

Mark Pruhenski  
Town Manager

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## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### OFFICE OF THE TOWN MANAGER

Selectboard Regular Meeting via Zoom and in person at 334 Main Street Great Barrington MA  
Order of Agenda for Monday, November 21, 2022, at 6:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84727797185?pwd=NDFRUjFITE12eDN3bE5LaTNBQ0RmZz09>

Webinar ID: 84727797185

Dial-in, audio-only: (929) 205 6099

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's July 16, 2022 Revised Order extending remote participation by all members in any meeting of a public body, this meeting of the Selectboard 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](http://www.townofgb.org). For this meeting, members of the public and committee members may attend the meeting in person, or, for those who wish to do so remotely may by following the instructions at the top of this agenda. For those who are not in-person every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means.

1. CALL TO ORDER JOINT SELECTBOARD AND FIRE DISTRICT
  - a. Discussion of potential merger between two water systems
2. CITIZEN SPEAK
3. MEDIA TIME
4. ADJOURNMENT
  
5. CALL TO ORDER SELECTBOARD REGULAR MEETING
6. CONVENE AS SEWER COMMISSIONERS
  - a. Night Soil Abatement
7. APPROVAL OF MINUTES
  - a. October 17
  - b. October 24
  - c. November 7
8. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
9. TOWN MANAGER'S REPORT
  - a. Winter Parking Ban

## 10. PUBLIC HEARINGS

- a. (Continued from July 11, September 19) Special permit 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. Application is filed in accordance with Sections 9.2, 6.9, and 10.4 of the Zoning Bylaw.
  - i. Vote to open the public hearing
  - ii. Presentation / update from the applicant / request for continuance
  - iii. Questions from the Board
  - iv. Vote to continue the hearing
  
- b. Steam Noodle Cafe, Jem Ezingayaiwong, Manager for a new Common Victualler Restaurant All Alcoholic Liquor License at 286 Main Street, Great Barrington MA 01230.
  - i. Open public hearing
  - ii. Explanation
  - iii. Public comments; speak in favor or opposition
  - iv. Close public hearing
  - v. Selectboard discussion
  - vi. Motion; decision

## 11. PREVIOUS BUSINESS

- a. Housatonic School RFP- board discussion of two proposals

## 12. NEW BUSINESS

- a. Recommendation to the Planning Board on the Special Permit application for the conversion of the former nursing home at 148 Maple Avenue, Great Barrington to a multifamily use, submitted by 148 Maple Avenue, LLC, PO Box 67425, Chestnut Hill, MA 02467, c/o Nicholas Arienti of Hellman, Shearn & Arienti, LLP, in accordance with Section 8.10 and 10.4 of the zoning bylaw.
- b. ARPA Round 2-Executive Summary from staff
- c. Selectboard meeting schedule for 2023

## 13. CITIZEN SPEAK TIME

*Citizen Speak Time is an opportunity for the Selectboard to listen to residents. Topics of particular concern or importance may be placed on a future agenda for discussion. This time is reserved for town residents only unless otherwise permitted by the chair, and speakers are limited to 3 minutes each.*

## 14. SELECTBOARD'S TIME

## 15. MEDIA TIME

## 16. ADJOURNMENT

NEXT SELECTBOARD MEETING

December 5, 2022      December 21, 2022

A handwritten signature in blue ink, consisting of several vertical strokes on the left and a horizontal line extending to the right.

**Mark Pruhenski, Town Manager**

*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 be brought up for discussion to the extent permitted by law.*

## EXECUTIVE SUMMARY

**TITLE:** Abatement for Sullivan Sanitation Night Soil past due bill.

**BACKGROUND:** In June of 2020 Sullivan Sanitation was informed that their company was no longer allowed to dispose of night soil at the Great Barrington WWTP due to unpaid balances.

The DPW office was performing an audit on the night soil billing and realized that this company had not paid their past balance.

The DPW office attempted to contact Sullivan Sanitation and was informed that the company had been dissolved due to the fact the owner James Sullivan passed away on Dec. 31, 2021 from Covid - 19.

**FISCAL IMPACT:** Wastewater enterprise fund will not receive the past due amount of \$22,568.00.


**RECOMMENDATION:** DPW and Wastewater Superintendents recommend an abatement for Sullivan Sanitation (customer # 108992) in the amount of \$22568.00 in order to close this account.

**PREPARED AND APPROVED BY:**

**DATE:**

  
\_\_\_\_\_  
Paula Ely, Wastewater Superintendent

11/18/2022

  
\_\_\_\_\_  
Joseph Aberdale, DPW Superintendent

11/18/2022

  
\_\_\_\_\_  
Mark Pruhenski/Town Manager

11/18/2022

Attachment

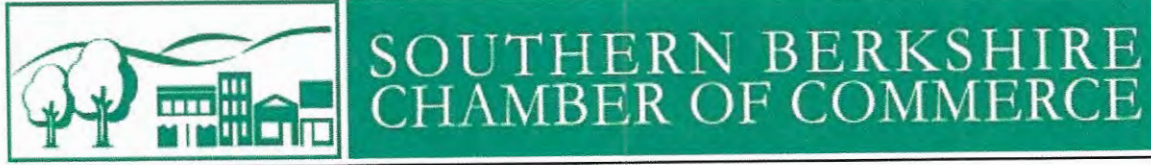
From The Berkshire Eagle:

HINSDALE — James Sullivan, a member of two municipal boards in Hinsdale and a local business owner, died on the last day of 2021 after contracting COVID-19.

Bob Graves, the town administrator, announced Sullivan's death in a post Monday to the Hinsdale website.

"It is with sincere sadness and our deepest condolences to his family ... I write to share that sitting Select Board Member Jim Sullivan passed away on December 31, 2021, due to complications from COVID-19," Graves wrote.

"Our hearts go out to Jim's family at this difficult time. Please keep them in your thoughts," he wrote.



Dear Selectboard,

November 17, 2022

I am writing to requesting a two-month continuance regarding our permit for the new Southern Berkshire Chamber Visitor Center. The volunteer committee of five architects have come up with some amazing ideas, now we are trying to marry their ideas with something the SB Chamber can afford. We would request to be put on the January 23, 2023 agenda.

Thank you.

A handwritten signature in blue ink, appearing to read "Betsy Andrus". The signature is fluid and cursive, with a long horizontal line extending to the right.

Betsy Andrus  
Executive Director



**The Commonwealth of Massachusetts**  
**Alcoholic Beverages Control Commission**  
**95 Fourth Street, Suite 3, Chelsea, MA 02150-2358**  
**www.mass.gov/abcc**

**RETAIL ALCOHOLIC BEVERAGES LICENSE APPLICATION**  
**MONETARY TRANSMITTAL FORM**

**APPLICATION FOR A NEW LICENSE**

APPLICATION SHOULD BE COMPLETED ON-LINE, PRINTED, SIGNED, AND SUBMITTED TO THE LOCAL LICENSING AUTHORITY.

**ECRT CODE: RETA**

**Please make \$200.00 payment here: [ABCC PAYMENT WEBSITE](#)**

**PAYMENT MUST DENOTE THE NAME OF THE LICENSEE CORPORATION, LLC, PARTNERSHIP, OR INDIVIDUAL AND INCLUDE THE PAYMENT RECEIPT**

**ABCC LICENSE NUMBER (IF AN EXISTING LICENSEE, CAN BE OBTAINED FROM THE CITY)**

**ENTITY/ LICENSEE NAME**

**ADDRESS**

**CITY/TOWN**

**STATE**

**ZIP CODE**

**For the following transactions (Check all that apply):**

- New License
- Change of Location
- Change of Class (i.e. Annual / Seasonal)
- Change Corporate Structure (i.e. Corp / LLC)
- Transfer of License
- Alteration of Licensed Premises
- Change of License Type (i.e. club / restaurant)
- Pledge of Collateral (i.e. License/Stock)
- Change of Manager
- Change Corporate Name
- Change of Category (i.e. All Alcohol/Wine, Malt)
- Management/Operating Agreement
- Change of Officers/  
Directors/LLC Managers
- Change of Ownership Interest  
(LLC Members/LLP Partners,  
Trustees)
- Issuance/Transfer of Stock/New Stockholder
- Change of Hours
- Other
- Change of DBA

THE LOCAL LICENSING AUTHORITY MUST SUBMIT THIS APPLICATION ONCE APPROVED VIA THE ePLACE PORTAL:

**Alcoholic Beverages Control Commission**  
**95 Fourth Street, Suite 3**  
**Chelsea, MA 02150-2358**



**The Commonwealth of Massachusetts**  
**Alcoholic Beverages Control Commission**  
95 Fourth Street, Suite 3, Chelsea, MA 02150-2358  
www.mass.gov/abcc

**APPLICATION FOR A NEW LICENSE**

Municipality

**1. LICENSE CLASSIFICATION INFORMATION**

ON/OFF-PREMISES	TYPE	CATEGORY	CLASS
<input type="text" value="On-Premises-12"/>	<input type="text" value="\$12 Restaurant"/>	<input type="text" value="All Alcoholic Beverages"/>	<input type="text" value="Annual"/>

Please provide a narrative overview of the transaction(s) being applied for. On-premises applicants should also provide a description of the intended theme or concept of the business operation. Attach additional pages, if necessary.

Asian fusion dining restaurant with bar seeks to serve beer, wine, sake, sake beverages, and mixed drinks.

Is this license application pursuant to special legislation?  Yes  No Chapter  Acts of

**2. BUSINESS ENTITY INFORMATION**

The entity that will be issued the license and have operational control of the premises.

Entity Name	<input type="text" value="Steam Noodle Cafe LLC"/>	FEIN	<input type="text" value="82-463181"/>
DBA	<input type="text" value="Steam Noodle Cafe"/>	Manager of Record	<input type="text" value="Jem Ezingayaiwong"/>
Street Address	<input type="text" value="286 Main Street Front, Great Barrington, MA 01230"/>		
Phone	<input type="text" value="413-566-6353"/>	Email	<input type="text" value="jem@steam.restaurant"/>
Alternative Phone	<input type="text" value="413-376-8285"/>	Website	<input type="text" value="www.steam.restaurant"/>

**3. DESCRIPTION OF PREMISES**

Please provide a complete description of the premises to be licensed, including the number of floors, number of rooms on each floor, any outdoor areas to be included in the licensed area, and total square footage. You must also submit a floor plan.

The premises consists of single floor space with two rooms (dining and kitchen) comprising approximately 1,096 sq ft of space.

Total Square Footage:	<input type="text" value="1096"/>	Number of Entrances:	<input type="text" value="1"/>	Seating Capacity:	<input type="text" value="40"/>
Number of Floors	<input type="text" value="1"/>	Number of Exits:	<input type="text" value="1"/>	Occupancy Number:	<input type="text" value="52"/>

**4. APPLICATION CONTACT**

The application contact is the person whom the licensing authorities should contact regarding this application.

Name:	<input type="text" value="Jem Ezingayaiwong"/>	Phone:	<input type="text" value="REDACTED"/>
Title:	<input type="text" value="CHEF-OWNER"/>	Email:	<input type="text" value="jem@steam.restaurant"/>



**APPLICATION FOR A NEW LICENSE**

**5. CORPORATE STRUCTURE**

Entity Legal Structure  Date of Incorporation   
 State of Incorporation  Is the Corporation publicly traded?  Yes  No

**6. PROPOSED OFFICERS, STOCK OR OWNERSHIP INTEREST**

List all individuals or entities that will have a direct or indirect, beneficial or financial interest in this license (E.g. Stockholders, Officers, Directors, LLC Managers, LLP Partners, Trustees etc.). Attach additional page(s) provided, if necessary, utilizing Addendum A.

- The individuals and titles listed in this section must be identical to those filed with the Massachusetts Secretary of State.
- The individuals identified in this section, as well as the proposed Manager of Record, must complete a CORI Release Form.
- Please note the following statutory requirements for Directors and LLC Managers:  
**On Premises (E.g. Restaurant/ Club/Hotel) Directors or LLC Managers** - At least 50% must be US citizens;  
**Off Premises (Liquor Store) Directors or LLC Managers** - All must be US citizens and a majority must be Massachusetts residents.
- If you are a Multi-Tiered Organization, please attach a flow chart identifying each corporate interest and the individual owners of each entity as well as the Articles of Organization for each corporate entity. Every individual must be identified in Addendum A.

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No US Citizen  Yes  No MA Resident  Yes  No

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No US Citizen  Yes  No MA Resident  Yes  No

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No US Citizen  Yes  No MA Resident  Yes  No

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No US Citizen  Yes  No MA Resident  Yes  No

Name of Principal  Residential Address  SSN  DOB

Title and or Position  Percentage of Ownership  Director/ LLC Manager  Yes  No US Citizen  Yes  No MA Resident  Yes  No

Additional pages attached?  Yes  No

**CRIMINAL HISTORY**

Has any individual listed in question 6, and applicable attachments, ever been convicted of a State, Federal or Military Crime? If yes, attach an affidavit providing the details of any and all convictions.  Yes  No

**6A. INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE**

Does any individual or entity identified in question 6, and applicable attachments, have any direct or indirect, beneficial or financial interest in any other license to sell alcoholic beverages? Yes  No  If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

**6B. PREVIOUSLY HELD INTEREST IN AN ALCOHOLIC BEVERAGES LICENSE**

Has any individual or entity identified in question 6, and applicable attachments, ever held a direct or indirect, beneficial or financial interest in a license to sell alcoholic beverages, which is not presently held? Yes  No  If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Name	License Type	License Name	Municipality

**6C. DISCLOSURE OF LICENSE DISCIPLINARY ACTION**

Have any of the disclosed licenses listed in question 6A or 6B ever been suspended, revoked or cancelled? Yes  No  If yes, list in table below. Attach additional pages, if necessary, utilizing the table format below.

Date of Action	Name of License	City	Reason for suspension, revocation or cancellation

**7. OCCUPANCY OF PREMISES**

Please complete all fields in this section. Please provide proof of legal occupancy of the premises.

