massachusetts
Compiled by ph
taken 1980. Fl
Supersedes Egn
maps dated 197
Projection and I
Universal Trans
10,000-foot grid
mainland zone,
1927 North Am
To place on the
move the projec
36 meters west
There may be p
the National or
Gray tint indic
Fine red dashed
generally visible

CONTOUR INT
NATIONAL GEO

CONTROL ELEVATI
OTHER ELEVATION

THIS MAP COMI

CONVERSION TA

Meters	Fe
1	3.2
2	6.5
3	9.8
4	13.1
5	16.4
6	19.6
7	22.9
8	26.2
9	29.5
10	32.8

To convert meters to
multiply by 3.2808

To convert feet to m
multiply by 0.3048

FO
DENVER, CO

Topogr

- Primary highway, h
- Secondary highway, h
- Light-duty road, h
- Unimproved road, tr
- Route marker: Inter
- Railroad: standard ga
- Bridge; drawbridge
- Footbridge; overpass;
- Built-up area: only ss
- House; barn; church;
- Boundary:
- National, with mon
- State
- County, parish

EXHIBIT

5

Bruce Firger, Assessor
John Katz, Assessor

Shaun McHugh, Principal Assessor
E-mail: smchugh@townofgb.org

Carol Strommer
Administrative Assessor
E-mail: cstrommer@townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-2220 x 5
Fax: (413) 528-1026

TOWN OF GREAT BARRINGTON MASSACHUSETTS

ASSESSORS' OFFICE

February 10, 2020

ABUTTERS TO PROPERTY OF: PITTSFIELD COOPERATIVE BANK

438 Monterey Road, Map 42 Lots 12,12A, Book 2416 Pg. 294

446 Monterey Road, Map 42 Lot 13A, Book 2416 Pg. 294

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
42	10	Barbara Breakstone, 50 Van Etten Blvd., New Rochelle, NY 10804-2320
42	11	Dale B. & Jo-Ann Finkle, 434 Monterey Rd., Gt. Barrington, MA 01230-1454
42	13	Matthew J. Merritt III, 99 New Lenox Rd., Lenox, MA 01240-2237
42/13H,41/38,37,39,40		NBT Bank NA, 52 Broad St., Norwich, NY 13815-1646
41	25C	Commonwealth of Massachusetts, Dept. of Environmental Mangement, 251 Causeway St. #700, Boston, MA 02114-2154

The above list of abutters to the subject property is correct according to the latest records of this office.

Sincerely,


Shaun McHugh
Principal Assessor



**Town of Great Barrington
Planning Board**

**Application to the Planning Board for
Site Plan Review
in accordance with Section 10.5 of the Zoning Bylaw**

INSTRUCTIONS TO APPLICANTS

Read Section 10.5.1 of the Zoning Bylaw. If you believe any requirements should be waived, you must formally request waivers from the Board. This may be done in your cover letter.
 Fill in all applicable information on this form.
 Submit one (1) original and three (3) copies, along with your payment, site plan, and other required information to the Town Planner. At least one set of the site plans must be full sized. Collate the information so that all four packets are identical, except for the original signature.
 Submit one (1) PDF of the entire packet including any and all plans and specifications. The PDF must be clear and scalable.
 Call the Town Planner at (413) 528-1619 ext. 7 if you have any questions.

FOR OFFICE USE ONLY

SPR number: _____
 Paid? _____
 Filing Date: _____
 Initial PB meeting date: _____
 Decision due: _____
 _____ Original and three copies received
 _____ PDF received
 _____ Original filed with Town Clerk

**** DEADLINE **** Applications including all copies and PDFs must be received by 4:00 PM one week before a Planning Board meeting in order to be considered at that meeting. Materials received after the deadline will be scheduled for a future meeting.

TIMELINE: In accordance with the Zoning Bylaw, the Planning Board must review and act upon the site plan within 60 days of receipt of the application, unless the time limits are extended after the applicant's written request.

A. SITE LOCATION

Site Address: 82 Railroad Street

Map: 19 Lot: 63 Deed Book: 836 Deed page: 178

Zoning District: B - Downtown Business Zoning Overlay District(s) (if any): VCOD - VILLAGE CENTER OVERLAY DISTRICT

B. APPLICANT AND PROPERTY OWNER

Applicant's Information Name (please print) HOUSATONIC ARCHITECTURAL SERVICES, LLC, DIEGO GUTIERREZ
 Street Address 123 FRONT STREET
 City, State, Zip Code HOUSATONIC, MA 01236-0278
 Phone (area code first) 413-854-8955 Email Address: HOUSYARCH@OUTLOOK.COM
 Signature *Diego Gutierrez*

- Check here if Applicant and Property Owner are the same, and skip to step C., Description.
- Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Property Owner must sign this form indicating permission to file this Application.

Enter Property Owner's information EXACTLY as it appears on the most recent tax bill.

Property Owner's Information Name (please print) 82 Railroad Street LLC, Paul Aronofsky
 Street Address 35 Park Ave
 City, State, Zip Code New York NY 10016
 Phone (area code first) (917) 206-5191 Email Address: paaron650@yahoo.com
 Owner's Signature *Paul Aronofsky*

C. DESCRIPTION Briefly describe your project, and indicate how it complies with the Master Plan and the Design Guidelines Workbook. If additional space is needed, please submit on additional sheet(s) as required.

- This project complies with Town Master Plan LU1" "To support downtown so that it continues to prosper as a regional hub of business, employment, entertainment, and civil life". Pg 20
- Proposed changes to the exterior will be a significant upgrade to the current condition of the building, helping to "dress up" and keep up with the nearby developments such as 42 Railroad. Given the nature of the business, all signage and lighting will be subtle and low key while also enhancing security.

D. APPLICABILITY: Check the reason(s) for your Application (choose all that apply)

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multi-family structure.
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or use involving more than six spaces.
- 3. Grading or clearing of more than 10 % of a lot or 10,000 square feet, whichever is the lesser (except as provided in 10.5.1, of the Zoning Bylaw).
- 4. Other, as required by the Zoning Bylaw. (Please specify: Section(s) 7.18 and 10.5)

E. SPECIAL PERMITS AND OTHER REGULATIONS

- 1. Does your project require any Special Permits? Yes No
 - If yes, have you applied for and/or received those Special Permits? Yes No
- 2. You acknowledge that Planning Board Site Plan Approval does not imply approval of any Special Permits or compliance with other regulations, including, but not limited to, the Wetlands Protection Act or Scenic Mountains Act. Check here to acknowledge
- 3. Does your project require filing of a Notice of Intent (NOI)? Yes No
 - If yes, has NOI been filed and has an Order of Conditions been issued? Yes No

F. FEE

- Check here to confirm that your check of \$75 per application is enclosed. Make checks payable to Town of Great Barrington.

G. REQUIREMENTS

This application is accompanied by those items detailed in Section 10.5.3 of the Zoning Bylaw, including:
(Check items 1. and 2. at a minimum. Check item 3. if it is required by the Planning Board. Check item 4 if applicable to your project.)

- 1. Plot Plan of the entire tract, signed by a licensed surveyor or engineer, and including details noted in Section 10.5.3, item #1, of the Zoning Bylaw
- 3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, of the Zoning Bylaw
- 2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw
- 4. If project involves construction, exterior alteration or expansion, or change of use, this application must also contain floor plans and elevations of the building

H. ABUTTER NOTIFICATION

Have you discussed your proposed plans with the neighbors of this site? Yes No

I. APPROVAL

APPLICANT SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF SITE PLAN REVIEW PER SECTION 10.5 OF THE ZONING BYLAW AND SHOULD ENSURE THAT THE APPLICATION COMPLIES. FAILURE TO COMPLY MAY RESULT IN DENIAL.

APPLICANT SHOULD BE FAMILIAR WITH THE APPROVAL CRITERIA PER SECTION 10.5.3 OF THE ZONING BYLAW.

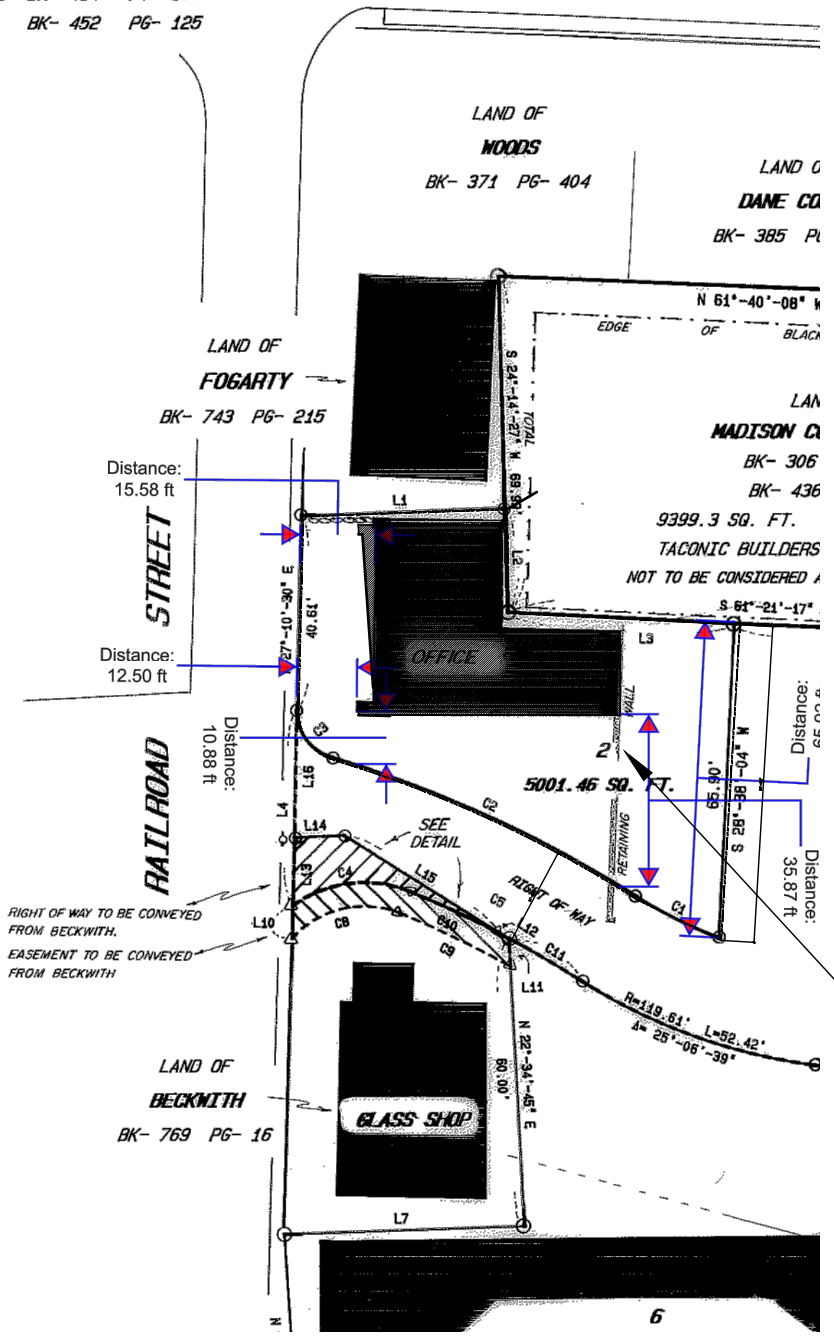
RECEIVED
 REGISTRY OF DEEDS
 GREAT BARRINGTON MA.
 DEC 27 10 00 AM 1992
 25.00
 Skorput
 Plot File G-97
 Jace M. Skorput
 FOR REGISTRY USE ONLY Register

