

GREAT BARRINGTON PLANNING BOARD

THURSDAY, MARCH 24, 2022

6:00 PM

Remote Meeting via Zoom Video/Telephone Conference

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88092135879?pwd=Qi9xYlI0ZEprNU9yN002V0pTdzhSQT09>

Passcode: 528528

To dial in by phone, dial +1 929 205 6099

Webinar ID: 880 9213 5879

Passcode: 528528

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 February 12, 2022 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Planning Board will be conducted 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 following the instructions at the top of this 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.

AGENDA

5:00 site visit, for Planning Board members only, 964 Main Street

- 1. FORMS A (SUBDIVISION APPROVAL NOT REQUIRED PLANS):**
- 2. MINUTES:** March 10, 2022
- 3. 362 MAIN STREET, SPECIAL PERMIT AND SITE PLAN REVIEW:** Recommendation to the Selectboard on the application from the Southern Berkshire Chamber of Commerce, c/o Betsy Andrus, Executive Director, for new construction in the Village Center Overlay District; work includes replacing the existing visitor booth at approximately 362 Main Street, Great Barrington, with a new larger building in the same location, and a parking waiver.
- 4. 964 MAIN STREET, SPECIAL PERMIT AND SITE PLAN REVIEW:** Recommendation to the Selectboard on the application from Meed Cannabis LLC, c/o David M. Ullian, Vicente Sederberg LLP, Prudential Tower, 800 Boylston Street, 26th Floor, Boston, MA 02199, for a marijuana cultivation and transportation establishment in an Industrial zone at 964 Main Street, Parcel B, Great Barrington.
- 5. PUBLIC HEARING, ZONING AMENDMENTS:** Pursuant to MGL Ch. 40A, s. 5, to provide an opportunity for the public to comment on the following proposed amendments to the Zoning Bylaw: Amendments to Sections 4.2.1 and 8.1 of the bylaw which regulate the two-family use of a single lot; and, continued discussion on the following proposed amendments which were introduced during the March 10 public hearing and continued to March 24:
Amendments to the Floodplain Overlay District regulations and definitions; Amendments to the Accessory Dwelling Units regulations; and, clerical amendments regarding Lodging Houses and Tourist Homes.
 - a. Open the Public Hearing
 - b. Presentations / explanations of proposed amendments
 - c. Comments and questions from the public
 - d. Comments and questions from the Board
 - e. Vote to Close the Public Hearing
 - f. Vote to recommend / not recommend proposed amendments to Town Meeting
- 6. 70 EGREMONT PLAIN ROAD, SITE PLAN REVIEW:** Continued from February 24. Application for Site Plan Review from Berkshire Aviation Enterprises, Inc. to demolish the existing airport office building and reconstruct it on the same footprint at 70 Egremont Plain Road. *(This matter will be addressed only if the Board receives advice from Town Counsel 24 hours prior to the meeting; if not it will be tabled until March 31.)*

7. **AFFORDABLE HOUSING:** Continued discussion of existing and potential municipal housing programs, actions, incentives, studies or recommendations including but not limited to zoning regulations
8. **BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS**
9. **TOWN PLANNER'S REPORT**
Items for upcoming meetings
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.