- If the applicant entity owns the premises, a deed is required.
- If leasing or renting the premises, a signed copy of the lease is required.
- If the lease is contingent on the approval of this license, and a signed lease is not available, a copy of the unsigned lease and a letter of intent to lease, signed by the applicant and the landlord, is required.
- If the real estate and business are owned by the same individuals listed in question 6, either individually or through separate business entities, a signed copy of a lease between the two entities is required.

Please indicate by what means the applicant will occupy the premises

Lease

Landlord Name

Landlord Phone

Landlord Email

Landlord Address

Lease Beginning Date

Rent per Month

Lease Ending Date

Rent per Year

Will the Landlord receive revenue based on percentage of alcohol sales?

Yes  No



**10. MANAGER APPLICATION**

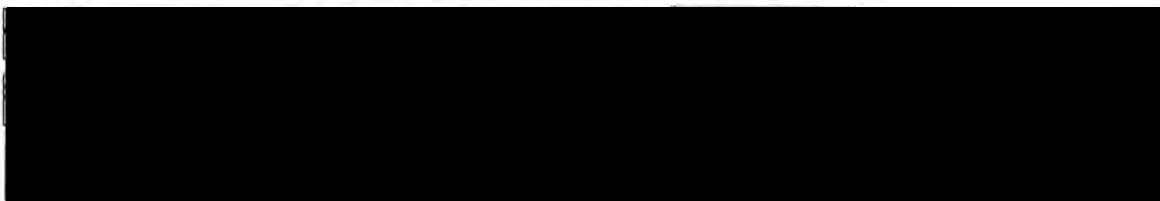
**A. MANAGER INFORMATION**

The individual that has been appointed to manage and control the licensed business and premises.

Proposed Manager Name

Residential Address

Email



Please indicate how many hours per week you intend to be on the licensed premises

50

**B. CITIZENSHIP/BACKGROUND INFORMATION**

Are you a U.S. Citizen?\*

Yes  No \*Manager must be a U.S. Citizen

If yes, attach one of the following as proof of citizenship US Passport, Voter's Certificate, Birth Certificate or Naturalization Papers.

Have you ever been convicted of a state, federal, or military crime?

Yes  No

If yes, fill out the table below and attach an affidavit providing the details of any and all convictions. Attach additional pages, if necessary, utilizing the format below.

Date	Municipality	Charge	Disposition

**C. EMPLOYMENT INFORMATION**

Please provide your employment history. Attach additional pages, if necessary, utilizing the format below.

Start Date	End Date	Position	Employer	Supervisor Name
2018	present	Owner	Steam Noodle Cafe	
2016	2018	Kitchen Leader	Berkshire Co-Op	Travis
2014	2015	Baker	Canyon Ranch	Jennifer Walz
2011	2014	Food Vendor at Farmers' Markets	self-employed	

**D. PRIOR DISCIPLINARY ACTION**

Have you held a beneficial or financial interest in, or been the manager of, a license to sell alcoholic beverages that was subject to disciplinary action?  Yes  No If yes, please fill out the table. Attach additional pages, if necessary,utilizing the format below.

Date of Action	Name of License	State	City	Reason for suspension, revocation or cancellation

I hereby swear under the pains and penalties of perjury that the information I have provided in this application is true and accurate:

Manager's Signature

Date

11/2/2022

Selectboard Meeting Packet - November 21, 2022  
 Item 11.a. Housatonic School RFP - Board Discussion of 2 Proposals

**HOUSATONIC SCHOOL PROPOSALS SUMMARY, NOV. 2022**

ARETE	WDM
<p>14 apartments</p> <ul style="list-style-type: none"> <li>4 studio, at \$984 (20% of all units) affordable at ~60-80% AMI</li> <li>10 1BR &amp; 2BR, at market rate (\$1,800)</li> <li>Rental, not ownership</li> <li>Rents - see above</li> <li>Unit floor plans provided (10/24 presentation)</li> </ul> <p>Commercial space on ground level (5,500 sf)</p> <ul style="list-style-type: none"> <li>"community minded" space</li> <li>\$6 per sf</li> </ul> <p>Marketing plan and timeline included, Local realtor on team</p> <p>Historic preservation of exterior</p> <p>Site plan provided</p> <ul style="list-style-type: none"> <li>Site work relatively extensive, includes:             <ul style="list-style-type: none"> <li>excavation for walk-out basement on park side,</li> <li>parking, retaining walls,</li> <li>rain gardens, landscaping on west side removes drive</li> </ul> </li> <li>Parking and driveway conflict with planned market goers?</li> <li>exterior lighting tbd</li> <li>Parking 15 spaces</li> </ul> <p>Zoning - HVC mixed use by right</p> <p>Duration: 18 months from agreement. Lease-up begin 4/24</p> <p>Purchase price: \$1.</p> <p>Development Costs</p> <ul style="list-style-type: none"> <li>Drinking water - filtration, budget permitting</li> <li>Sprinkler system - included</li> <li>Environmental remed. 400K budgeted, assumes asbestos, lead</li> <li>No elevator- not required</li> <li>ADA access provided to lower floor via walkout basment</li> <li>Site cost extensive as noted above</li> </ul> <p>Budget \$5.8 million, hard costs \$4.3 million</p> <p>\$ from Town = \$1.6M + 393,750 environmental + 600K housing = \$2.7 M total</p> <p>Tax agreement sought?</p>	<p>10 apartments</p> <ul style="list-style-type: none"> <li>All affordable at 100% AMI limit</li> <li>All 10 are 2BR</li> <li>Rental, not ownership</li> <li>Rents \$1,765/mo. not incl. utilities</li> <li>Unit floor plans provided</li> </ul> <p>No commercial space</p> <ul style="list-style-type: none"> <li>n/a</li> <li>n/a</li> </ul> <p>Marketing by CT Management similar their other sites</p> <p>Historic tax credits to be sought, historic consultant on team</p> <p>Site plan provided</p> <ul style="list-style-type: none"> <li>Site work relatively limited</li> <li>basement windows to be enlarged</li> <li>uses existing parking, limited site work</li> <li>landscaping on east side to remove driveway</li> <li>Parking and driveway coordinate with Housy Dome</li> <li>exterior lighting tbd</li> <li>Parking 20 spaces</li> </ul> <p>Zoning - HVC residential 10 units by SB SP</p> <p>Duration: 12 months</p> <p>Purchase price: \$1,000.</p> <p>Development Costs</p> <ul style="list-style-type: none"> <li>Drinking water - not discussed</li> <li>Sprinkler system - included</li> <li>Environmental remed. - cost included in budget</li> <li>No elevator- not required</li> <li>ADA access not required nor provided</li> <li>Lower site work costs</li> </ul> <p>Budget \$3.5 million total</p> <p>\$ from Town = all of the \$650K offered (+ environmental \$?)</p> <p>Tax agreement to be sought for 10 years (is it poss. for res?)</p>

- b. Preliminary project development budget, including an operating pro forma and development cost sources and uses.
- c. If funding sources include the \$650,000 or any additional Town grants, as discussed in Section VII, 2. of this RFP, the budget shall plainly indicate the amounts, estimated timing, or other pertinent factors.
- d. Letters of interest from lenders and funding sources.
- e. Evidence of the proposer's financial strength to carry out the proposed development including financial statements and annual audit for the past 3 years.
- f. A proposed plan for the long term management of the property.

**7. Any Relevant Legal or Administrative Proceedings**

- a. Provide information regarding any current, past, pending, or threatened litigation or administrative proceedings that could materially affect the ability of the Developer (or its principals or any affiliates) to proceed with and/or complete the Project in a timely manner.

**8. Certifications**

- a. Disclosure of Beneficial Interest (M.G.L. c. 7C § 38) (see attached)
- b. Certification of Tax Compliance (M.G.L. c. 62C § 49A) (see attached)
- c. Certification of Non Collusion (see attached)
- d. Certificate of Authority (see attached)

**IX. Evaluation Criteria**

**A. Minimum Threshold Criteria**

All responsive proposals must, at a minimum, include all of the items listed above in Section VIII.

**B. Comparative Criteria**

Proposals meeting the minimum threshold criteria will also be judged on the following five (5) Comparative Criteria in the following manner:

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators exceeds the requirements of the RFP and substantially fulfills the Town's Objectives set forth in Section III.
- An advantageous rating will be given to a proposal that in the judgment of the evaluators meets the requirements of the RFP and that fulfills some of the Town's Objectives.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators falls short of meeting the requirements of the RFP and/or does not fulfill any of the Town's Objectives.

**1. Financial Capacity**

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators identifies a Project Team with exceptional financial capacity to undertake the Project proven by prior experience financing three real estate developments of equal or greater size, including securing any necessary interim financing, the ability to provide any equity contribution projected

and a proposal to secure completion of the Project, e.g., a performance bond or other security mechanism.

- An advantageous rating will be given to a proposal that in the judgment of the evaluators identifies a Project Team with less related development experience, but with reasonable financial capacity to undertake the Project.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators fails to identify a Project Team with reasonable financial capacity to undertake the Project.

## 2. Operational Capability

The Town wishes to be sure that the development team has the experience to develop this unique property in a manner which benefits the area through long-term use compatible with the Town center character.

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators presents a project that has extensive experience operating and managing developments/uses similar to the proposed development/use.
- An advantageous rating will be given to a proposal that in the judgment of the evaluators presents a project team that has moderate experience operating and managing developments/uses similar to the proposed development/use.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators presents a project team that has no experience operating and managing developments/uses similar to the proposed development/use.

## 3. Site and Building Design

The Town is seeking a reuse and development at the property that incorporates and preserves the features of the building so as to remain consistent with the character of the Village of Housatonic.

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators: (1) presents a superior proposed design evaluated on how well the proposed design complies with requirements of this RFP including preserving the building and its significant historical and architectural features, and being compatible with adjacent community uses; (2) responds to site conditions; (3) anticipates and addresses likely design requirements of public agencies; (4) presents architectural merit in the interior and exterior and in the quality of proposed construction; (5) analyzes zoning and regulatory changes required, and the ability to file and defend applications for such changes and (6) meets LEED standards for environmental performance.
- An advantageous rating will be given to a proposal that in the judgment of the evaluators presents an average proposed design evaluated on the basis of these factors.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators presents an inferior proposed design evaluated on the basis of these factors.

## 4. Purchase Price/Rent

The Town wishes to attain the highest possible purchase price or rent for the Premises in connection with a development proposal that is consistent with the intent and terms of this RFP (but see subsection 5 below).

- A highly advantageous rating will be given to a proposal offering the highest purchase price or rent payment within the proposal with the fewest conditions attached thereto.
- An advantageous rating will be given to a proposal with only minimal conditions potentially limiting the purchase price or rent that the Town will realize.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators does not offer a fair price or rent for the Premises.

5. Financial Benefits or Otherwise

While the Town wishes to maximize the purchase price or rental fee of the Premises, it is also concerned about the other benefits that the Project will provide to the Town and the neighborhood, and is not required to sell or lease the Premises to the proposer offering the highest price or rental fee.

- A highly advantageous rating will be given to a proposal that maximizes benefits to the Town by having a positive impact on the Town and the neighborhood, expressed, for example, in terms of jobs created or retained; related local investment generated, and tax revenue or rent payments to the Town.
- An advantageous rating will be given to a proposal with that has provides fair benefit to the Town and the neighborhood.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators does not provide any demonstrable benefits to the Town and the neighborhood.

**C. Overall Rating**

After evaluating a proposal on the foregoing factors, the evaluators will provide an overall ranking for the proposal as compared to other proposals. For example, a proposal which achieves “Highly Advantageous” and/or “Advantageous” rankings in several categories will not necessarily be disqualified simply because it received an “Unacceptable” ranking in one or more other categories if, in the judgment of the evaluators, the proposal overall is “Advantageous” or “Highly advantageous” to the Town and Selectboard. Any notice of award, however, could be contingent upon the potential Developer and the Selectboard mitigating any “Unacceptable” criterion ranking prior to the execution of the Purchase and Sale or Lease Agreement.

**X. Proposal Process and Schedule of Events**

**Optional Briefing, Site Visit**

The Town will conduct an optional site briefing and tour of the Premises on Friday, March 4, 2022. Developers are advised to do their own due diligence; neither the Town nor any of its agents or representatives is responsible for representations made regarding the physical condition of the Site.



HELLMAN SHEARN & ARIENTI LLP  
ATTORNEYS AT LAW

C. Nicholas Arienti  
Ethan S. Klepetar

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

VIA HAND DELIVERY

November 2, 2022

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

RE: **Application for Special Permit by 148 Maple Avenue, LLC**  
148 Maple Avenue, Great Barrington, MA

Dear Ms. Messina:

Enclosed please find for consideration by the Great Barrington Planning Board one (1) original application and fourteen (14) copies of an application for a special permit by 148 Maple Avenue, LLC, along with an application for Site Plan Review, with attached exhibits and filing fees respectively, pertaining to the property at 148 Maple Avenue, 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: Charles Goldman

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

FORM SP-1  
REV. 12-2020

**FOR OFFICE USE ONLY**

Number Assigned \_\_\_\_\_ Date Received \_\_\_\_\_  
Special Permit Granting Authority \_\_\_\_\_  
Copy to Recommending Boards \_\_\_\_\_  
Advertised \_\_\_\_\_ & \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Fee: \$300.00 Paid: \_\_\_\_\_

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

MAP 21 LOT 38 BOOK 2796 PAGE 31 ZONING DISTRICT(S) R2

Site Address: 148 Maple Avenue, Great Barrington

Date of Application \_\_\_\_\_

Applicant's name and complete mailing address 148 Maple Avenue, LLC  
P.O. Box 67425, Chestnut Hill, MA 02467

Applicant's phone number ( 617 ) 785-0059 Applicant's email address: charles.propertypros@gmail.com

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

148 Maple Avenue, LLC  
P.O. Box 67425, Chestnut Hill, MA 02467

I (we) request a Special Permit for: Conversion of a nursing home facility to multifamily use.

Under Section(s) 8.10 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, fourteen (14) exact copies of the entire package, and one electronic PDF, 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 feet on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.