ALL PARCELS ARE SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

PLANNING BOARD ENDORSEMENT DOES NOT IMPLY COMPLIANCE WITH THE MASS. WETLANDS PROTECTION ACT.

LOCUS DEEDS BK- 414 P6- 164
 BK- 452 P6- 125

- LEGEND**
- UTILITY LINES
 - *-* FENCE
 - UTILITY POLE
 - MONUMENT FOUND
 - ⊗ DRILL HOLE TO BE SET
 - IRON PIPE TO BE SET
 - IRON PIPE FOUND
 - △ POINT COMPUTED



PLAN SHOWING LAND IN
GREAT BARRINGTON, MASSACHUSETTS
 NOVEMBER - 1992 SCALE 1" = 30'
 KELLY - GRANGER - PARSONS AND ASSOCIATES INC.
 GREAT BARRINGTON, MASS.

1 Property Plan as filed in Registry of Deeds
 SCALE: 1" = 40'-0"



82 Railroad Street

2 Locus Plan
 SCALE: N.T.S.

Design by
 orderlife ltd.
 1433 Garden Street
 Glendale, CA 91201
 Architect
 Housatonic Architectural Services
 PO Box 287 Housatonic MA 01236
 413-854-8955

Client
 82 Railroad Street, LLC
 Paul Aronovsky

Project
 Commonwealth Cultivation
 Marijuana Retail
 82 Railroad Street
 Great Barrington MA 01230

SHEET NAME
 Property Plan and
 Locus Plan

Site Plan Review
 SET

REV
 3.27.20
 DATE
 Sep. 13, 2018
 SCALE
 As Noted

SHEET
 S1.0

Town of Great Barrington ZONING MAP

Prepared by the Berkshire Regional Planning Commission.
Date of Origin: 1974
With Changes Through May 1, 2017

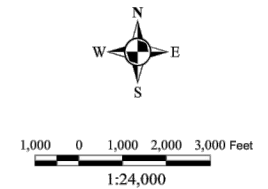
- RESIDENTIAL**
 R-1-A One-Family Medium Density (10,000 sq-ft.)
 R-1-B One-Family High Density (6,500 sq-ft.)
 R-2 Acreage Residential (1 acre)
 R-3 General Residential (5,000 sq. ft.)
 R-4 Large Acreage Residential (2 acre)

- BUSINESS**
 B Downtown Business
 B-1 Neighborhood Business
 B-2 General Business
 B-2-A Transitional Business
 B-3 Downtown Mixed-Use
 DBP Downtown Business Parking
 HVC Housatonic Village Center
 MXD Mixed Use Transitional

- INDUSTRIAL**
 I Light Industry
 I-2 Industrial / Multi-Family

- OVERLAY DISTRICTS**
 VCOD Village Center Overlay District (see Section 9.6)
 HMROD Housatonic Mills Revitalization Overlay District (see Section 9.8)
 HVOV Housatonic Village Overlay District (see Section 9.10)
 WQPOD Water Quality Protection Overlay District (see Section 9.2)
 SGOD Smart Growth Overlay District (see Section 9.13)

See also:
 Flood Insurance Rate Maps
 Wireless Telecommunications Overlay District Map
 Water Quality Protection District Map



Refer to Zoning text for rules of interpretation on boundaries

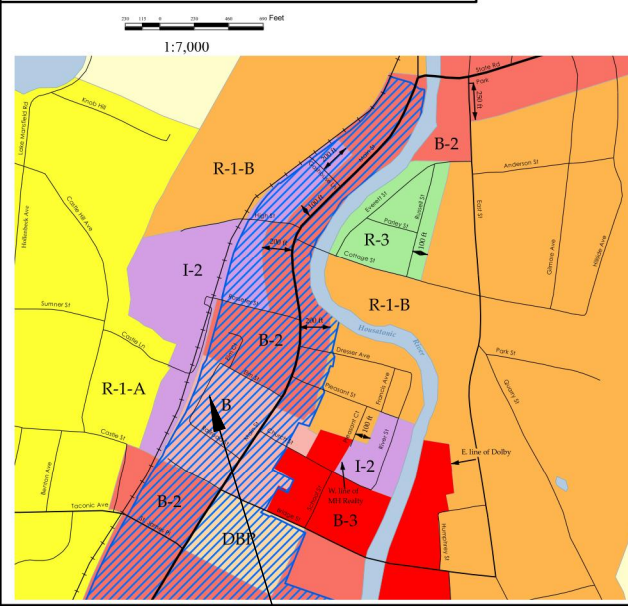
Map Printed: August 2017

Legend

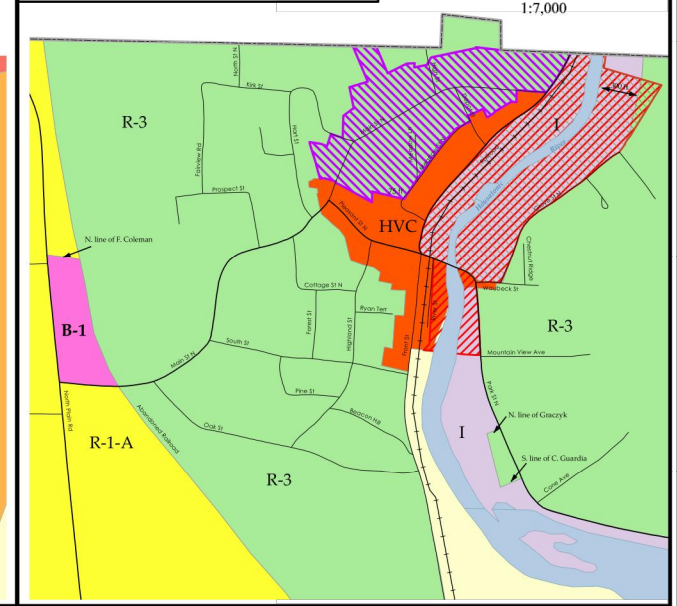
- Lakes/Ponds
- Perennial Streams
- Roadways

Zoning	
	B
	B-1
	B-2
	B-2-A
	B-3
	DBP
	HVC
	MXD
	I
	I-2
	R-1-A
	R-1-B
	R-2
	R-3
	R-4
	HMROD
	HVOV
	SGOD
	VCOD
	WQPOD
	Zone II
	Surface Water Zone A
	Surface Water Zone B

Great Barrington Village



Housatonic Village



LOCATION OF 82 RAILROAD STREET
 ZONING DISTRICT B- BUSINESS, VCOD - VILLAGE CENTER OVERLAY DISTRICT

Design by
 orderlife ltd.
 1433 Garden Street
 Glendale, CA 91201
 Architect
 Housatonic Architectural Services
 PO Box 287 Housatonic MA 01236
 413-854-8955

Client
 82 Railroad Street, LLC
 Paul Aronovsky

Project
 Commonwealth Cultivation
 Marijuana Retail
 82 Railroad Street
 Great Barrington MA 01230

