

GREAT BARRINGTON PLANNING BOARD

THURSDAY, DECEMBER 10, 2020

6:00 PM

Remote Meeting via Zoom Video/Telephone Conference

Please click the link below to join the meeting webinar:

<https://us02web.zoom.us/j/84573788739?pwd=L0ZlWlVKT0RZMHBkVGVwbCtDS0FsUT09>

Passcode: 747660

Or Telephone: dial +1 929 205 6099

Webinar ID: 845 7378 8739

Passcode: 747660

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 by joining the meeting via Zoom by computer and/or dialing by phone per the instructions below. 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.

All votes will be roll call votes.

AGENDA

- 1. FORM A'S (SUBDIVISION APPROVAL NOT REQUIRED):**
- 2. MINUTES:** November 12 and November 18, 2020 meetings
October 29, 2020 Joint Meeting
- 3. SITE PLAN REVIEW, 454 MAIN STREET:** Site Plan Review application, from Coastal Cultivars, LLC, 399 Boylston Street, Boston, MA, for a retail marijuana establishment at 454 Main St, per Section 7.18.3 and 10.5 of the zoning bylaw. (Continued from Oct. 22 and Nov. 12)
- 4. SITE PLAN REVIEW, 292 MAIN STREET:** Site Plan Review application, for exterior alterations at 292 Main Street, to create a new entry door from Main Street into the building, per section 10.5 of the zoning bylaw.
- 5. SPECIAL PERMIT, 45 PEARL STREET:** Recommendation to the Zoning Board of Appeals on the Special Permit application from Dan and Jenna Huggins, to expand a nonconforming home at 45 Pearl Street, filed per Sections 5.5 and 10.4 of the zoning bylaw.
- 6. SPECIAL PERMIT, 148 MAPLE AVENUE:** Application to the Planning Board from Great Barrington Development, LLC, c/o Jon Halpern, PO Box 216, Southfield, MA 01259, for the conversion of a former nursing home at 148 Maple Avenue to a multifamily use, filed in accordance with Sections 8.10 and 10.4 of the zoning bylaw.
 - a. Vote to open the public hearing
 - b. Explanation of the project
 - c. Questions from the Board
 - d. Public comment

- e. Deliberation by the Board regarding findings
- f. Vote to continue or close the hearing
- g. Vote to continue/deny/grant the special permit

7. ZONING AMENDMENTS:

- B-3 amendments
- MXH (Route 7 mixed used and incentive zoning)

8. TOWN PLANNER'S REPORT:

9. BOARD & COMMITTEE UPDATES / ISSUES & CONCERNS

10. CITIZEN'S SPEAK TIME

11. ADJOURN

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.