FORM SP-1  
REV. 12-2020

- 6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USGS 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 \$300.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest.
- 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.

148 Maple Ave LLC by  
 Signature of Applicant Carl P. Dubois Arisanti,  
its Attorney  
 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 148 Maple Avenue LLC by Carl P. Dubois Arisanti,  
its Attorney

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

Date 11/2/22



**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: 148 Maple Avenue  
Map: 21 Lot: 38 Deed Book: 2796 Deed page: 31  
Zoning District: R-2 Zoning Overlay District(s) (if any): WQPOD in part

**B. APPLICANT AND PROPERTY OWNER**

Applicant's Information Name (please print) 148 Maple Avenue LLC  
Street Address P.O. Box 67425  
City, State, Zip Code Chestnut Hill MA 02467  
Phone (area code first) (617) 785-0059 Email Address: charles.propertypros@gmail.com  
Signature 148 Maple Ave LLC by Charles Property Pros, it's Attorney

- 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) \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Phone (area code first) \_\_\_\_\_ Email Address: \_\_\_\_\_  
Owner's Signature \_\_\_\_\_

**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.

**Conversion of a nursing home facility to multifamily use; See memorandum attached for further description.**

**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 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
- 2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw
- 3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, 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.

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

MEMORANDUM IN SUPPORT OF SPECIAL PERMIT APPLICATION

BY 148 MAPLE AVENUE, LLC

The applicant, 148 Maple Avenue, LLC (the “Applicant”), submits this memorandum in support of its application for a special permit at 148 Maple Avenue, Great Barrington, Massachusetts (the “Site”), pursuant to the Great Barrington Zoning Bylaws (the “Bylaws”) Section 8.10, Conversion to Multifamily Use and Section 10.4, Special Permits.

Zoning Status

The Site is located in the R-2 Residential zoning district (see **Exhibit 1** attached hereto) south of Great Barrington’s town center along Route 23 (see **Exhibit 2**), and a small portion of the north-western corner of the property lies in the R-1-A district.

Recent History

The Applicant acquired ownership of the Site and existing improvements on August 12, 2022. The existing structure on the Site was originally constructed in 1969 according to the Great Barrington Assessor’s records (see **Exhibit 3** attached hereto). The current structure in total comprises approximately 21,550 square feet between the first floor, second floor and basement levels. The building and Site was most recently used as a nursing and rehabilitation center.

Proposal

The applicant, 148 Maple Avenue, LLC, is proposing the adaptive reuse of the existing nursing home building at the Site into 30 multi-family housing condominium units. This application is filed pursuant to section 8.10, “Conversion to Multifamily Use” of the Great Barrington Zoning Bylaws, which requires grant of a special permit from the Great Barrington Planning Board.

The conversion of the former nursing home building into a 30-unit multi-family residential condominium is intended to comprise 4 one-bedrooms, 24 two- bedrooms, and 2 three-bedroom units. The existing structure will be maintained in its entirety, including the building’s foundation, exterior walls, framing, roof, and new windows. Where practical, the Applicant will also retain the building’s interior hallways, adding and modifying partitions as necessary for an optimal residential layout. Please see Architectural Plans/Documents attached hereto as **Exhibit 4**. To match the building’s newly developed interior, the Applicant will also update the building’s façade, including replacement of the front façade entryway and steps to accommodate a more inviting residential aesthetic along with updating the rear entry/exit area to provide a small outdoor common area for the resident’s enjoyment, as well as the addition of balconies to units on the upper levels.

As provided above, the proposed use at the Site does not contemplate an expansion of the existing building or its footprint. Accordingly, the Site will not undergo any substantive modifications. Please see the Site Plan attached hereto as **Exhibit 5**. The Site Plan provides for 47 parking places at the Site and the layout is consistent with the existing parking layout at the Site. The Applicant intends to add additional lighting along the driveway as presented on the Site Plan in compliance with Section 8.10.4 of the Bylaw, intends to install a small arrangement of raised planters along the corner of the northerly parking area (see **Ex. 5** Site Plan), as well as general landscaping updates. The existing driveway entrance/exits will be maintained as-is as they are sufficient to accommodate the proposed use.

In order to grant the requested special permit, the Great Barrington Planning Board, as the Special Permit Granting Authority (the “SPGA”) pursuant to Sections 10.3 and 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.

The Applicant 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 requested permit will serve the immediate needs of the local and surrounding Berkshire County community by offering a significant increase of additional residential housing opportunities in close proximity to Great Barrington’s town center. The appeal of Southern Berkshire County in particular has only been strengthened by the pandemic coupled with economic upheaval of the last several years, which has left the Town with a great need to add housing opportunities and

particularly ones that are walking distance from Town. These trends have created a desperate need for new housing and make this the perfect time for a redevelopment opportunity of this nature.

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

Regarding traffic, the proposed multi-family use is expected to have less traffic activity associated with it than the former nursing home use. Please see the Traffic Review report attached hereto as **Exhibit 6**, by the Applicant's traffic engineer Stephen J. Savaria of Fuss & O'Neill. While the morning and afternoon "peak hour" traffic is only estimated to be slightly lower than the nursing home use, the overall daily traffic activity is estimated to be 31% less than the former use. See **Ex. 6**. Additionally, the sight lines from the driveways are unobstructed with each measuring more than 500 feet of unobstructed view and with stopping distances exceeding recommended distances for the speed limit. See **Ex. 6**.

Parking requirements as per Section 8.10.6 are exceeded as provided above, with 47 spaces to accommodate 30 residential units, and there is ample space for formal 'loading' if required.

3. Adequacy of utilities and other public services;

There will be very limited impact to utilities and other public services because there are no substantive changes proposed to the Site or the existing footprint of the structure. The Site is along Route 23 and already served with existing power from the street as well as Town water and sewer service. Considering that the former use was a 96 bed nursing and rehabilitation center and that the proposed use is a 30 unit residential use, impacts to all services are anticipated to be lower.

4. Neighborhood character and social structures;

The proposed use will not negatively alter the existing character of the neighborhood or social structures because the residential multi-family use is in fact consistent with neighborhood itself, which is a mix of traditional residential housing along with the various businesses and offices frequented along highly traveled Route 23. The Site itself is not going to be substantively modified and the use proposed is likely to be far less impactful in terms of traffic and noise than the nursing/rehabilitation facility while adding a consistent residential presence further benefitting the character and social structure of this neighborhood.



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 substantive 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. The Applicant's proposed improvements to the Site will unquestionably lead to an increase in assessed value of the property following completion of the work and potential sale of individual units, in turn increasing local real estate tax revenue generated on an annual basis. Additionally, the renovation work itself will provide employment for workers throughout the duration of construction and following completion full time property management staff will be required to maintain and service the building and the grounds at the Site. The proposed use does not contemplate any negative impact on town services whatsoever.

The proposed conversion to multifamily use project is also consistent with Great Barrington's Community Master Plan for Land Use and Economic Redevelopment. The project proposes the renovation and conversion of an existing use/nursing facility to multifamily housing in a residentially zoned district and does not impact in any way on existing open space, does not require additional curb cuts nor does it negatively impact traffic along Route 23/Maple Avenue. As provided hereinabove, the proposed conversion of use is complementary to the goals of supporting additional local housing opportunities with nearby access to Great Barrington town center.

The Applicant submits the plan attached at **Exhibit 5** for Site Plan Review, which is an accurate representation of the existing conditions at the Site along with improvements recited in this memorandum. Because the instant application contemplates only limited modifications to the exterior of the existing building, and reflects little or no impact on the existing conditions at the Site, the Applicant hereby requests a waiver of Sections 10.5.3.1.j (drainage) and k (stormwater management), and of the Bylaw pursuant to Section 10.5.4, Waiver of Submittal Compliance.

For the reasons stated above, 148 Maple Avenue, LLC, respectfully requests that the Town of Great Barrington Planning Board grant the requested special permit.

148 Maple Avenue, LLC

By its attorney,



C. Nicholas Arienti

Hellman Shearn & Arienti LLP

342 Main Street

Great Barrington, MA 01230

(413) 528-4800

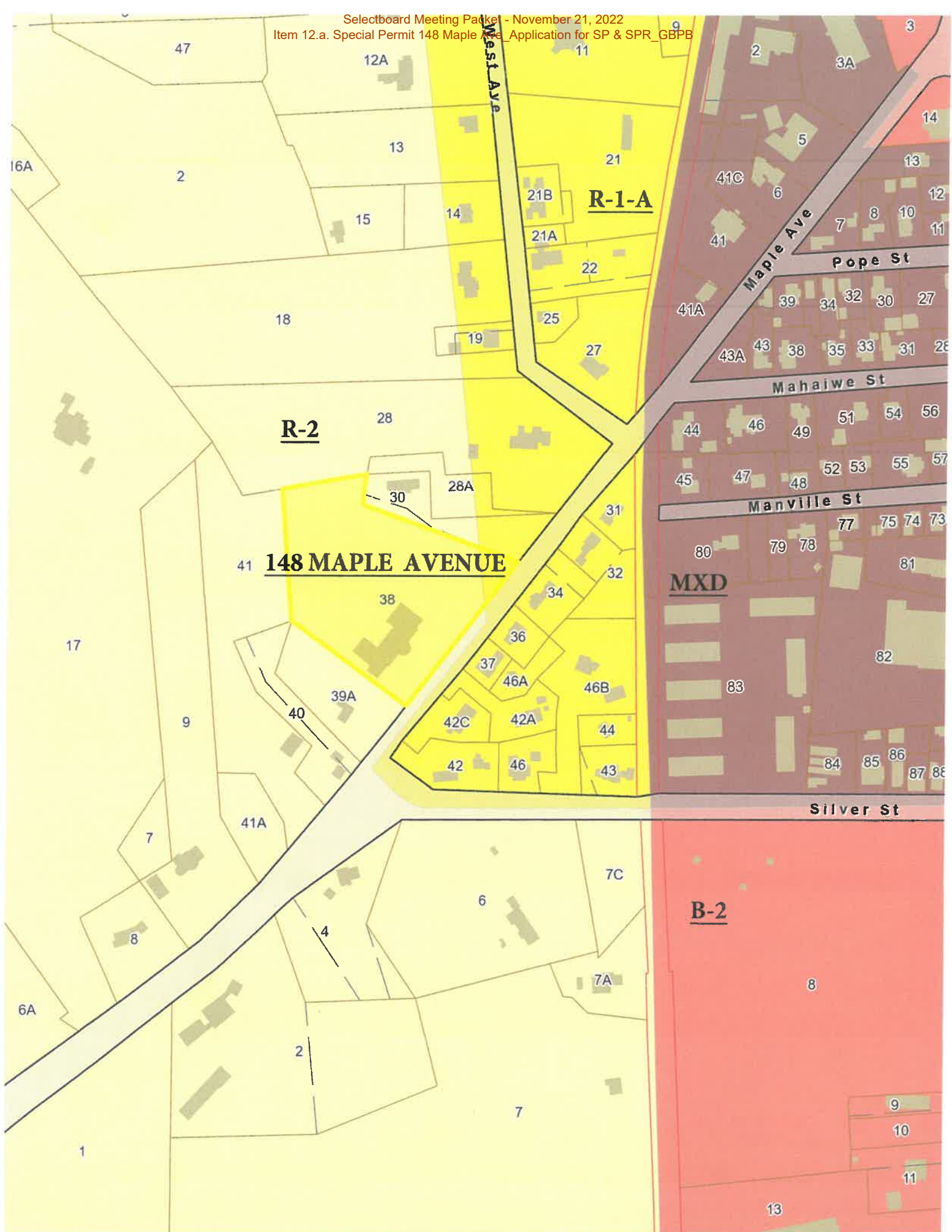
Table of Exhibits

Memorandum in Support of Special Permit Application

- Exhibit 1: Zoning Map Identification of Site
- Exhibit 2: GIS Map Location of Site
- Exhibit 3: Assessor's Card
- Exhibit 4: Architectural Drawings
- Exhibit 5: Site Plan
- Exhibit 6: Traffic Report
- Exhibit 7: Abutter's List