SHEET NAME
 Site Plan and Existing
 Building Evaluation

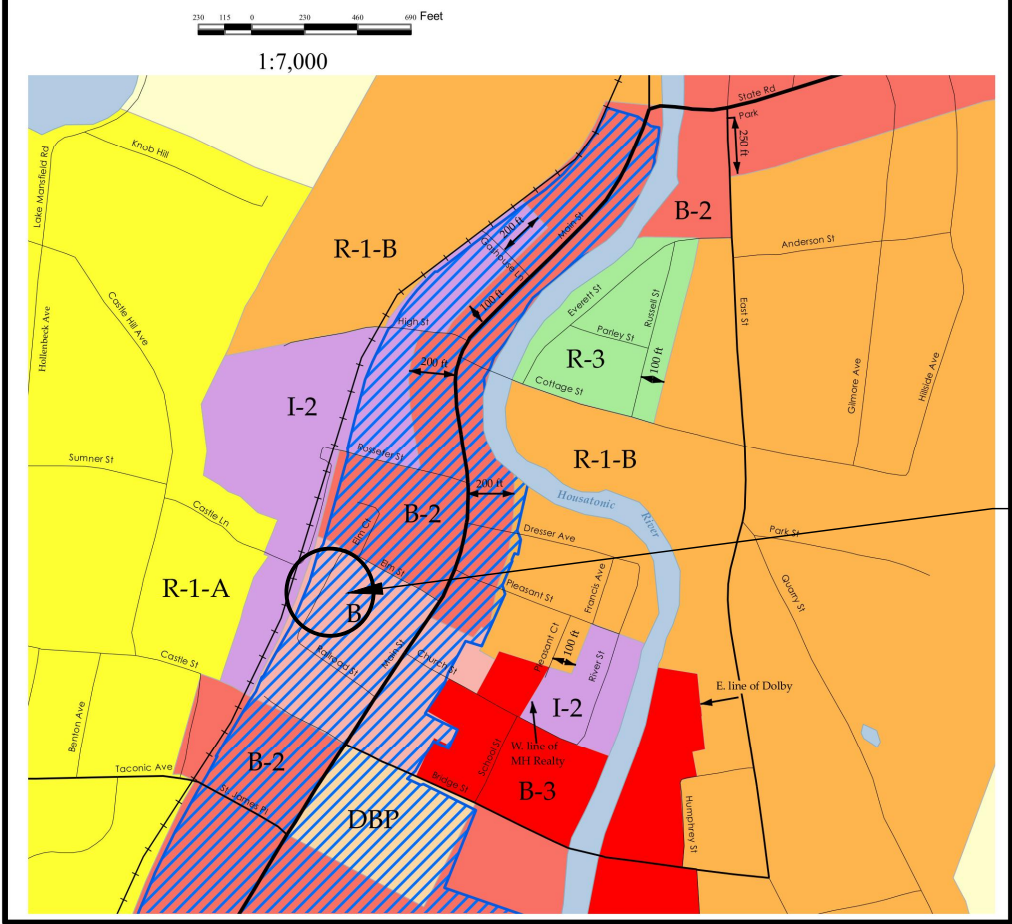
Site Plan Review
 SET

REV 3.27.20
 DATE SEPT 13, 2018
 SCALE

As Noted

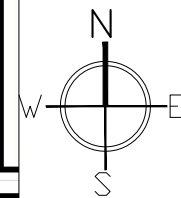
SHEET
 Z1.0

Great Barrington Village



LOCATION OF 82 RAILROAD STREET

200 FT RADIUS COMPLIES WITH SECTION 7.18.4 LOCATION REQUIREMENTS



Town of Great Barrington Zoning Bylaw

Permitted Use	ZONING DISTRICT ¹														ADDITIONAL APPLICABLE REGULATIONS		
	R1A	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I		I2	
C. Office, retail and consumer service establishments																	
(1) Banks and other financial institutions	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(2) Fast-food eating establishments	N	N	N	N	N	SB	SB	N	SB	N	SB	N	SB	N	N	N	See also 7.7, 7.9
(3) Fuel storage and sales, excluding motor vehicle fuel stations	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB	SB	
(4) Garages, public	N	N	N	N	N	SB	SB	N	SB	N	SB	SB	SB	SB	SB	SB	See also 9.7
(5) Garden centers, including associated landscaping services	N	N	N	N	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	
(6) General service establishment	N	N	N	N	N	SB	Y	N	Y	N	Y	SB	Y	Y	Y	Y	
(7) Greenhouses, commercial, on less than 5 acres, provided that no heating plant for a greenhouse shall be within 50 feet from any side or rear lot line	N	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(8) Hotels	N	N	N	N	N	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.10
(9) Institutional administrative offices or planned professional office developments or research centers, provided that in R2 & R4 Districts such uses are subject to special requirements	N	N	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.13
(10) Kennel	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.17
(11) Large-scale commercial development	N	N	N	N	N	Y	SB	SB	SB	N	N	SB	N	SB	SB	SB	See also 7.9, 7.12, 9.6
(12) Lumberyards	N	N	N	N	N	SB	N	N	SB	N	N	SB	SB	SB	SB	SB	
(13) Marijuana Establishment, Retail and Medical Marijuana Treatment Center	N	N	N	N	N	Y	Y	N	Y	N	Y	Y	N	Y	N	N	See also 7.18.

SECTION 3.0 USE REGULATIONS

APPLICATION CONFORMS WITH THE FOLLOWING ZONING AND SITE PLAN REGULATIONS

ZONING DISTRICT

- B - BUSINESS,
- VCOD - VILLAGE CENTER OVERLAY DISTRICT

APPLICABLE ZONING SECTIONS

3.0 USE REGULATIONS:

PROPOSED USE ALLOWED AS OF RIGHT (B DISTRICT, VCOD, RETAIL - SECTION 3.0 TABLE OF PERMITTED USES, ITEM 13

7.18 MARIJUANA ESTABLISHMENTS AND MEDICAL MARIJUANA TREATMENT CENTERS

9.6 VILLAGE CENTER OVERLAY DISTRICT

9.6.1

1. FOSTERS MIX OF USES
2. ENCOURAGES PEDESTRIAN ACTIVITY
3. PRESERVES HISTORIC CHARACTER
4. ENCOURAGES ECONOMIC REVITALIZATION
5. PROMOTES MIXED-USE BUILDING

9.6.11 PARKING REQUIREMENTS. PARKING REQUIREMENTS IN SECTION 6.1 DO NOT APPLY IN THE VCOD, EXCEPT AS PROVIDED IN THIS SECTION.

1. FOR PERMITTED USES IN EXISTING BUILDINGS IN THE B DISTRICT, INCLUDING THOSE THAT ARE REMODELED BUT NOT SUBSTANTIALLY EXPANDED, THERE SHALL BE NO OFF-STREET PARKING REQUIRED. NOT APPLY
2. FOR PERMITTED USES IN EXISTING BUILDINGS IN THE OTHER UNDERLYING DISTRICTS THAT ARE NOT SUBSTANTIALLY EXPANDED AS DEFINED IN THIS SECTION, EXCEPT FOR ANY BUILDING GREATER THAN 10,000 SQUARE FEET, PARKING IS REQUIRED AS FOLLOWS: (A) THE SAME NUMBER OF EXISTING OFF-STREET PARKING SPACES MUST BE RETAINED; (B) ADDITIONAL OFF-STREET OR OFF-SITE PARKING IS NOT REQUIRED. NOT APPLY
3. FOR PERMITTED USES IN NEW BUILDINGS OR EXISTING BUILDINGS THAT ARE SUBSTANTIALLY EXPANDED AS DEFINED IN THIS SECTION OR ANY BUILDING GREATER THAN 10,000 SQUARE FEET... NOT APPLY

10.5. SITE PLAN REVIEW

10.5.5 APPROVAL CRITERIA

ITEMS 1-8 :

1. MINIMIZE THE VOLUME OF CUT AND FILL, THE NUMBER OF REMOVED TREES 6" CALIPER OR LARGER, THE LENGTH OF REMOVED STONE WALLS, THE AREA OF WETLAND VEGETATION DISPLACED, THE EXTENT OF STORMWATER FLOW INCREASE FROM THE SITE, SOIL EROSION, AND THREAT OF AIR AND WATER POLLUTION. MOSTLY NOT APPLICABLE OR MINIMUM IMPACT. LANDSCAPE IMPROVEMENTS ARE PROPOSED.
2. MAXIMIZE ACCESSIBILITY AND PEDESTRIAN AND VEHICULAR SAFETY, BOTH ON THE SITE AND ACCESSING AND EXITING THE SITE. (AMENDED 5-1-17 ATM, ART. 17) SITE FULLY ACCESSIBLE. PARKING LINES TO BE PROVIDED INCLUDING HC
3. MINIMIZE OBSTRUCTION OF SCENIC VIEWS FROM PUBLICLY ACCESSIBLE LOCATIONS. HELPED BY REMOVAL OF EXTERIOR COOLER AND NEW FENCING CLOSER TO BUILDING
4. MINIMIZE VISUAL INTRUSION BY CONTROLLING THE VISIBILITY OF PARKING, STORAGE, OR OTHER OUTDOOR SERVICE AREAS VIEWED FROM PUBLIC WAYS OR PREMISES RESIDENTIALLY USED OR ZONED. NOT APPLICABLE
5. MINIMIZE GLARE FROM HEADLIGHTS, MINIMIZE LIGHT GLARE INTO THE NIGHT SKY, AND MINIMIZE OVERSPILL INTO ADJACENT PROPERTIES. 'DARK SKY' COMPLAINT FIXTURES PROPOSED
6. MINIMIZE UNREASONABLE DEPARTURE FROM THE CHARACTER, MATERIALS, AND SCALE OF BUILDINGS IN THE VICINITY, AS VIEWED FROM PUBLIC WAYS AND PLACES. MATERIALS PROPOSED DO NOT DEPART FROM CHARACTER OR SCALE OF CONTEXT
7. MINIMIZE CONTAMINATION OF GROUNDWATER FROM ON-SITE WASTE-WATER DISPOSAL SYSTEMS OR OPERATIONS ON THE PREMISES INVOLVING THE USE, STORAGE, HANDLING, OR CONTAINMENT OF HAZARDOUS SUBSTANCES. NOT APPLICABLE
8. ENSURE COMPLIANCE WITH THE PROVISIONS OF THIS ZONING BYLAW, INCLUDING PARKING AND LANDSCAPING. WILL COMPLY

7.18 MARIJUANA ESTABLISHMENTS AND MEDICAL MARIJUANA TREATMENT CENTERS

7.18.1 Purposes. To provide for the placement of Marijuana Establishments and Medical Marijuana Treatment Centers in recognition of and accordance with G.L. c.94I, Medical Use Of Marijuana, and G.L. c.94G, Regulation of the Use and Distribution of Marijuana Not Medically Prescribed, in suitable locations in Great Barrington, in order to minimize potential adverse impacts of such facilities.

7.18.2 Definitions. Terms are defined in Section 11 and in the applicable governing statutes and regulations, including said chapters 94I and 94G of the General Laws and the regulations of the Cannabis Control Commission.

7.18.3 Site Plan Review Required. All proposed Marijuana Establishments and Medical Marijuana Treatment Centers shall be subject to Planning Board Site Plan Review as set forth in Section 10.5.

7.18.4 Locational Requirements. Marijuana Establishments may be located in accordance with Section 3.1.4, Table of Use Regulations, except as follows:

- 1.No Marijuana Establishment or Medical Marijuana Treatment Center may be located closer than 200 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.
2. The distance in paragraph 1 is to be measured in a straight line from the nearest point of the property line of the proposed Marijuana Establishment or Medical Marijuana Treatment Center and the nearest point of the property line of the protected uses stated above in paragraph 1.
3. The Selectboard may, by special permit pursuant to Section 10.4, authorize a deviation from this distance requirement if it finds the Marijuana Establishment or Medical Marijuana Treatment Center will not be detrimental to a protected use.
4. Other types of marijuana establishments licensed by the Massachusetts Cannabis Control Commission may be permitted in accordance with the appropriate use category in the Table of Use Regulations.

