

GREAT BARRINGTON PLANNING BOARD

THURSDAY, FEBRUARY 22, 2024

6:00 PM

Town Hall, 334 Main Street, 2nd Floor
Great Barrington, MA 01230

Attendance/viewing via Zoom: <https://us02web.zoom.us/j/82163850280>

To dial in by phone, dial +1 929 205 6099 Webinar ID: 821 6385 0280

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and Governor Healey's March 29, 2023 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Planning Board will be conducted both in-person and via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org. For this meeting, members of the public and committee members may attend the meeting in person, or may attend remotely by following the instructions on this agenda. For those who are not in-person every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

AGENDA

- 1. FORM A PLANS (SUBDIVISION APPROVAL NOT REQUIRED):**
- 2. MINUTES:** February 8, 2024 meeting
- 3. SUBDIVISION, PUBLIC HEARING: NORTH PLAIN ROAD**
Public hearing on the application for a Subdivision at 0 North Plain Road (Route 41), Map 26 / Lot 53A, on the 7.25 acre parcel owned by the Great Barrington Affordable Housing Trust Fund, and for which Central Berkshire Habitat for Humanity is the designated developer of 20 new homes on the site. The subdivision proposes to create the road and infrastructure in accordance with the Special Permit issued by the Selectboard in 2023
 - a. Vote to open the public hearing
 - b. Presentation from the applicant
 - c. Questions from the Board
 - d. Comments and questions from the public
 - e. Reports from other boards or staff
 - f. Discussion between the Board and applicant
 - g. Discussion/vote to continue or close public hearing
 - h. Discussion/vote to grant subdivision approval and waiver requests
- 4. SPECIAL PERMIT & SITE PLAN REVIEW, 320 MAPLE AVENUE**
Board members will make a site visit at 5:00 PM
 - a. Recommendation to the Selectboard on the Special Permit application from Bear Mountain 320 Properties, Timberlyn Heights Care Center, to construct an addition on the existing nursing home at 320 Maple Avenue, Great Barrington, filed per Sections 3.1.4, B(10) and 10.4 of the Zoning Bylaw;
 - b. Site Plan Review application for new construction and expansion of the existing structure.
- 5. MASTER PLAN REVIEW:** Review latest status update of Master Plan, discuss progress, tasks completed, tasks to focus on, remove, or add, and conversations ongoing with other boards and commissions. Discuss a public outreach plan and input sessions.
- 6. TOWN PLANNER'S REPORT:**
- 7. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS:**
- 8. CITIZEN'S SPEAK TIME:** *This is an opportunity for residents to bring up topics of concern or importance which may be placed on a future agenda for discussion. Unless otherwise permitted by the Chair, this time is reserved for residents only and speakers are limited to 3 minutes.*
- 9. ADJOURN**

Pursuant to MGL Chapter 30A section 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Per Section 241-1 of the Town Code, except for procedural and housekeeping matters, Town residents shall have the right to address a Board on any item that requires a vote at a time before a Board votes on that item. Such residents will be allowed as much time as the proponent of an item is permitted to have.