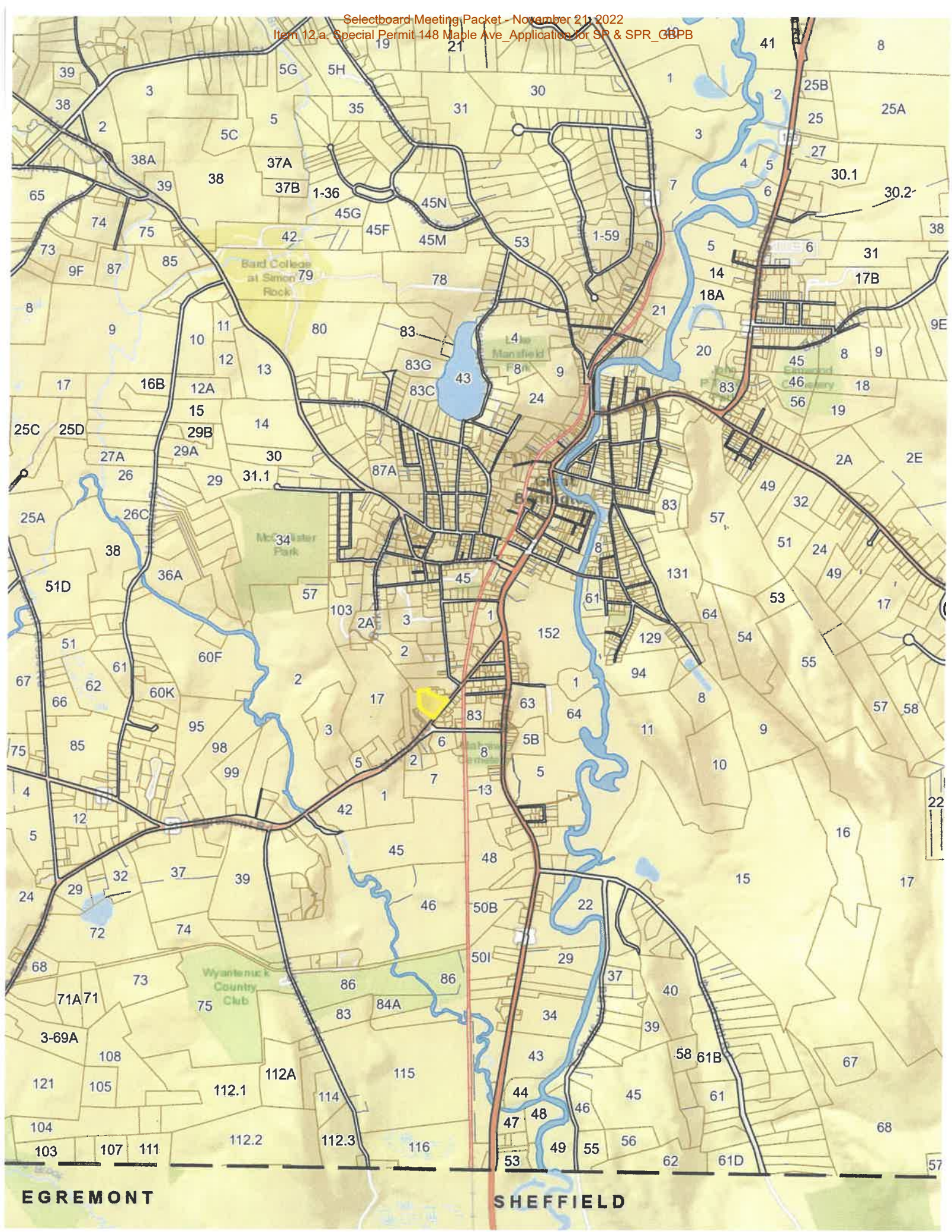
# EXHIBIT

1



# EXHIBIT

# 2



EGREMONT

SHEFFIELD

# EXHIBIT

3





# CAI Property Card

Town of Great Barrington, MA

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
<b>LOCATION:</b> 148 MAPLE AVE <b>ACRES:</b> 4.1 <b>PARCEL ID:</b> 021.0-0000-0038.0 <b>LAND USE CODE:</b> 304 <b>CONDO COMPLEX:</b> <b>OWNER:</b> BEAR MOUNTAIN 148 PROPERTIES L <b>CO - OWNER:</b> <b>MAILING ADDRESS:</b> 4711 GOLF RD #200 SKOKIE, IL 60076-1236 <b>ZONING:</b> R2 <b>PATRIOT ACCOUNT #:</b> 2034	<b>BUILDING STYLE:</b> RETIRE-HOME <b>UNITS:</b> 0 <b>YEAR BUILT:</b> 1969 <b>FRAME:</b> CLASS-C <b>EXTERIOR WALL COVER:</b> BRICK <b>ROOF STYLE:</b> NA <b>ROOF COVER:</b> ASPHALT
	BUILDING INTERIOR
<b>SALE INFORMATION</b> <b>SALE DATE:</b> 10/4/2017 <b>BOOK &amp; PAGE:</b> 2438-191 <b>SALE PRICE:</b> \$1 <b>SALE DESCRIPTION:</b> OTHER <b>SELLER:</b> 148 MAPLE HOLDINGS LLC	<b>INTERIOR WALL:</b> AVERAGE <b>FLOOR COVER:</b> LINO/VINYL <b>HEAT TYPE:</b> FORCED H/W <b>FUEL TYPE:</b> <b>PERCENT A/C:</b> 0 <b># OF ROOMS:</b> 106 <b># OF BEDROOMS:</b> 106 <b># OF FULL BATHS:</b> 0 <b># OF HALF BATHS:</b> 0 <b># OF ADDITIONAL FIXTURES:</b> 0 <b># OF KITCHENS:</b> 0 <b># OF FIREPLACES:</b> 0 <b># OF METAL FIREPLACES:</b> 0 <b># OF BASEMENT GARAGES:</b> 0
PRINCIPAL BUILDING AREAS	
<b>GROSS BUILDING AREA:</b> 21,550 <b>FINISHED BUILDING AREA:</b> 21,550 <b>BASEMENT AREA:</b> 0 <b># OF PRINCIPAL BUILDINGS:</b> 1	
ASSESSED VALUES	
<b>LAND:</b> 246,000 <b>YARD:</b> 22,700 <b>BUILDING:</b> 1,130,900 <b>TOTAL:</b> \$1,399,600	
SKETCH	PHOTO
<p style="text-align: center;">Unsketched SubAreas: FFL: 21550.</p>	



Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# EXHIBIT

4

# Change of Occupancy

## MAPLE AVE CONVERSION

### 148 Maple Avenue, Great Barrington, MA

#### PROJECT DESCRIPTION

These plans describe a change of use to a commercial retirement home structure built in about 1969. The scope of work includes converting entire building into 30 residential condo units which includes finishing existing basement but attempting to keep as much of the current layout as possible for units.

The drawing set and specifications were developed by 8TFive Studio with support from team members listed in the Project Directory. 3D images for visualization purposes only.



*We are a boutique architecture and interior design professional services studio.*

**Drawing Disclaimer:** This Document contains confidential and proprietary information that cannot be reproduced or divulged, in whole or in part, without written authorization from the Architect. Do not scale from a drawing. Work to figured dimensions only. All dimensions to be checked on site prior to the execution of any work. The Copyright of these drawings belong to 8TFive Studio, LLC

#### PROJECT ZONING DATA [Required] / [Provided]

Assessor's Data	Map (38)	Parcel ( 21-38-0)
Zoning Info	Zoning District (R2)	Proposed Use (??)
Property Info	Lot [178,596 SF]/(??,???) SF	Frontage [???]/(???)
Blding Setbacks	Front [??]/(??) Side [??]/(??) Rear [??]/(??)	
Blding Restrictions	Coverage [??%]/(??%)	Height [??]/(??)
Site Information	Water Supply (Public)	Sewage (Municipal)
Flood Zone	Within Area (Yes/No)	Zone (??)
Floor Area	Exist. 21,550 SF	Mod. +?? SF
		New ??,?? SF

#### VICINITY MAP



#### PROJECT CODE SUMMARY

Building Codes	International Building Code (IBC) 2015
	Massachusetts State Building Code Provisions of '780 CMR 51.00' 9th Edition - (Jan. 2018)
Local Jurisdiction	Zoning & General By-Laws
City, State	Great Barrington MA
Occupancy Group	Residential (Multi Family) R-2
Type of Construction	Type II-B (UnProtected Non-Combustible)

#### DRAWING INDEX Revision Date

- G0.01 Cover Sheet
- AD1.0 Existing Basement
- AD1.1 Existing 1st Floor
- AD1.2 Existing 2nd Floor
- AD2.1 Ex. Exterior Elevations
- A1.00 Basement Plan
- A1.01 1st Floor Plan
- A1.02 2nd Floor Plan
- A2.01 Exterior Elevations
- A9.00 Project Imagery
- Total Drawing Sheets: 10

#### PROJECT DIRECTORY

##### Building Department

334 Main St #2  
 Great Barrington, MA 01230  
 (413) 528-3206

##### Owner

Charles Goldman - **The Goldman Group**  
 PO Box 67425  
 Chestnut Hill, MA, 02467  
 (617) 785-0059  
 charles.propertypros@gmail.com

##### Architect

Neil Silva - **8TFive Studio, LLC**  
 16 Jordan Lane  
 East Freetown, MA 02717  
 (774) 243-2432    nsilva@8tfive.com

##### Structural Consultant

Name - **Company**  
 Street Address  
 City, State, Zip  
 Telephone      Email

##### Land Surveyor

**Kelly, Granger, Parsons & Associates, Inc**  
 312 Main Street  
 Great Barrington, MA 01230  
 (413) 528-3291

##### General Contractor

Name - **Company**  
 Street Address  
 City, State, Zip  
 Telephone      Email

ARCHITECT STAMP



16 Jordan Lane  
 East Freetown, MA 02717  
 (774) 243-2432    info@8tfive.com

REVISIONS

ADDRESS  
 148 Maple Avenue,  
 Great Barrington, MA

DRW/CHK BY  
 M.Ghaly  
 N.Silva

SCALE  
 12" = 1'-0"

PROJECT STATUS  
 Progress Set - 08/18/22

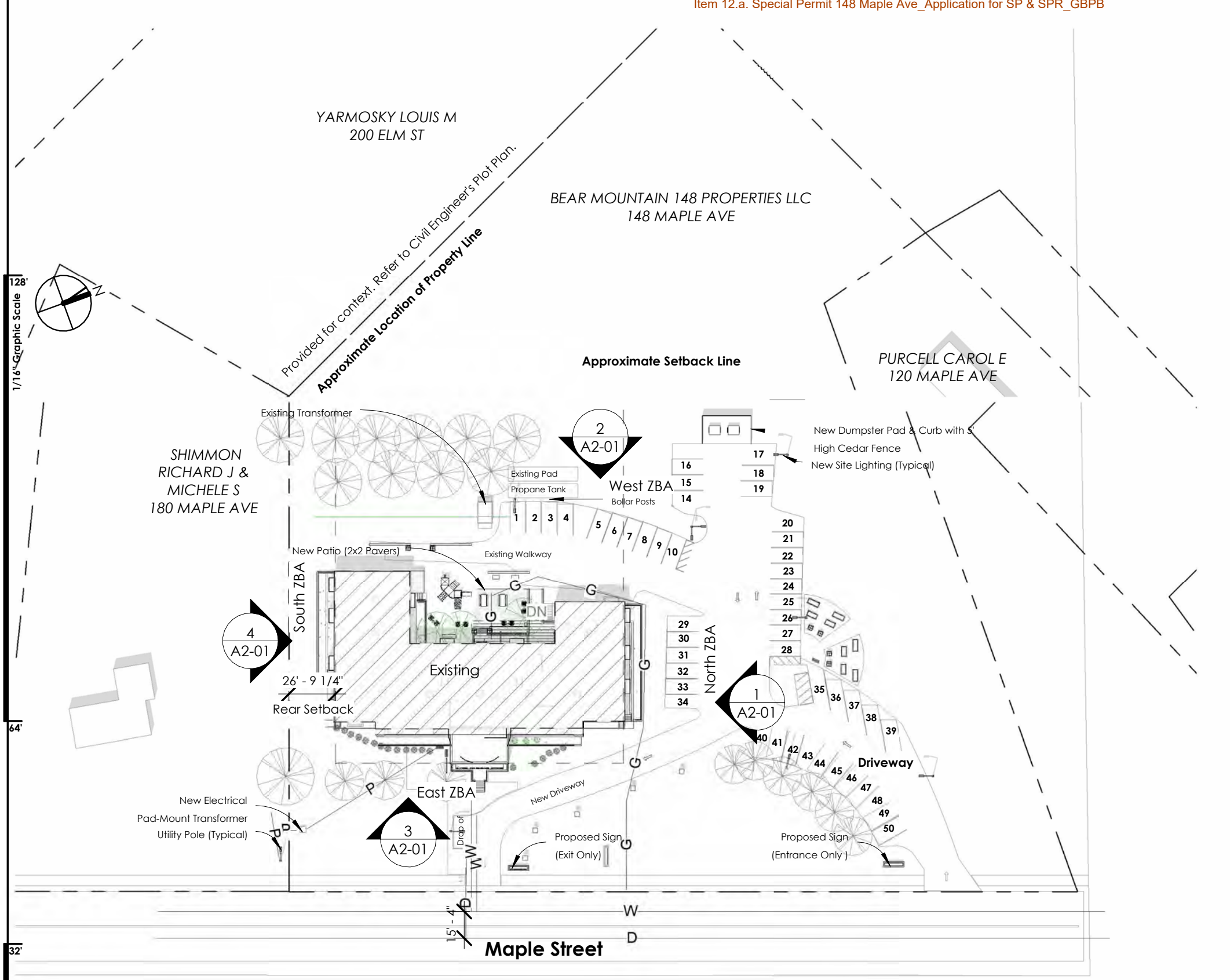
Cover Sheet

PROJECT #  
 2022064

CLIENT  
 The Goldman Group

GO.01

2022064 - MAPLE AVE CONVERSION  
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© 2022 8TFive Studio, LLC



### SITE PLAN NOTES

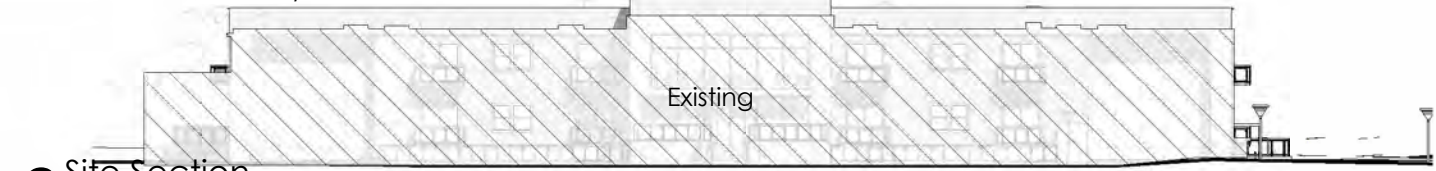
**Drainage:**  
Provide 5% minimum positive drainage slope away from foundation at any new work and 2% general slope away from adjacent property line and towards the public right-of-way. All new downspouts to be drained to splash blocks, minimum 2 ft long, or sub-surface drain system as indicated.

**Tree Preservation:**  
Protect all existing trees as required to prevent damage or harm whenever applicable, including, without limitation, vehicles, machinery, or building supplies or materials (including fluids) during any construction. Provide protective chain link construction fencing around existing trees to the fullest extent possible. The intent is to preserve natural grades at the base of existing trees and minimize construction disturbance. The General Contractor shall take care during trenching, foundation excavations and construction to preserve and protect noted trees and their root systems.

**Storm Drain Pollution Prevention:**  
The Contractor is responsible for ensuring that no dirt or construction debris enters the City storm drain system.