7.18.5 Physical Requirements. In addition to pertinent requirements of implementing regulations of the Massachusetts Cannabis Control Commission, Marijuana Establishments and Medical Marijuana Treatment Centers shall comply with the following:

- 1.All aspects of a Marijuana Establishment or Medical Marijuana Treatment Center relative to the acquisition, cultivation, possession, processing, sales, distribution, dispensing, or administration of marijuana, products containing marijuana, marijuana accessories, related supplies, or educational materials shall take place at a fixed location within a fully enclosed building or fenced area dedicated to the cultivation of marijuana and shall not be visible from the exterior of the business.
2. No unprotected storage of marijuana, related supplies, or educational materials is permitted.

3. Marijuana not grown inside a securable structure shall be enclosed within a six (6) foot fence, and inasmuch as possible the plants shall be screened from view, at grade, from a public way or from a protected use.
4. No outdoor cultivation of marijuana shall be allowed within fifty (50) feet of any property line.

7.18.6 Use Regulations. In addition to pertinent requirements of implementing regulations of the Massachusetts Cannabis Control Commission, Marijuana Establishments and Medical Marijuana Treatment Centers shall comply with the following:

1. Uses under this Section may only consist of the uses and activities permitted by their definition as limited by state law.
2. No marijuana shall be smoked, eaten or otherwise consumed or ingested on the premises, unless specifically authorized by the Town pursuant to G.L. 94G.
3. Retail sales of marijuana products and opening of the premises to the public shall not occur earlier than 8:00 AM or later than 11:00 PM.
4. Additional regulations may be imposed as Site Plan Review or Special Permit conditions.

7.18.7 Submittal Requirements. Above and beyond the standard application for Site Plan Review, an application under this section shall include the following:

1. Copies of all required Marijuana Establishment or Medical Marijuana Treatment Center licenses or registrations issued to the applicant by the Commonwealth of Massachusetts and any of its agencies for the facility;
2. Evidence that the applicant has site control and the right to use the site for a facility in the form of a deed, valid lease, or purchase and sale agreement, and a signed statement from the property owner;
3. In addition to what is normally required in a site plan pursuant to Section 10.5, submittal shall also include details showing all signage, exterior proposed security measures for the premises, including cameras, lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity

7.18.8 Discontinuance of Use

1. Any Marijuana Establishment or Medical Marijuana Treatment Center permitted under this section shall be required to remove all material, plants, equipment and other paraphernalia in compliance with implementing regulations of the Cannabis Control Commission prior to expiration of its operating license or permit issued by the Commonwealth of Massachusetts or immediately following revocation or voiding of such license or permit.

Design by
orderlife ltd.
1433 Garden Street
Glendale, CA 91201
Architect
Housatonic Architectural Services
PO Box 287 Housatonic MA 01236
413-854-8955

Client
82 Railroad Street, LLC
Paul Aronovsky

Project
Commonwealth Cultivation
Marijuana Retail
82 Railroad Street
Great Barrington MA 01230

SHEET NAME
Site Plan and Existing
Building Evaluation

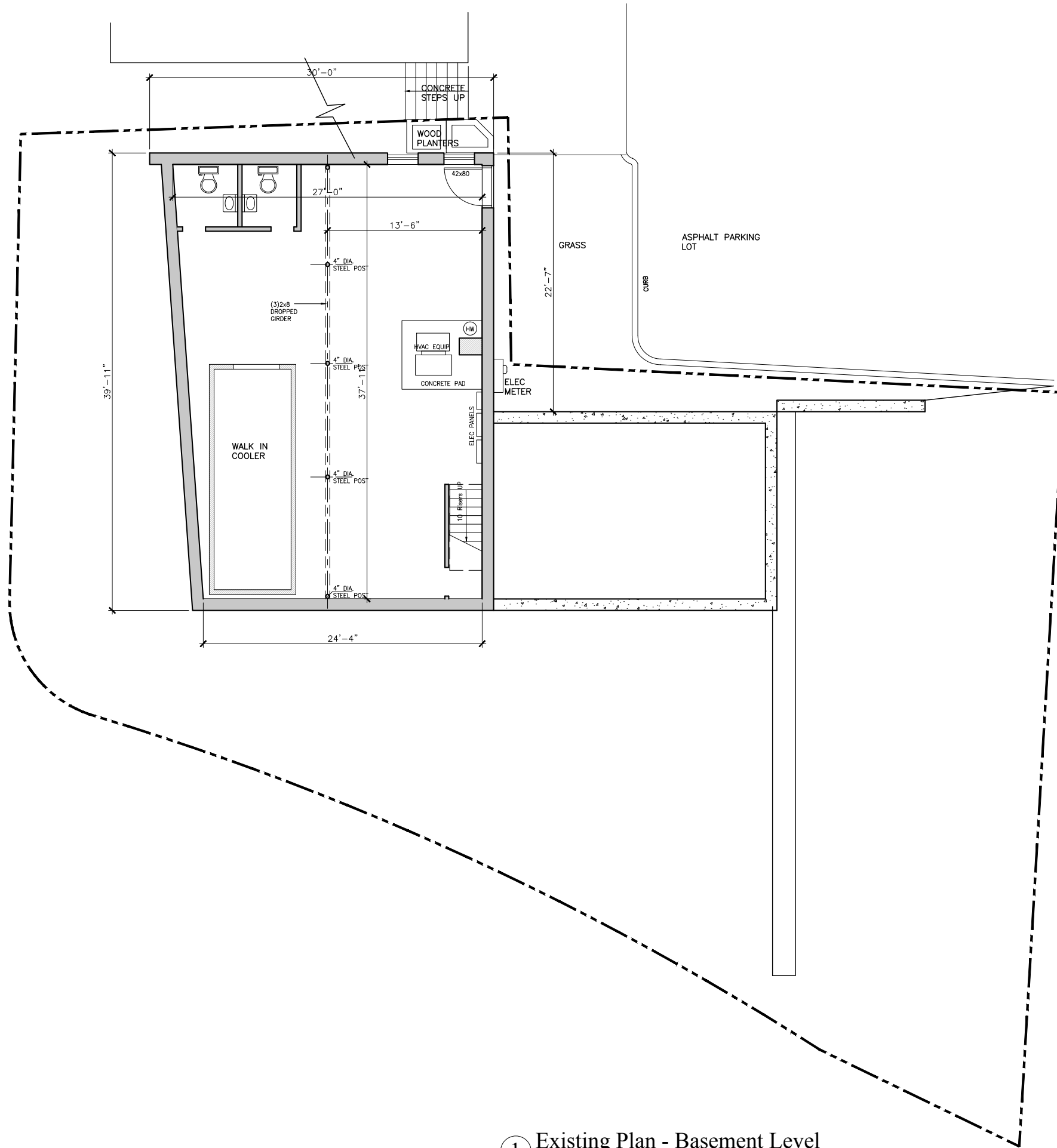
Site Plan Review
SET

REV
3.27.20

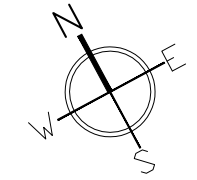
DATE
SEPT 13, 2018

SCALE
As Noted

SHEET
Z1.0

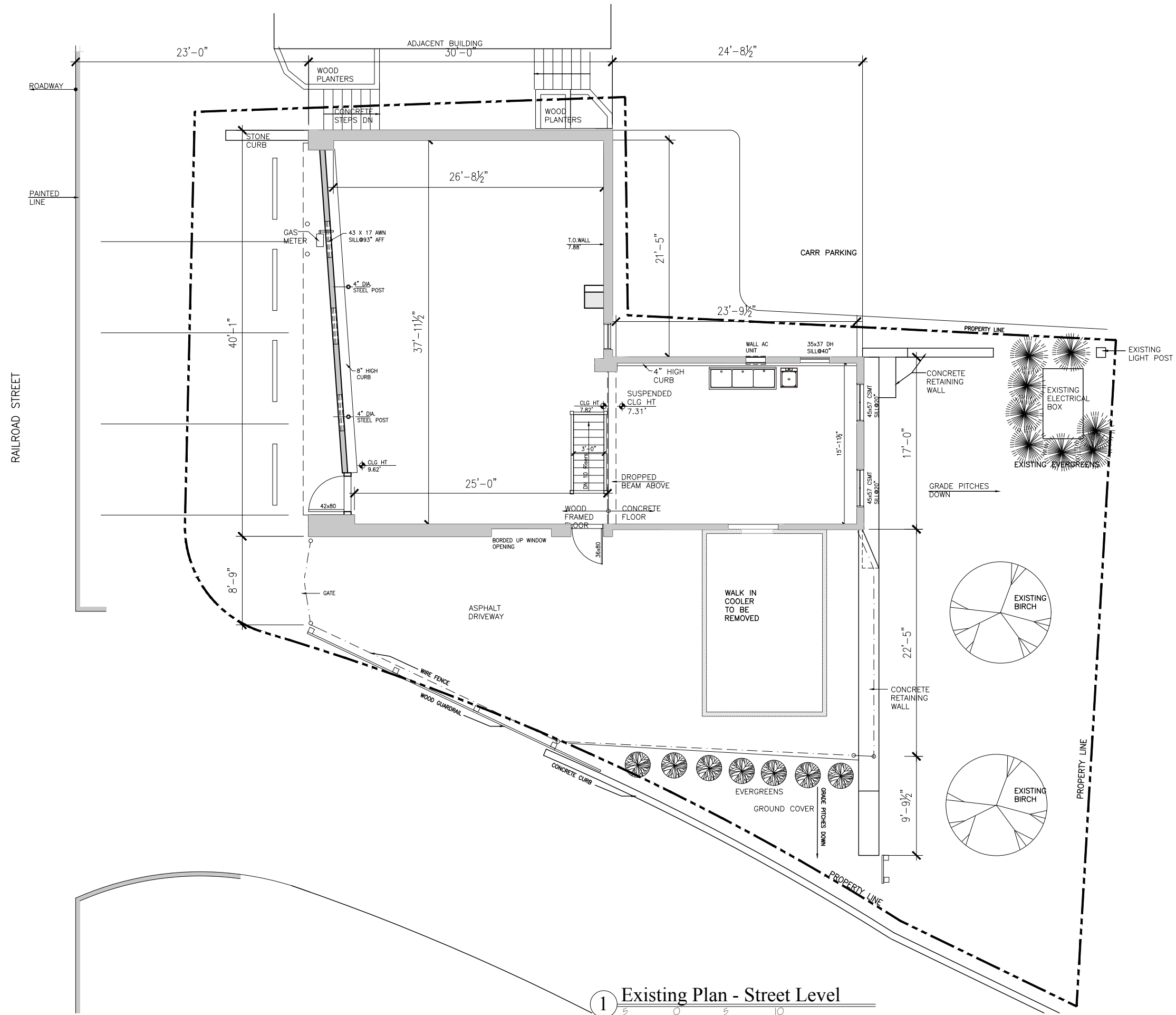


1 Existing Plan - Basement Level
 SCALE 1" = 10'

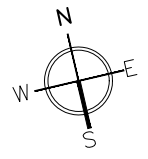


SHEET NAME Existing Basement Plan	Site Plan Review SET	DATE Sep. 13, 2018	SCALE 1" = 10'-0"
	REV 3.27.20		
Project Commonwealth Cultivation Marijuana Retail 82 Railroad Street Great Barrington MA 01230	Client 82 Railroad Street, LLC Paul Aronnosky	Design by orderlife ltd. 1433 Garden Street Glendale, CA 91201	Architect Housatonic Architectural Services PO Box 287 Housatonic MA 01236 413-854-8955

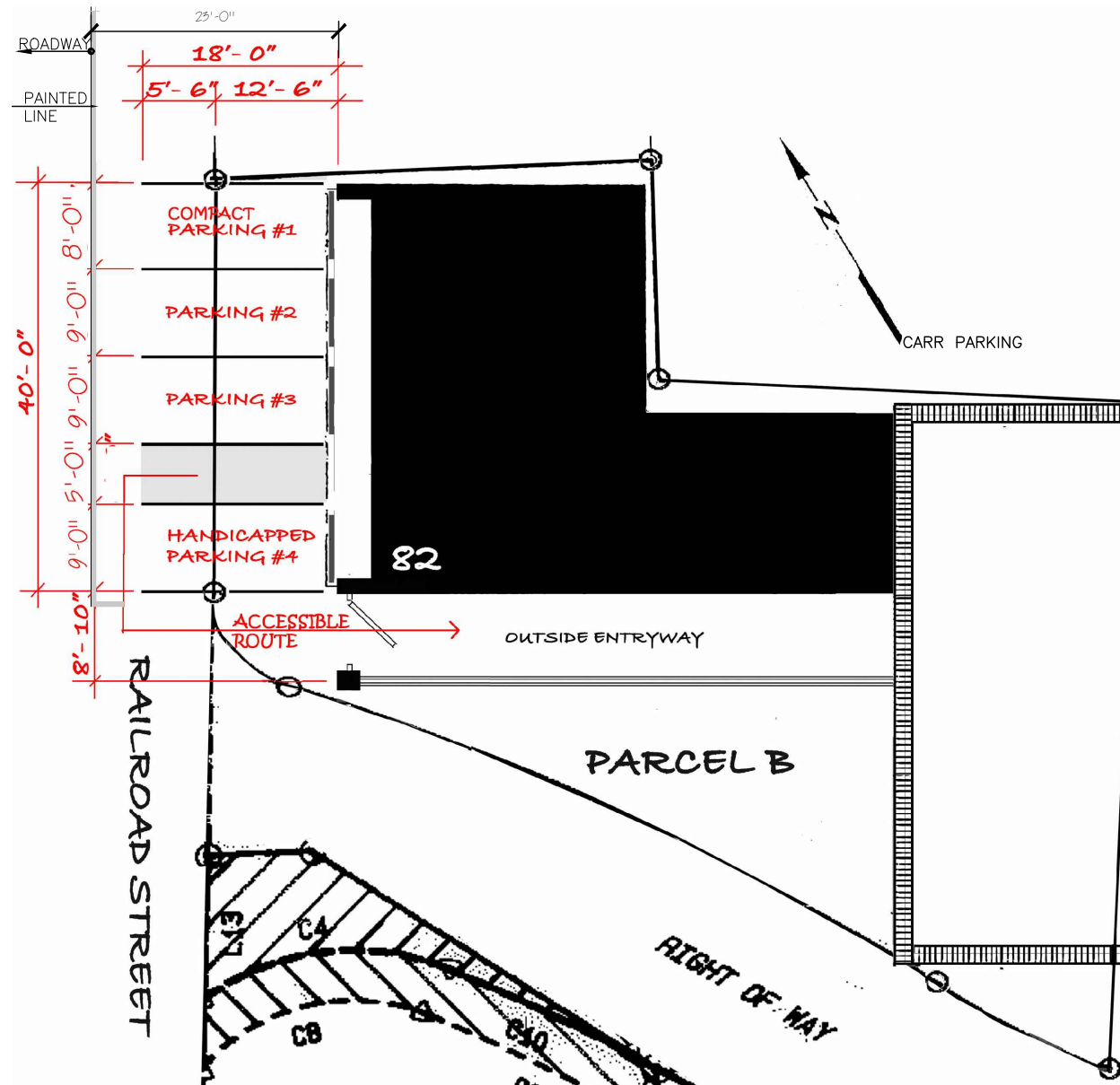
01236 413-854-8955



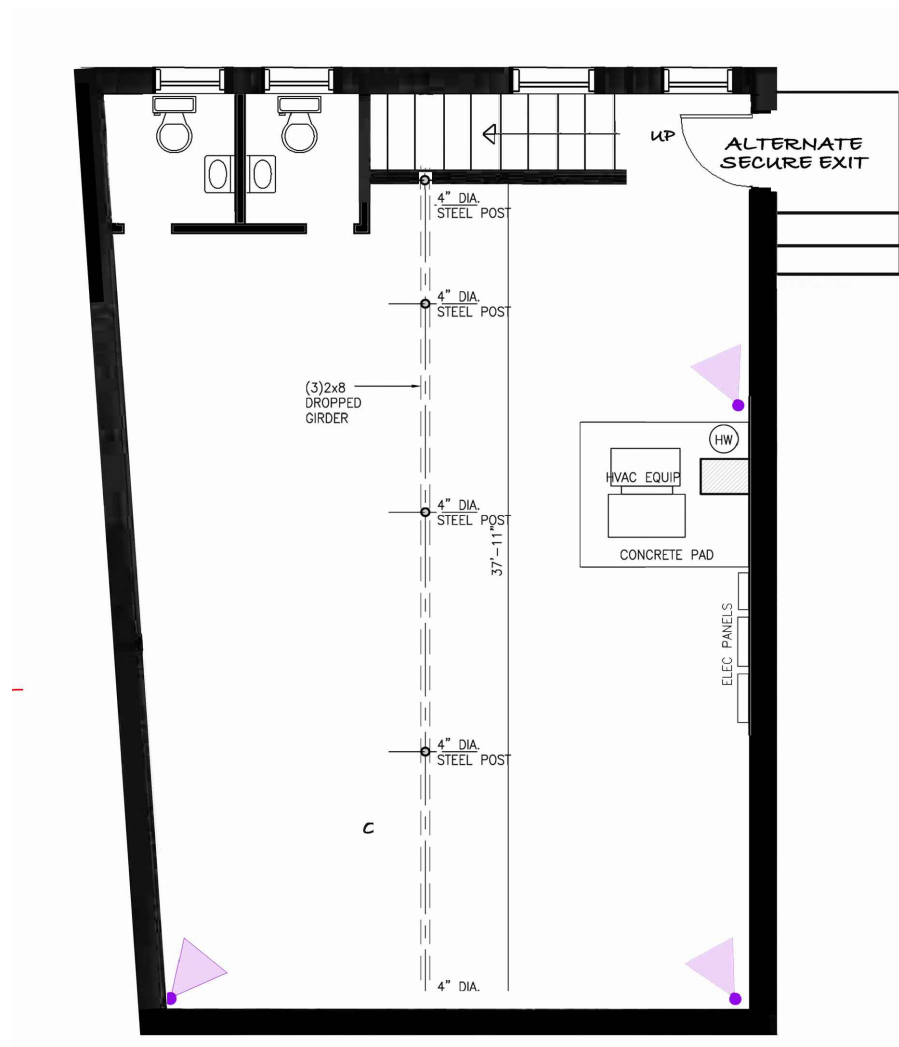
1 Existing Plan - Street Level
 SCALE 1" = 10'



Design by orderlife ltd. 1433 Garden Street Glendale, CA 91201	Client 82 Railroad Street, LLC Paul Aronnosky	Project Commonwealth Cultivation Marijuana Retail 82 Railroad Street Great Barrington MA 01230	SHEET NAME Existing Street Level Plan	Site Plan Review SET
Architect Housatonic Architectural Services PO Box 287 Housatonic MA 01236 413-854-8955				REV 3.27.20
				DATE Aug. 27, 2018
				SCALE 1" = 10'-0"
				SHEET Ex1.1



① Parking Plan - Street Level
 4 0 2 4 8 16

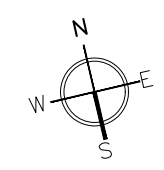


② Proposed Plan - Lower Level
 2 0 1 2 4 8

9.6.11 PARKING REQUIREMENTS. PARKING REQUIREMENTS IN SECTION 6.1 DO NOT APPLY IN THE VCOD, EXCEPTIONS DO NOT APPLY.

HOWEVER, PROPERTY ALLOWS FOR 3-4 PARKING SPACES, WHICH NEW OWNER WILL MAINTAIN, INCLUDING HC SPACES, AND ALLOW TO BE USED FOR PUBLIC USE AFTER BUSINESS HOURS.

IN ADDITION, OWNER HAS SECURED (3) EMPLOYEE PARKING SPACES FROM CRAIG M. BARNUM AT HIS NEAR BY PROPERTY, 30 ELM STREET.