1. Timing of grading activities shall be during the dry weather.
2. Provide temporary and permanent planting of exposed soil.
3. Provide temp. sediment basins & traps to contain run off.
4. Provide straw ground cover/mulching over soil prior to rainy season. Provide covers over stockpiles and excavated soils with secured tarps or plastic sheathing.
5. Provide temporary silt fences or straw rolls at downslope of construction zone prior to rainy season. Provide storm drain inlet filters as required.
6. Stabilize construction entrance as required.
7. Adjacent properties, undisturbed areas, and street/sidewalks to be protected from construction impacts.
8. Sediment laden water is not permitted to leave the site.
9. Measures shall be taken such that the storage, handling and disposal construction materials and wastes will be prevented to have contact with storm water.
10. The grading and drainage shall comply with all applicable National Pollutant Discharge Elimination System regulations set forth by the EPA to control storm water pollution.
11. The storm runoff generated by new work shall not drain onto adjacent properties. The existing storm drainage from the adjacent properties shall not be blocked by the new work.

**1** Site - Plan  
Scale: 1/64" = 1'-0"



**2** Site Section  
Scale: 1/32" = 1'-0"

ARCHITECT STAMP

**8TFIVE STUDIO**  
architectural design  
16 Jordan Lane  
East Freetown, MA 02717  
(774) 243-2432 info@8TFive.com

REVISIONS

**DRW/CHK BY**  
M.Ghaly  
N.Silva

**ADDRESS**  
148 Maple Avenue,  
Great Barrington, MA

**CLIENT**  
The Goldman Group

**PROJECT #**  
2022064

**PROJECT STATUS**  
Progress Set - 08/18/22 As indicated

**SCALE**  
As indicated

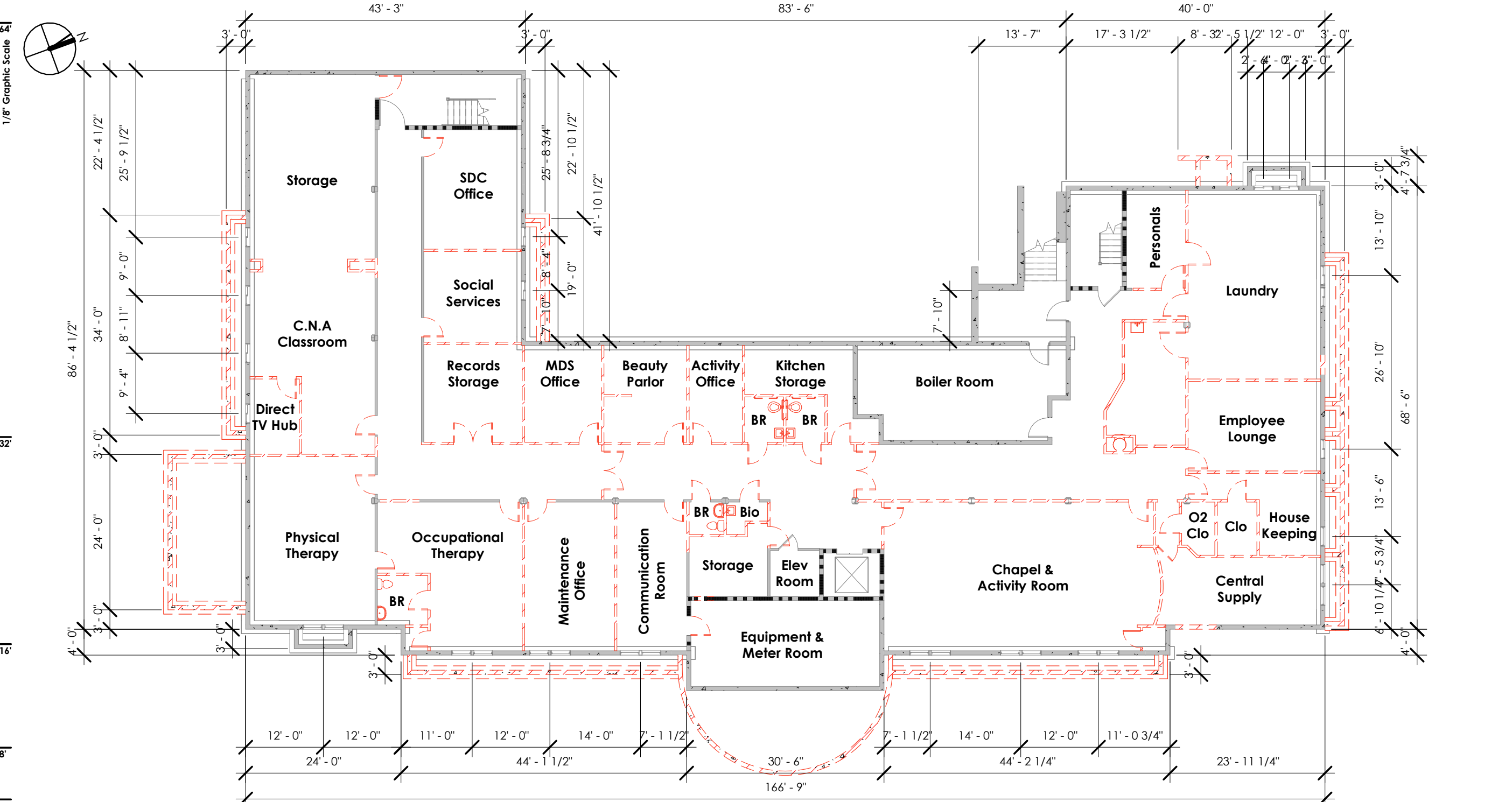
Site & Area Plan

<b>WINDOW SCHEDULE - EXISTING</b>	Refer to Door & Window Schedule Sheet
-----------------------------------	---------------------------------------

<b>DOOR SCHEDULE - EXISTING</b>	Refer to Door & Window Schedule Sheet
---------------------------------	---------------------------------------

**MEASURED DRAWING DISCLAIMER**

This measured drawing has been prepared, in part, based upon information furnished by others as well as with on-site field measurement, photography, and documentation. While this information is believed to be reliable, the Architect assumes no responsibility for the accuracy of this measured drawing or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to the Architect. Those relying on this measured document are advised to obtain verification of its accuracy on-site prior to construction.



**1** Basement - Existing Plan  
Scale: 1/16" = 1'-0"

ARCHITECT STAMP

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architectural design

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(774) 243-2432 info@8TFive.com

REVISIONS

<b>DRW/CHK BY</b>	<b>ADDRESS</b>	<b>CLIENT</b>
M.Ghaly N.Silva	148 Maple Avenue, Great Barrington, MA	The Goldman Group
<b>PROJECT #</b>	<b>PROJECT STATUS</b>	
2022064	Progress Set - 08/18/22 As indicated	

Existing Basement

**AD1.0**

**WINDOW SCHEDULE - EXISTING**

Refer to Door & Window Schedule Sheet

**DOOR SCHEDULE - EXISTING**

Refer to Door & Window Schedule Sheet

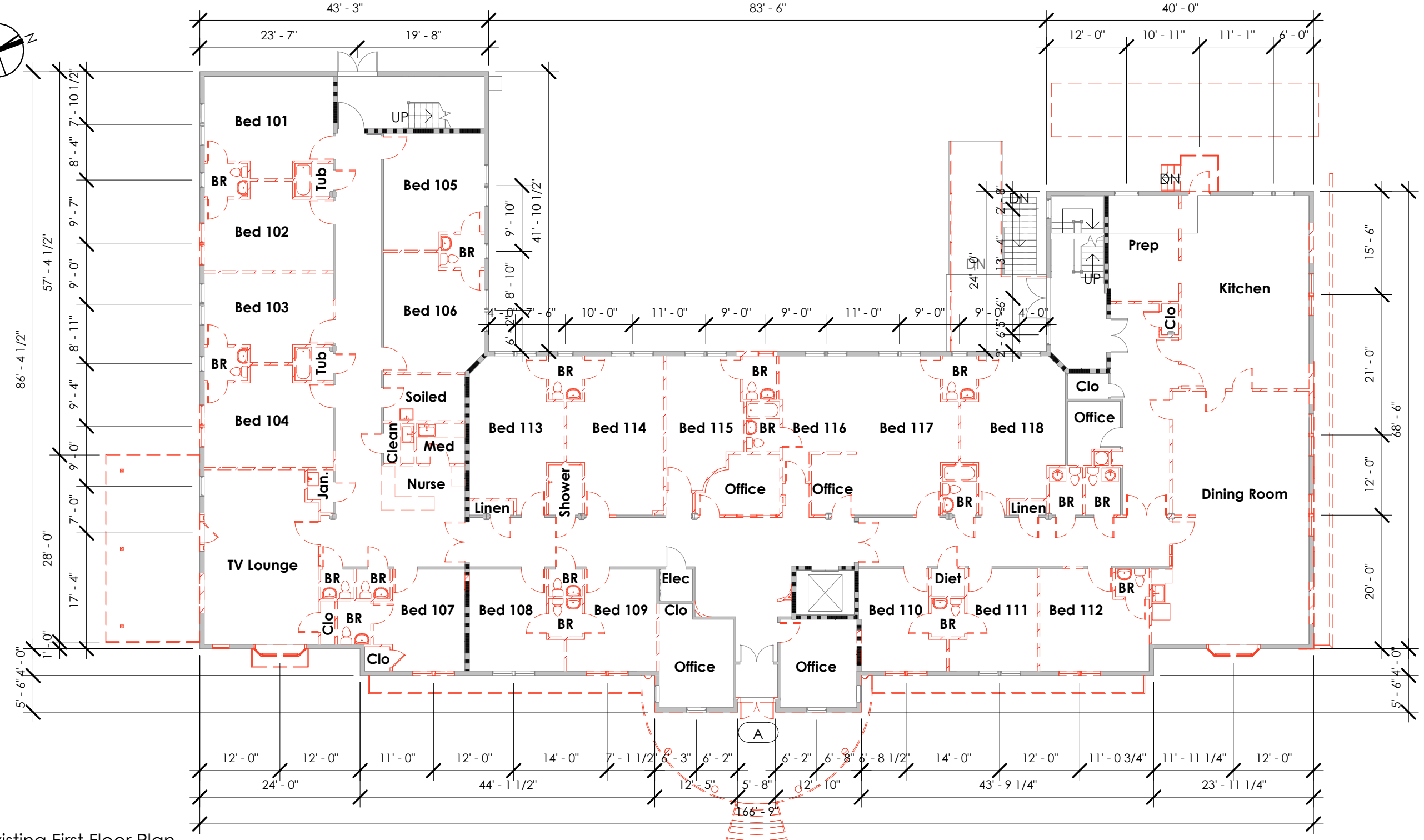
**MEASURED DRAWING DISCLAIMER**

This measured drawing has been prepared, in part, based upon information furnished by others as well as with on-site field measurement, photography, and documentation. While this information is believed to be reliable, the Architect assumes no responsibility for the accuracy of this measured drawing or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to the Architect. Those relying on this measured document are advised to obtain verification of its accuracy on-site prior to construction.

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1/8" Graphic Scale



**1 Existing First Floor Plan**  
Scale: 1/16" = 1'-0"

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<b>PROJECT #</b>	<b>CLIENT</b>
2022064	The Goldman Group

**Existing 1st Floor**

**PROJECT STATUS**  
Progress Set - 08/18/22 As indicated

**SCALE**

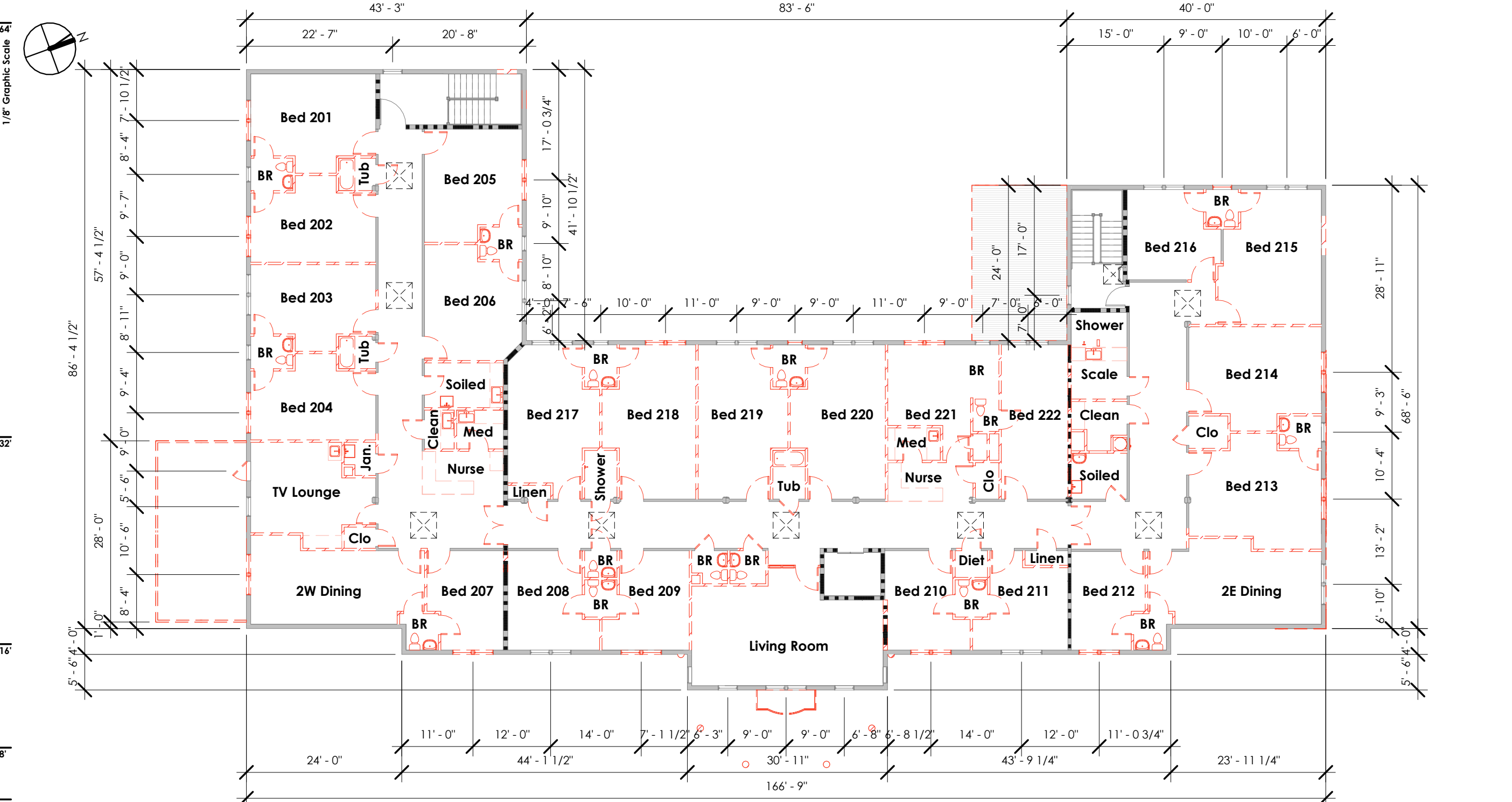
**AD1.1**

WINDOW SCHEDULE - EXISTING	Refer to Door & Window Schedule Sheet

DOOR SCHEDULE - EXISTING	Refer to Door & Window Schedule Sheet

**MEASURED DRAWING DISCLAIMER**

This measured drawing has been prepared, in part, based upon information furnished by others as well as with on-site field measurement, photography, and documentation. While this information is believed to be reliable, the Architect assumes no responsibility for the accuracy of this measured drawing or for any errors or omissions that may have been incorporated into it as a result of incorrect information provided to the Architect. Those relying on this measured document are advised to obtain verification of its accuracy on-site prior to construction.



**1 Existing Second Floor Plan**  
Scale: 1/16" = 1'-0"

ARCHITECT STAMP

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REVISIONS

DRW/CHK BY	ADDRESS	CLIENT
M.Ghaly N.Silva	148 Maple Avenue, Great Barrington, MA	The Goldman Group
PROJECT #	2022064	

**Existing 2nd Floor**

**PROJECT STATUS** Progress Set - 08/18/22 As indicated

**SCALE** As indicated

**AD1.2**

2022064 - MAPLE AVE CONVERSION

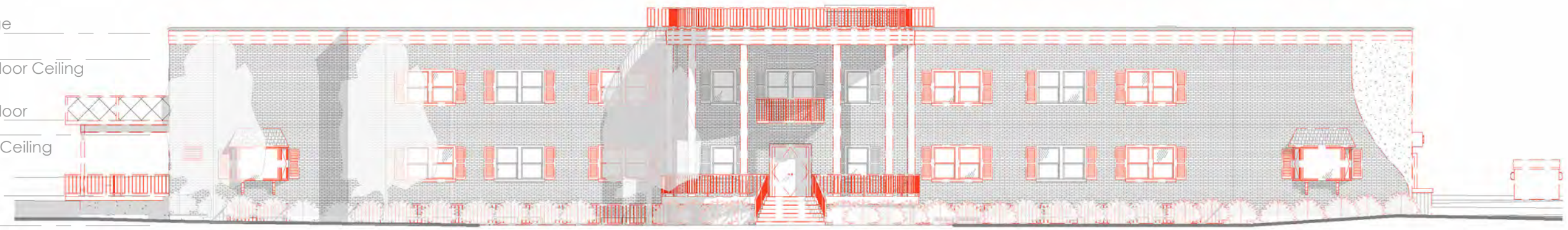
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1/8" Graphic Scale

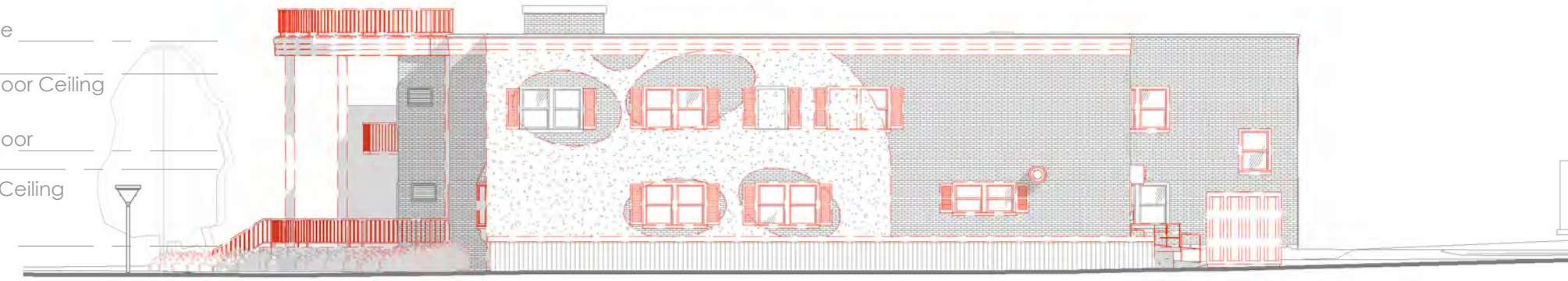
- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"
- Basement Floor -9' - 8"

**1** East - Existing  
Scale: 1/16" = 1'-0"



- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"
- Basement Floor -9' - 8"

**2** North - Existing  
Scale: 1/16" = 1'-0"



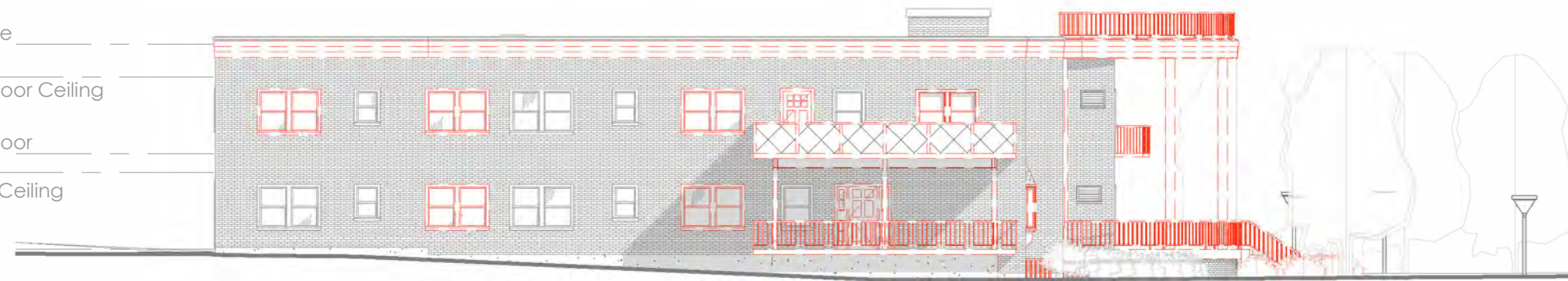
- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"
- Basement Floor -9' - 8"

**3** West - Existing  
Scale: 1/16" = 1'-0"



- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"
- Basement Floor -9' - 8"

**4** South - Existing  
Scale: 1/16" = 1'-0"



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REVISIONS

DRW/CHK BY ADDRESS  
M.Ghaly 148 Maple Avenue,  
N.Silva Great Barrington, MA

PROJECT STATUS SCALE  
Progress Set - 08/18/22 1/16" = 1'-0"

CLIENT  
The Goldman Group

PROJECT #  
2022064

CLIENT

The Goldman Group

REVISIONS

ARCHITECT STAMP



### WINDOW SCHEDULE

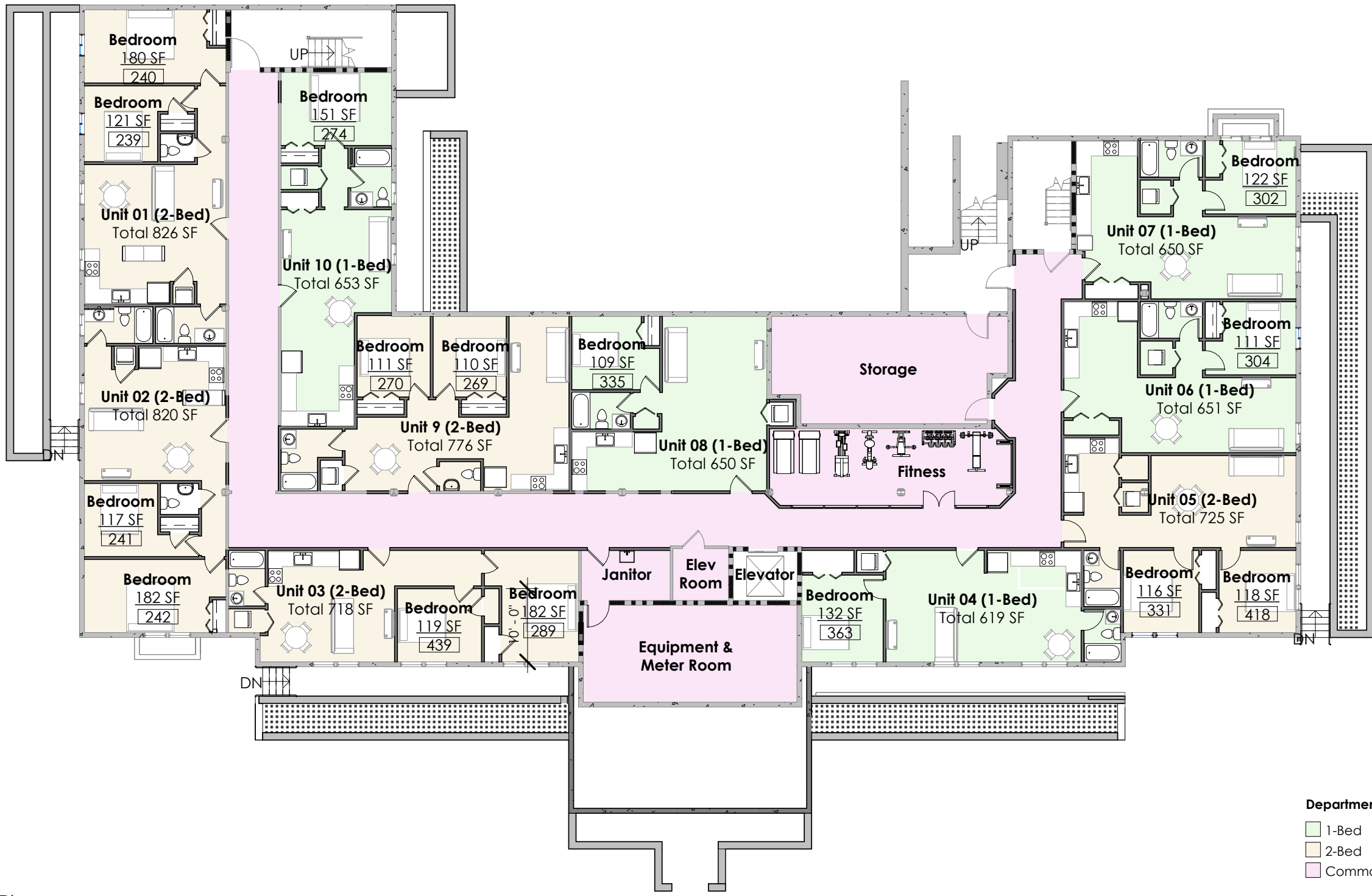
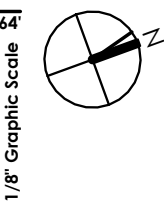
Refer to Door & Window Schedule Sheet for All Windows

### DOOR SCHEDULE

Refer to Door & Window Schedule Sheet for All Doors

### FLOOR PLAN NOTES

- Dimensions:**  
All dimensions are to face of stud for new construction and finish face for existing conditions, unless otherwise noted.
- Wall Construction:**
- All exterior walls to be framed with 2x6. Interior walls to be 2x4, unless noted otherwise. Refer to Floor Plan.
  - All exterior walls to be sheathed whether shear or not.
- Wall Insulation:**
- All thermal or acoustical walls to be insulated full depth.
  - Refer to Building Section sheet for Energy Requirements.



**Department Legend**

- 1-Bed
- 2-Bed
- Common

**1** Basement Floor Plan  
Scale: 1/16" = 1'-0"

ARCHITECT STAMP

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architectural design

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REVISIONS

<b>DRW/CHK BY</b>	<b>ADDRESS</b>	<b>CLIENT</b>
M.Ghaly N.Silva	148 Maple Avenue, Great Barrington, MA	The Goldman Group
<b>PROJECT #</b>	<b>PROJECT STATUS</b>	
2022064	Progress Set - 08/18/22 As indicated	

Basement Plan

**A1.00**

WINDOW SCHEDULE	Refer to Door & Window Schedule Sheet for All Windows

DOOR SCHEDULE	Refer to Door & Window Schedule Sheet for All Doors

FLOOR PLAN NOTES
<b>Dimensions:</b> All dimensions are to face of stud for new construction and finish face for existing conditions, unless otherwise noted.
<b>Wall Construction:</b> 1. All exterior walls to be framed with 2x6. Interior walls to be 2x4, unless noted otherwise. Refer to Floor Plan. 2. All exterior walls to be sheathed whether shear or not.
<b>Wall Insulation:</b> 1. All thermal or acoustical walls to be insulated full depth. 2. Refer to Building Section sheet for Energy Requirements.