Design by
orderlife ltd.
 1433 Garden Street
 Glendale, CA 91201
 Architect
Housatonic Architectural Services
 PO Box 287 Housatonic MA 01236
 413-854-8955

Client
 82 Railroad Street, LLC
 Paul Aronovsky

Project
 Commonwealth Cultivation
 Marijuana Retail
 82 Railroad Street
 Great Barrington MA 01230

SHEET NAME
**Proposed Parking Plan
 and Lower Level Plan**

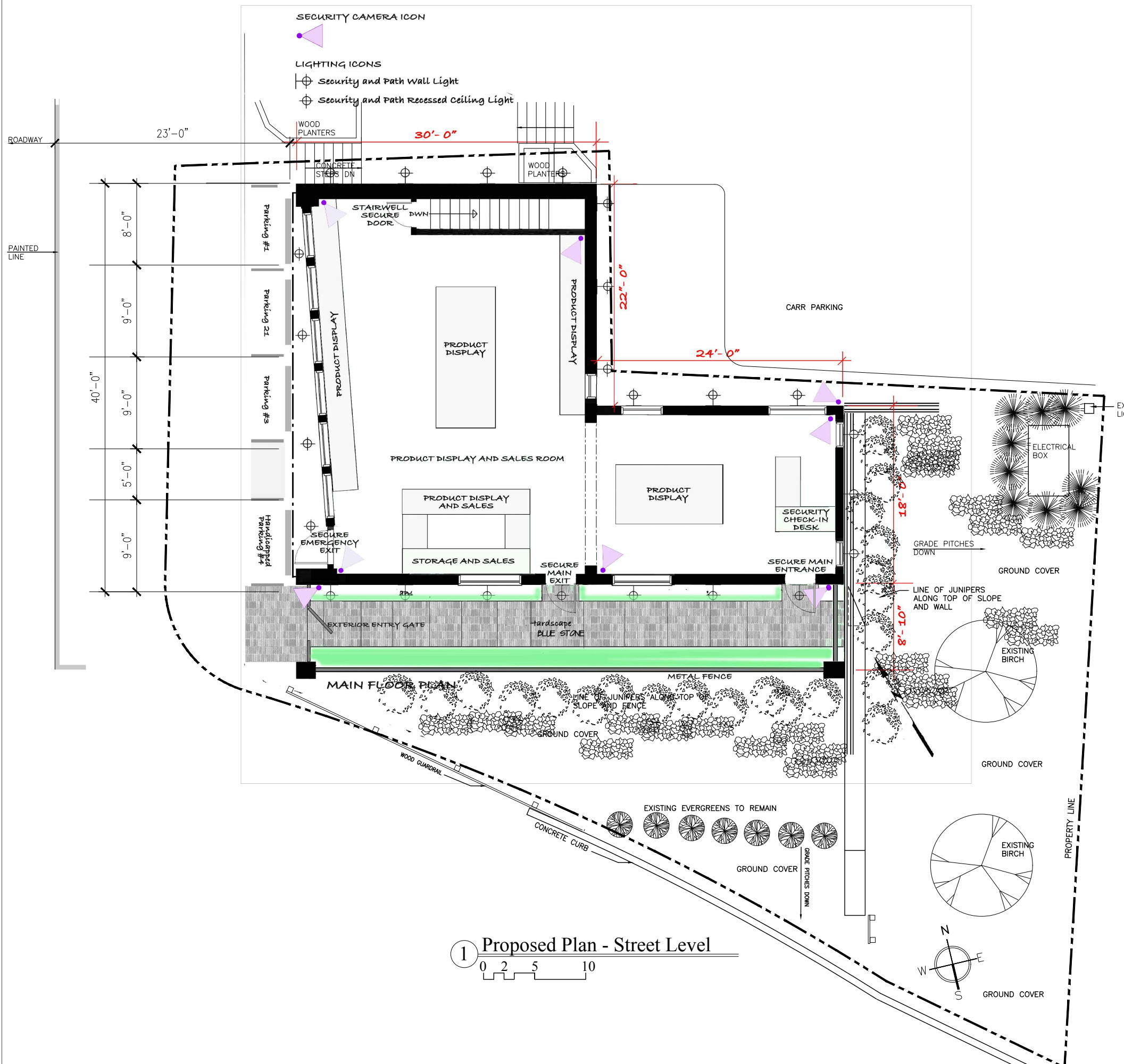
Site Plan Review
 SET

REV
 3.27.20

DATE
 Sep. 13, 2018

SCALE
 As Noted

SHEET
A1.0



1 Proposed Plan - Street Level

Design by
orderlife Ltd.
 1433 Garden Street
 Glendale, CA 91201
 Architect
Housatonic Architectural Services
 PO Box 287 Housatonic MA 01236
 413-854-8955

Client
Commonwealth Cultivation
 82 Railroad Street
 Great Barrington MA 01230

Project
Commonwealth Cultivation
 Marijuana Retail
 82 Railroad Street
 Great Barrington MA 01230

SHEET NAME
Proposed Street Plan

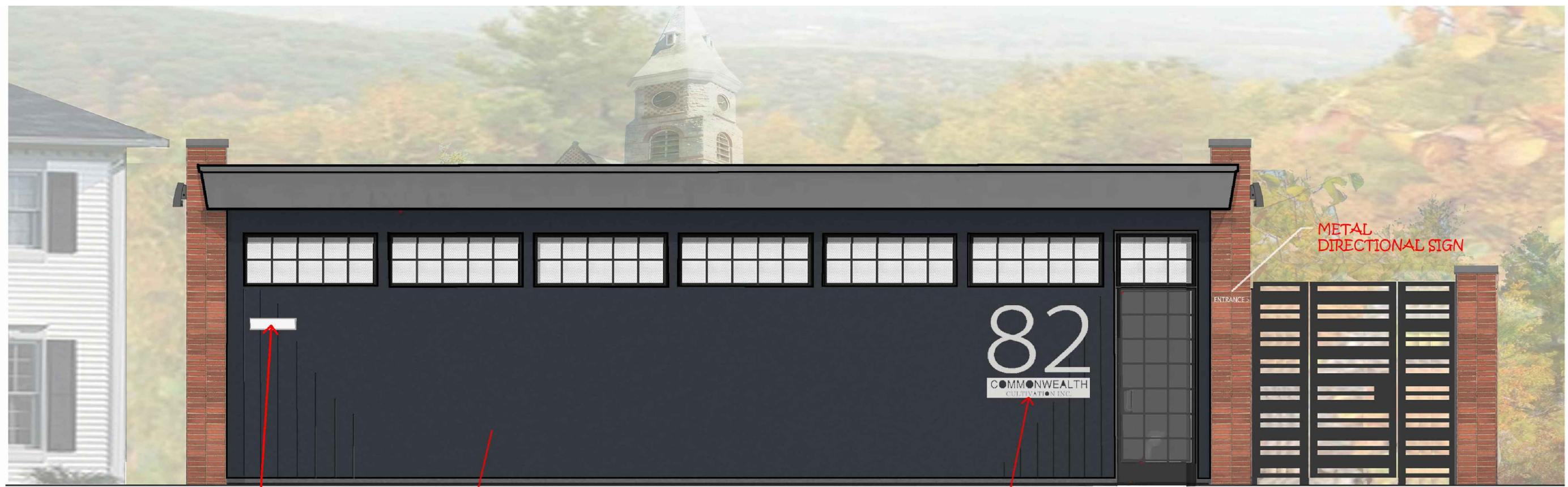
Site Plan Review
 SET

3.27.20

DATE
 Sep. 13, 2018

SCALE
 1" = 10'-0"

SHEET
A1.1



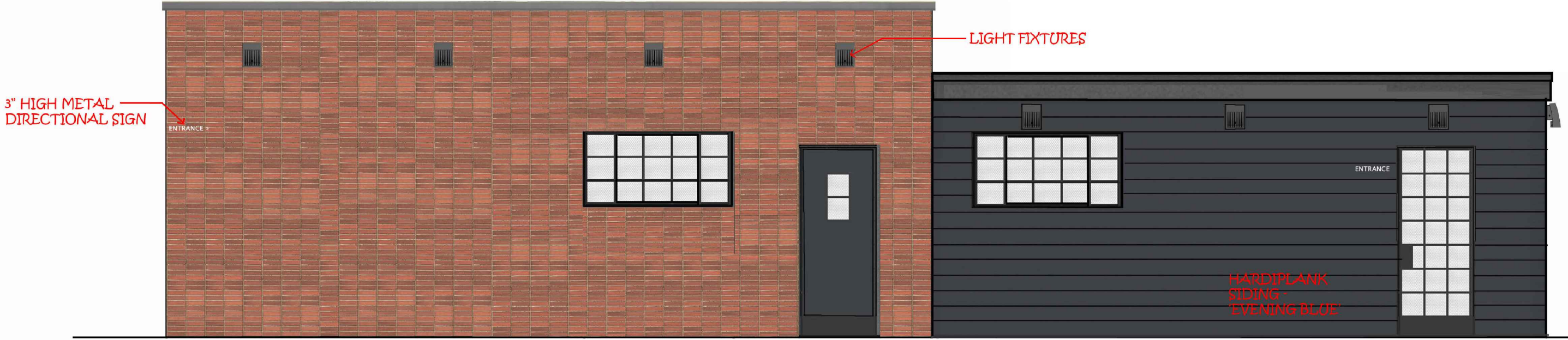
"NO LOITERING" SIGN

HARDIPLANK VERTICAL PANELING, SMOOTH 'EVENING BLUE'

CUT BRUSHED STEEL "FLOATING" SIGN

METAL DIRECTIONAL SIGN

① West Elevation - Railroad Street
1 6 0 6 1 2 4



3" HIGH METAL DIRECTIONAL SIGN

LIGHT FIXTURES

HARDIPLANK SIDING - 'EVENING BLUE'

② South Elevation
1 6 0 6 1 2 4

Design by
orderlife ltd.
1433 Garden Street
Glendale, CA 91201
Architect
Housatonic Architectural Services
PO Box 287 Housatonic MA 01236
413-854-8955

Client
82 Railroad Street, LLC
Paul Aronnosky

Project
Commonwealth Cultivation
Marijuana Retail
82 Railroad Street
Great Barrington MA 01230

SHEET NAME
Proposed Elevations
West and South

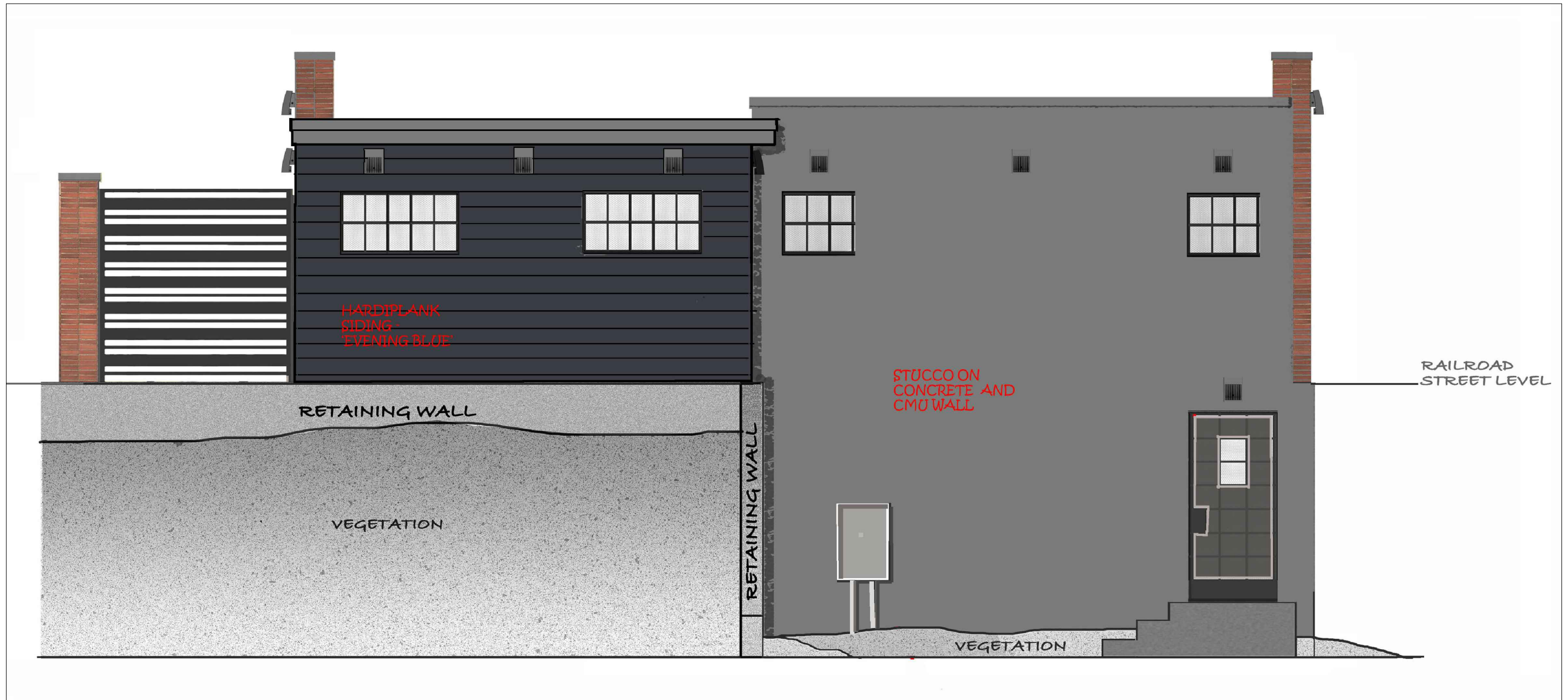
Site Plan Review
SET

REV 3.27.20

DATE
Sep. 13, 2018

SCALE
N.T.S.

SHEET
A2.0



HARDIPLANK
SIDING
'EVENING BLUE'

STUCCO ON
CONCRETE AND
CMU WALL

RAILROAD
STREET LEVEL

RETAINING WALL

VEGETATION

RETAINING WALL

VEGETATION

1 East Elevation - Parking Lot
1 6 0 6 1 2 4

Design by
orderlife ltd.
1433 Garden Street
Glendale, CA 91201
Architect
Housatonic Architectural Services
PO Box 287 Housatonic MA 01236
413-854-8955

Client
82 Railroad Street, LLC
Paul Aronnosky

Project
Commonwealth Cultivation
Marijuana Retail
82 Railroad Street
Great Barrington MA 01230

SHEET NAME
Proposed Elevations
East

Site Plan Review
SET

REV
3.27.20

DATE
Sep. 13, 2018

SCALE
N.T.S.

SHEET
A2.1



① North Elevation
 1 6 0 6 1 2 4

Design by
 orderlife ltd.
 1433 Garden Street
 Glendale, CA 91201
 Architect
 Housatonic Architectural Services
 PO Box 287 Housatonic MA 01236
 413-854-8955

Client
 82 Railroad Street, LLC
 Paul Aronnosky

Project
 Commonwealth Cultivation
 Marijuana Retail
 82 Railroad Street
 Great Barrington MA 01230

SHEET NAME
 Proposed Elevations
 North

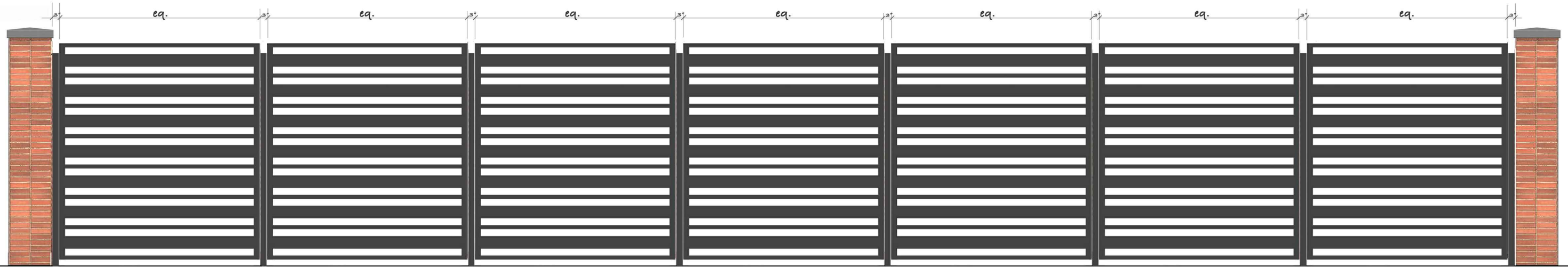
Site Plan Review
 SET

REV 3.27.20

DATE
 Sep. 13, 2018

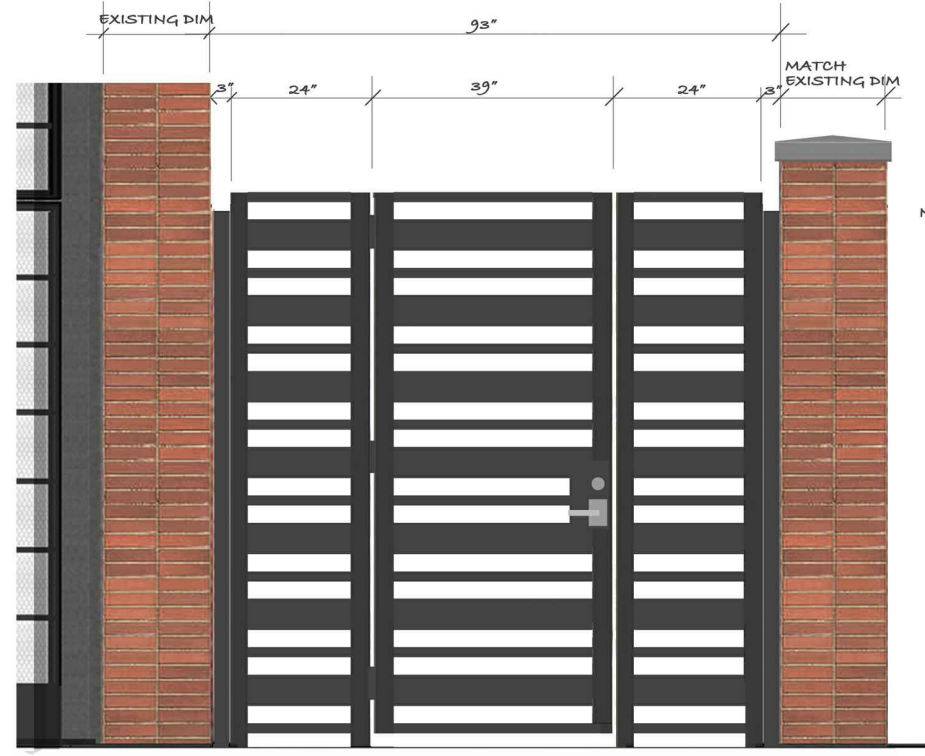
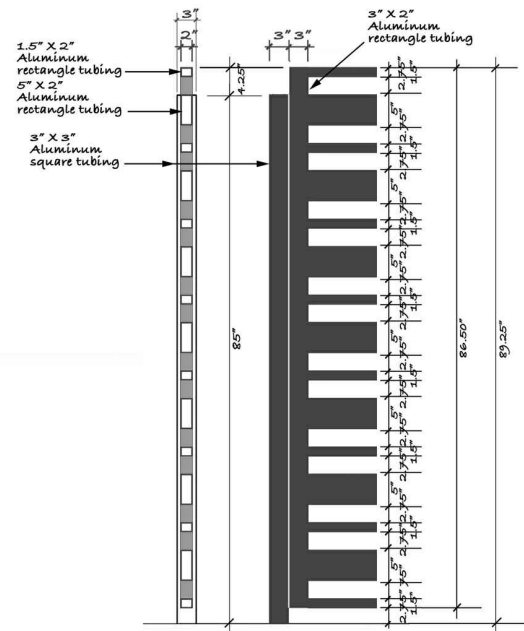
SCALE
 N.T.S.