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**1** First Floor Plan  
Scale: 1/16" = 1'-0"

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PROJECT #	2022064	

PROJECT STATUS	Progress Set - 08/18/22 As indicated
SCALE	As indicated

1st Floor Plan

**A1.01**

**WINDOW SCHEDULE** Refer to Door & Window Schedule Sheet for All Windows

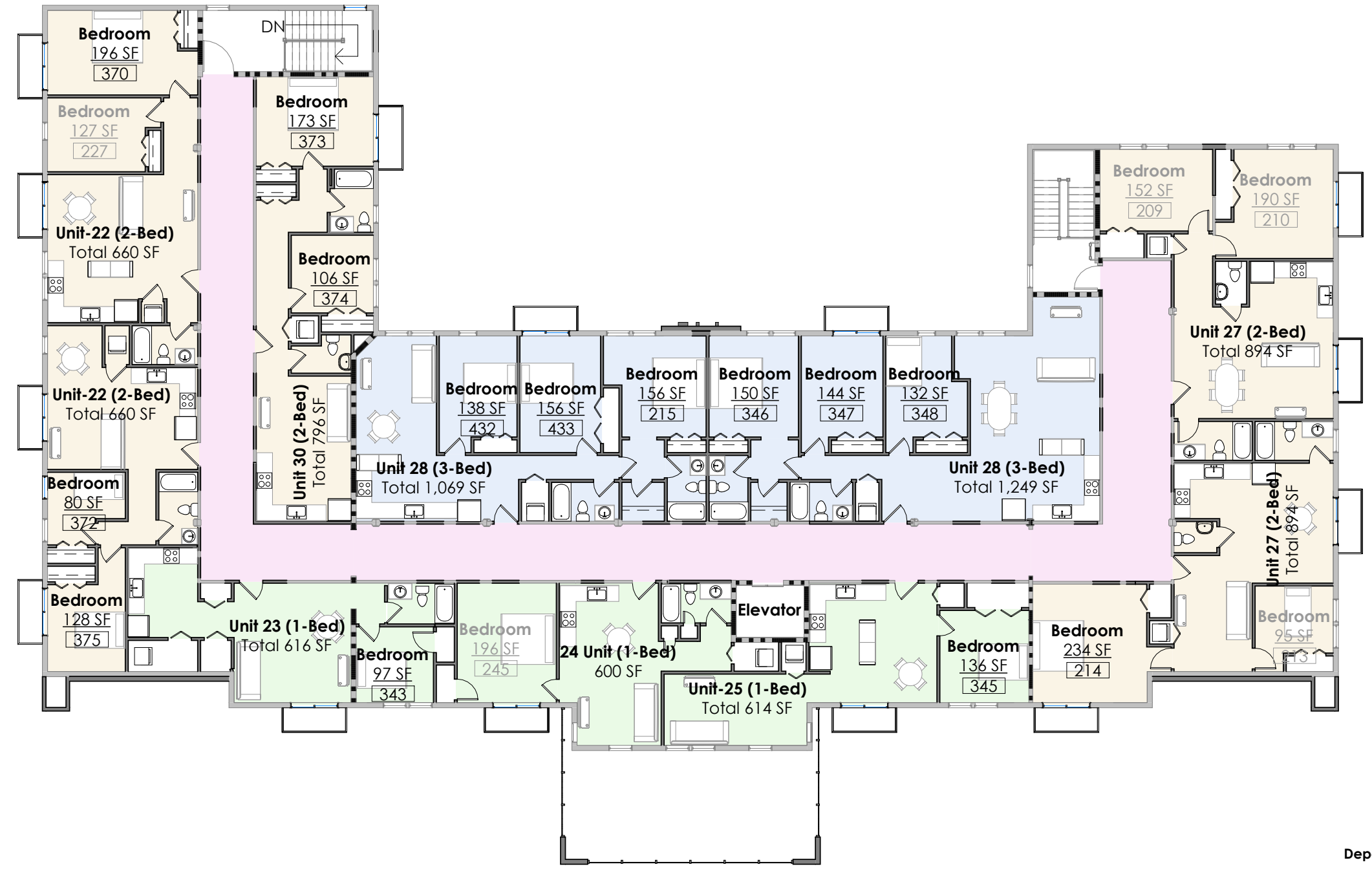
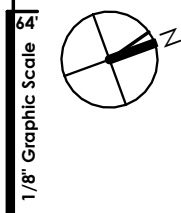
**DOOR SCHEDULE** Refer to Door & Window Schedule Sheet for All Doors

**FLOOR PLAN NOTES**

**Dimensions:**  
All dimensions are to face of stud for new construction and finish face for existing conditions, unless otherwise noted.

**Wall Construction:**  
1. All exterior walls to be framed with 2x6. Interior walls to be 2x4, unless noted otherwise. Refer to Floor Plan.  
2. All exterior walls to be sheathed whether shear or not.

**Wall Insulation:**  
1. All thermal or acoustical walls to be insulated full depth.  
2. Refer to Building Section sheet for Energy Requirements.



**Department Legend**

- 1-Bed
- 2-Bed
- 3-Bed
- Common

**1** Second Floor Plan  
Scale: 1/16" = 1'-0"

**REVISIONS**

DRW/CHK BY	ADDRESS	CLIENT
M.Ghaly N.Silva	148 Maple Avenue, Great Barrington, MA	The Goldman Group

PROJECT STATUS	SCALE
Progress Set - 08/18/22	As indicated

**2nd Floor Plan**

2022064 - MAPLE AVE CONVERSION

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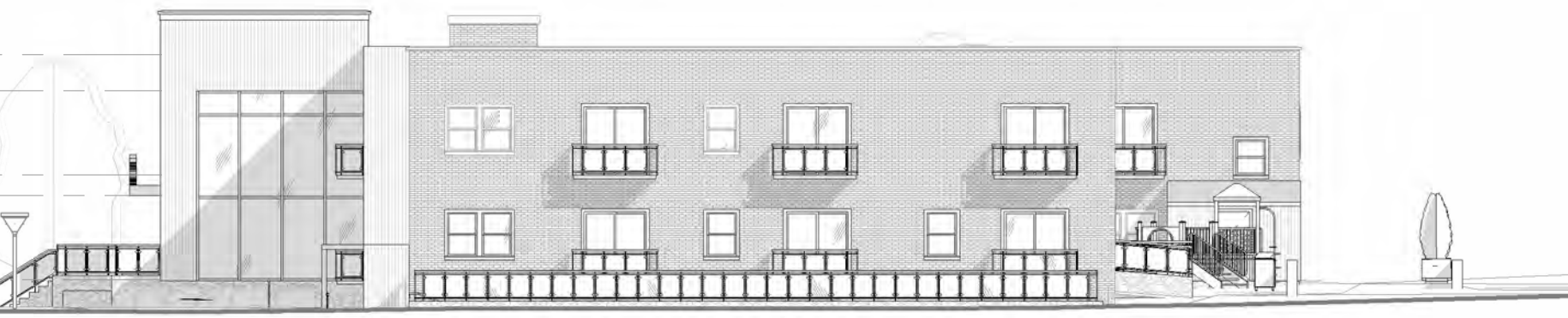
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- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"



**1 East**  
Scale: 1/16" = 1'-0"

- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"



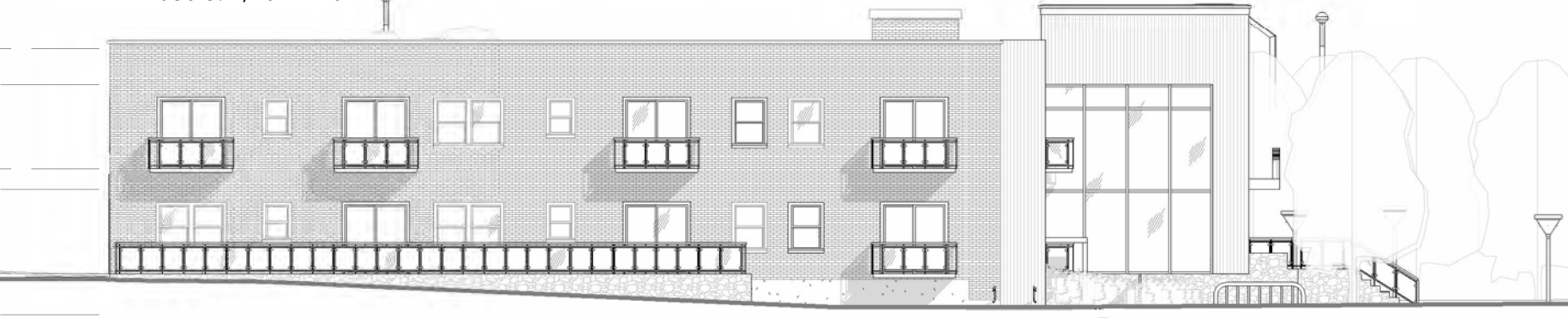
**2 North**  
Scale: 1/16" = 1'-0"

- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"



**3 West**  
Scale: 1/16" = 1'-0"

- Roof Ridge 21' - 10"
- Second Floor Ceiling 18' - 4"
- Second Floor 10' - 2"
- First Floor Ceiling 8' - 2"
- First Floor 0"
- Grade -4' - 0"



**4 South**  
Scale: 1/16" = 1'-0"

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REVISIONS

**DRW/CHK BY** M.Ghaly  
N.Silva

**ADDRESS**  
148 Maple Avenue,  
Great Barrington, MA

**CLIENT**  
The Goldman Group

**PROJECT STATUS**  
Progress Set - 08/18/22

**SCALE**  
1/16" = 1'-0"

**A2.01**



**1** Upper-Left Perspective



**2** Upper-Right Perspective



**3** Lower-Left Perspective



**4** Rear-Right Side Perspective

ARCHITECT STAMP

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REVISIONS

ADDRESS  
148 Maple Avenue,  
Great Barrington, MA

DRW/CHK BY  
M.Ghaly  
N.Silva

Project Imagery  
(For Visualization Purposes Only)

CLIENT  
The Goldman Group

PROJECT #  
2022064

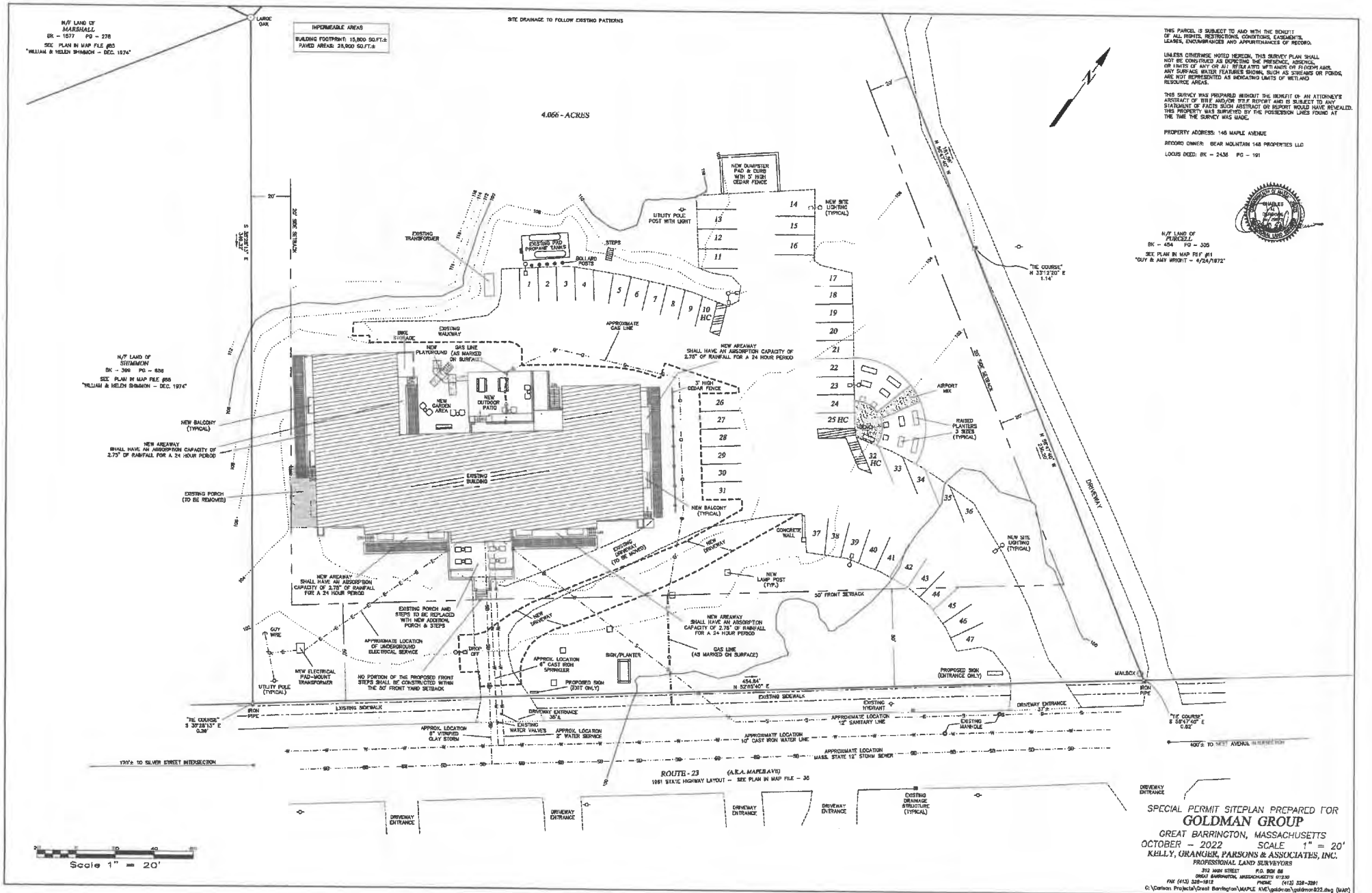
PROJECT STATUS  
Progress Set - 08/18/22

**A9.00**

# EXHIBIT

5

Selectboard Meeting Packet - November 21, 2022  
 Item 12.a. Special Permit 148 Maple Ave\_Application for SP & SPR\_GBPB



N/2 LAND OF MARSHALL  
 BK - 1571 PG - 278  
 SEE PLAN IN MAP FILE #85  
 WILLIAM B HELEN SHIMMON - DEC. 1974

IMPERMEABLE AREAS  
 BUILDING FOOTPRINT: 15,900 SQ.FT.  
 PAVED AREAS: 28,800 SQ.FT.

SITE DRAINAGE TO FOLLOW EXISTING PATTERNS

4.066 - ACRES

THIS PARCEL IS 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 CONSIDERED AS DETERMINING THE PRESENCE, ABSENCE, OR BOUNDS OF ANY OF ALL UTILITIES WITHIN OR ADJACENT TO ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, AND NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.  
 THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH AS ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.