SHEET
 A2.2



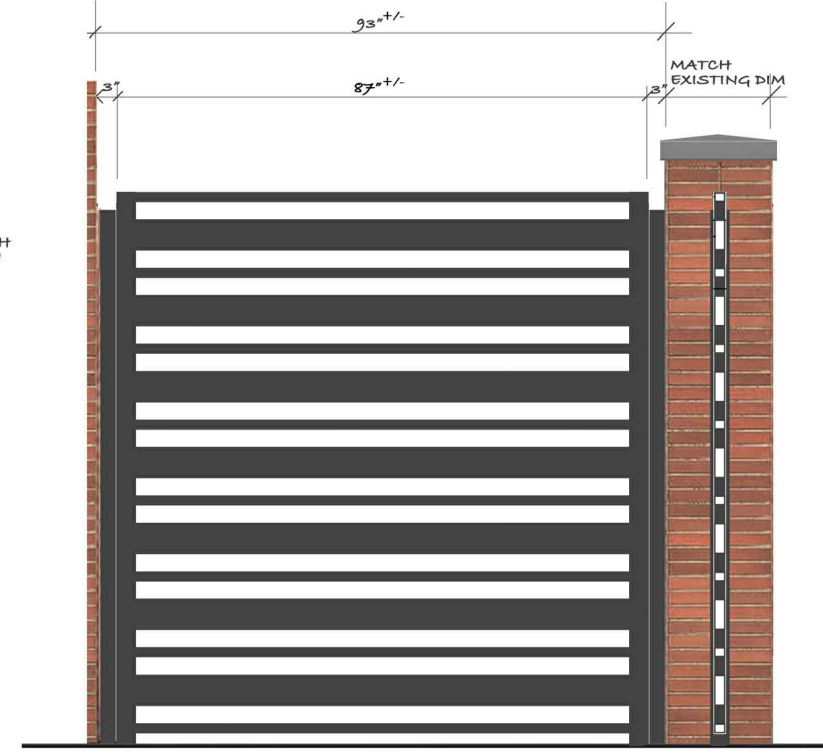
NOT TO SCALE

POWDER COATED ALUMINUM FENCE DESIGN
SCALE: 3/4" = 1'-0"



RAILROAD STREET ELEVATION
FRONT GATE WITH DEAD BOLT LOCK AND KEY LOCKING LEVER HANDLE

NOTE: IF BRICKS CAN BE MATCHED TO EXISTING BRICKS USED FOR THE BUILDING THEN THESE COLUMNS SHOULD BE BRICK. IF A GOOD MATCH CAN'T BE MADE THEN FINISH THE COLUMNS IN STUCCO AND PAINT THE SAME GRAY AS THE STUCCO ON THE BUILDING.



ELEVATION OF FENCING END PANEL

Design by
ordredlife Ltd.
1433 Garden Street
Glendale, CA 91201
Architect
Housatonic Architectural Services
PO Box 287 Housatonic MA 01236
413-854-8955

Client
82 Railroad Street, LLC
Paul Aronnosky

Project
Commonwealth Cultivation
Marijuana Retail
82 Railroad Street
Great Barrington MA 01230

SHEET NAME
Proposed
Fence Details

Site Plan Review
SET

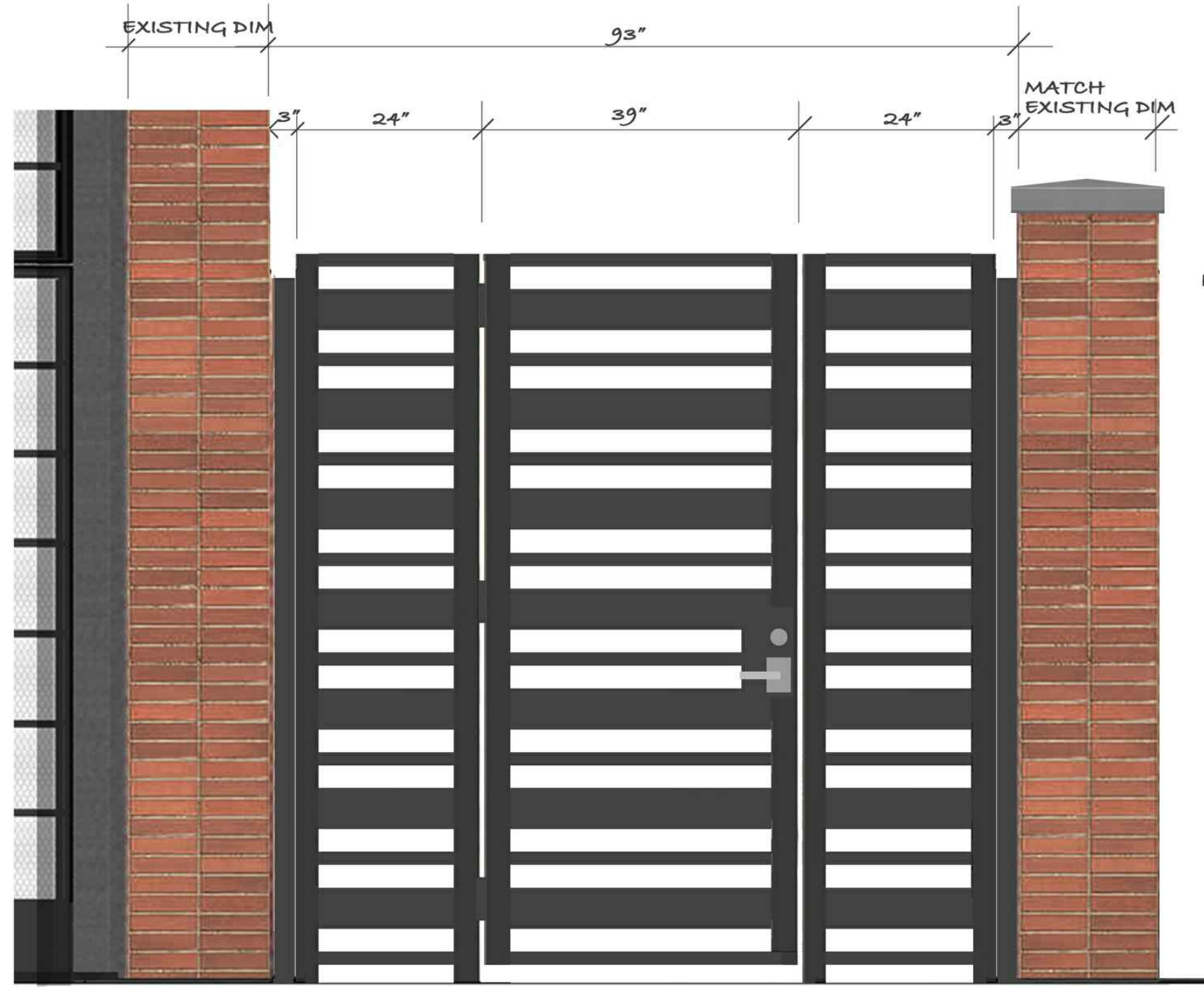
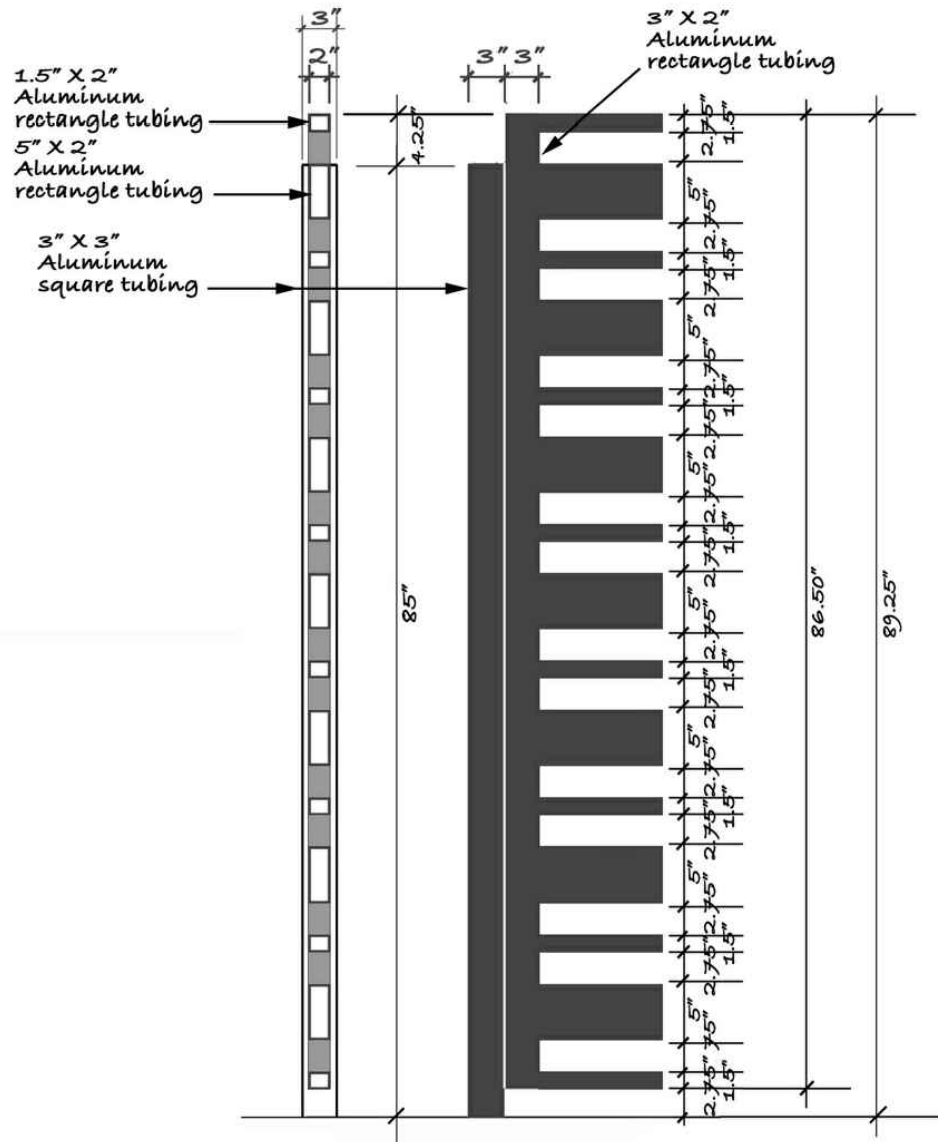
REV
3.27.20

DATE
Sep. 13, 2018
SCALE

N.T.S.

SHEET
A3.0

POWDER COATED ALUMINUM FENCE DESIGN
SCALE: 3/4" = 1'-0"



RAILROAD STREET ELEVATION
FRONT GATE WITH DEAD BOLT LOCK AND KEY LOCKING LEVER HANDLE

SHEET NAME

Proposed
Fence Details

Site Plan Review
SET

3.27.20
REV

DATE
Sep. 13, 2018
SCALE

N.T.S.

SHEET
A3.1

Project
Commonwealth Cultivation
Marijuana Retail
82 Railroad Street
Great Barrington MA 01230

Client
82 Railroad Street, LLC
Paul Aronnosky

Design by
orderlife ltd.
1433 Garden Street
Glendale, CA 91201
Architect
Housatonic Architectural Services
PO Box 287 Housatonic MA 01236
413-854-8955