PROPERTY ADDRESS: 148 MAPLE AVENUE  
 RECORD OWNER: BEAR MOUNTAIN 148 PROPERTIES LLC  
 LOCUS DEED: BK - 2436 PG - 191



N/2 LAND OF PURCELL  
 BK - 454 PG - 305  
 SEE PLAN IN MAP FILE #11  
 '01 & '02 W/0101 - 4/26/1972

N/2 LAND OF STEWARTSON  
 BK - 369 PG - 628  
 SEE PLAN IN MAP FILE #88  
 WILLIAM B HELEN SHIMMON - DEC. 1974

NEW ARCADEWAY SHALL HAVE AN ABSORPTION CAPACITY OF 2.75" OF RAINFALL FOR A 24 HOUR PERIOD

NEW ARCADEWAY SHALL HAVE AN ABSORPTION CAPACITY OF 2.75" OF RAINFALL FOR A 24 HOUR PERIOD

NEW ARCADEWAY SHALL HAVE AN ABSORPTION CAPACITY OF 2.75" OF RAINFALL FOR A 24 HOUR PERIOD

Scale 1" = 20'

SPECIAL PERMIT SITEPLAN PREPARED FOR  
**GOLDMAN GROUP**  
 GREAT BARRINGTON, MASSACHUSETTS  
 OCTOBER - 2022 SCALE 1" = 20'  
 KELLY, ORANGLIN, PARSONS & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 312 HIGH STREET P.O. BOX 88  
 GREAT BARRINGTON, MASSACHUSETTS 01830  
 FAX (413) 528-1812 PHONE (413) 528-2281  
 C:\p\proj\sp\148 Maple Ave\sp\plan\goldman822.dwg (DWG)

# EXHIBIT

6





FUSS & O'NEILL

May 31, 2022

Charles Goldman  
Managing Partner  
The Goldman Group, LLC  
PO Box 67425  
Chestnut Hill, MA 02467

RE: Traffic Review  
148 Maple Avenue, Great Barrington, MA  
Fuss & O'Neill Reference No. 20220481.A10

Dear Mr. Goldman:

As requested, Fuss & O'Neill has reviewed certain traffic related issues concerning the proposed reuse of the former Great Barrington Nursing and Rehabilitation Center at 148 Maple Avenue, for 30 multifamily residential units. Based on currently available industry standard data, the residential use is expected to have less traffic activity associated with it than the former nursing home.

## Traffic Generated By Proposed Project

The former and expected site generated traffic volume was calculated using existing empirical data from the Institute of Transportation Engineers (ITE) publication Trip Generation, 11th edition, 2021. This publication is an industry-accepted resource for estimating vehicle trips associated with proposed development.

The proposed 30 condominium units are estimated to generate 3 entering trips and 9 exiting trips based on ITE rates during the weekday morning peak hour. During the afternoon peak hour, the residential units are expected generate 9 entering trips and 6 exiting trips. The following table presents the peak hour and weekday trip estimates.

## Comparison with Previous Uses

Traffic activity associated with the proposed 30-unit residential use is estimated to be lower than the previous 96-bed nursing home. The morning and afternoon peak hour trips will be slightly lower to the former use. Daily traffic activity at the apartments will be about 31% less than the nursing home.

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Suite 400  
Springfield, MA  
01103  
t 413.452.0445  
800.286.2469  
f 413.846.0497

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California  
Connecticut  
Maine  
Massachusetts  
New Hampshire  
Rhode Island  
Vermont

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Corres.



Mr. Charles Goldman  
 May 31, 2022  
 Page 2

Proposed Maple Avenue Apartments-Great Barrington, MA Estimated Weekday Net New Vehicle Trip Generation			
	Enter (vte*)	Exit (vte*)	Total (vte*)
<b>Weekday AM Adjacent Street Peak Hour</b>			
Nursing Home (620)	12	4	16
Multifamily Housing (Low-Rise) (221)	3	9	12
<b>Difference</b>	<b>-9</b>	<b>5</b>	<b>-4</b>
<b>Weekday PM Adjacent Street Peak Hour</b>			
Nursing Home (620)	7	14	21
Multifamily Housing (Mid-Rise) (221)	9	6	15
<b>Difference</b>	<b>2</b>	<b>-8</b>	<b>-6</b>
<b>24-Hour Weekday Total</b>			
Nursing Home (620)	147	147	294
Multifamily Housing (Mid-Rise) (221)	101	101	202
<b>Difference</b>	<b>-46</b>	<b>-46</b>	<b>-92</b>

\*VTE = Vehicle Trip Ends

## Sight Distance

Two sight distance measurements were recorded in the field at the site access locations: stopping sight distance (SSD) and intersection sight distance (ISD). Stopping sight distance determines the minimum distance required to safely avoid an object with a height of 2 feet in the roadway at the intersection, representing the taillights of a stopped vehicle waiting to turn into the proposed street. This is generally considered the absolute minimum visibility criteria.

Intersection sight distance determines the minimum distance for vehicles traveling on the main road and those exiting a minor street or driveway to be able to see each other across the corners of the intersection for safe intersection operations avoiding speed differential conflicts.

Looking to the left and right from both driveways, unobstructed sight lines were measured at over 500', which exceeds the recommended ISD for the observed speed.

Stopping sight distance from both the eastbound and westbound directions is above the recommended values at both driveways based on the observed operating speeds. *Table 1* below summarizes the recommended and available SSD and ISD values.



Mr. Charles Goldman  
 May 31, 2022  
 Page 3

TABLE 1 SIGHT DISTANCE MEASUREMENTS 148 Maple Avenue, Great Barrington, MA						
Location	Direction of Travel	Observed Speed	Stopping Sight Distance		Intersection Sight Distance	
			Recommended <sup>1</sup>	Existing	Recommended	Existing
<b>Site Access (West)</b>						
Maple Avenue	Westbound	40 mph	325 ft <sup>1</sup>	1000+ ft.	425 ft <sup>2</sup>	1000+ ft.
Maple Avenue	Eastbound	40 mph	325 ft <sup>1</sup>	1000+ ft.	400 ft <sup>3</sup>	725 ft.
<b>Site Access (East)</b>						
Maple Avenue	Westbound	40 mph	325 ft <sup>1</sup>	1000+ ft.	425 ft <sup>2</sup>	724 ft
Maple Avenue	Eastbound	40 mph	325 ft <sup>1</sup>	1254 ft.	400 ft <sup>3</sup>	1094 ft

Notes: <sup>1</sup> Exhibit 3-1. Stopping Sight <sup>2</sup> Exhibit 9-58, Right Turn From Stop <sup>3</sup> Exhibit 9-55, Left Turn From Stop

<sup>1,2,3</sup> Source: American Association of State Highway and Transportation Officials (AASHTO). 2018. *A Policy on Geometric Design of Highways and Streets*

## Crash Analysis & Crash Data Review

A review of the level of safety at the 148 Maple Avenue site access was conducted using crash data obtained from MassDOT. The records were gathered for the most recent 3 years of available data, 2019 through 2021. Over the three year period there were no crashes in the vicinity of the site. Due to the lack of any crash history, there is no indication of any existing safety concern or hazardous condition at the site driveway intersection.

## Conclusion & Recommendations

Based on the trip comparison and results relating to traffic safety, it is the professional opinion of Fuss & O'Neill, Inc. that the proposed re-use of the former nursing home at 148 Maple Avenue, Great Barrington multi-family residential will not have any significant impact to traffic activity on Maple Avenue nor exacerbate any pre-existing safety concerns.

Sincerely,

Stephen J. Savaria, PE, PTOE  
 Senior Project Manager

# EXHIBIT

7

Ross A. Vivori, MAA, Principal Assessor  
E-Mail: [rvivori@townofgb.org](mailto:rvivori@townofgb.org)

Bruce Firger, Assessor  
John Katz, Assessor

Carol Strommer  
Administrative Assessor  
E-mail: [cstrommer@townofgb.org](mailto:cstrommer@townofgb.org)



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-1619 x 3  
Fax: (413) 528-1026

**TOWN OF GREAT BARRINGTON  
MASSACHUSETTS  
BOARD OF ASSESSORS**

September 27, 2022

300 Foot Abutters List to Property of: 148 Maple Avenue LLC

148 Maple Avenue, Map 21 Lot 38, Book 2796 Page 31

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
21	UA1 42A	Robert & Sharon Perlman, 4500 Casper Ct., Hollywood, FL 33021-2417
21	UB1 42A	Thomas B. & Mary J. Kinane, 27 Crestwood Dr., Wellesley, MA 02481-1613
21	17,16A	David A. & Beverly C. Hosokawa, Co-Trustees, 41 Berkshire Heights Rd, Gt.Barrington,MA 01230
21	18	West Avenue LLC, 146 West Ave., Gt. Barrington, MA 01230-1823
21	28	West Avenue Professional Condominium Trust, c/o Yarmonsky, 200 Elm St., Pittsfield, MA 01201-6551
21	28A	Maple Avenue Associates, c/o Leslye Heilig, 32 Benton Ave., Gt. Barrington, MA 01230-1702
21	28B	Louis M. Yarmosky & Steven E. Yarmosky, 200 Elm St., Pittsfield, MA 01201-6551
21	30,29,28A	Carol E. Purcell, 120 Maple Ave., Gt. Barrington, MA 01230-1906
21	31	Kristie & Jared Havens, 105 Maple Ave., Gt. Barrington, MA 01230-1910
21	32	Ann C. Henderson, 115 Maple Ave., Gt. Barrington, MA 01230-1910
21	34,35	Brian Moffitt & Debra Descognets, 125 Maple Ave., Gt. Barrington, MA 01230-1910
21	36	Royce P. Jones, 135 Maple Ave., Gt. Barrington, MA 01230-1910
21	37	Linda Traficante, 145 Maple Ave., Gt. Barrington, MA 01230-1910
21	39A	Richard J. & Michelle S. Shimmon, 180 Maple Ave., Gt. Barrington, MA 01230-1906
21	40,39	Stephen P. & Doone L. Marshall, PO Box 173, South Egremont, MA 01258-0173
21	41	Lois Kramer Hartwick, 188 Maple Ave., Gt. Barrington, MA 01230-1906
21	42	David Unger & Ettore Toppi, 38 Silver St., Gt. Barrington, MA 01230-1925
21	UC 42B	Patricia W. Jones, Trustee, 4828 Kennett Pike, Greenville, DE 19807-1814
21	UD 42B	Anne G. Murphy, Trustee, 10341 Quail Crown Dr., Naples, FL 34119-8833
21	42C, 46B	Wesley B. Tanner & Jamie L. Horwitz, 34 Silver St., Gt. Barrington, MA 01230-1925
21	46	Dorothy Phillips, 36 Silver St., Gt. Barrington, MA 01230-1925
21	46A	Emily A. Herder, 147 Maple Ave., Gt. Barrington, MA 01230-1910
23	9	David R. & Patricia J. Sharpe, Trustees, 194 Maple Ave., Gt. Barrington, MA 01230-1922
24	4	John B. VanWagner, 1 Newsboy Monument Ln., Gt. Barrington, MA 01230-1925
24	6	Donald & Priscilla Moulthrop Estate of, 35 Silver St., Gt. Barrington, MA 01230-1925

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

Sincerely,

  
Ross Vivori, Principal Assessor

## EXECUTIVE SUMMARY

**TITLE:** American Rescue Plan Act Funding (**Round Two**)

**BACKGROUND:** In March 2021, the American Rescue Plan Act (ARPA) was passed by Congress, injecting more than \$1.9 trillion into the US economy to mitigate the adverse effects of the Covid-19 Pandemic, and to aid economic recovery programs and efforts. Of this total, \$350 billion was earmarked for state and local fiscal recovery funds (SLFR Funds) from which Great Barrington received a total of \$2,075,908. This payment was distributed to the Town in two installments. As discussed with the Selectboard in April of this year, there are four main categories in which ARPA funds may be spent:

1. Replacing Lost Public Sector Revenue
2. Responding to Public Health and Economic Impacts of COVID-19
3. Premium Pay
4. Water & Sewer Infrastructure

In April, the Selectboard earmarked \$1,036,000, about 50% of our ARPA funds, as follows, all of which fall into the “Responding to Public Health and Economic Impacts” category:

Affordable housing	\$850,000
Fire Dept. signage	\$40,000
Health Dept. staffing	\$10,000
Ambulance	\$136,000

In August of this year, staff issued a press release inviting local non-profit agencies to apply for ARPA funding for projects and programs that fit into one or more of the four above categories. We received 11 applications totaling \$2,115,044 in requests by the close of business on September 30<sup>th</sup> all of which are in the “Responding to Public Health and Economic Impacts” category. Generally, the applications are for housing, employment, food access/security, and health care, including mental health care. Staff reviewed these applications and recommends funding be allocated according to the figure 1 chart titled “ARPA 2<sup>nd</sup> and Final Round Funding Priority Projects” below.

**FISCAL IMPACT:** This document advises that the Town commit the remaining \$1,040,000 of ARPA funding to three priority areas: affordable housing, food and household assistance, and healthcare.

As the funds for this program are being provided by the federal government, this program would have no direct impact on local taxpayers. These funds should positively impact the Town’s outlook, injecting capital into projects and programs that will improve resiliency and quality of life for our residents.

**RECOMMENDATION:** Staff recommends the Selectboard review and accept the spending recommendations highlighted in Figure 1.

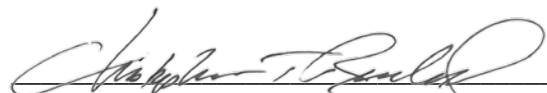
**PREPARED AND APPROVED BY:**

**DATE:**



Mark Pruhenski/Town Manager

11/15/2022



Christopher Rembold/Assistant Town Manager

11/15/2022

Figure 1 – Compiled by Town Staff

**ARPA 2<sup>ND</sup> AND FINAL ROUND FUNDING  
PRIORITY PROJECTS**

	<b>PROJECT</b>	<b>AMOUNT</b>	<b>ARPA ELIGIBILITY CATEGORY</b>
<b>1.</b>	AFFORDABLE HOUSING	\$540,000	RESPONDING TO PUBLIC HEALTH AND ECONOMIC IMPACTS OF COVID-19
<b>2.</b>	FOOD & HOUSEHOLD ASSISTANCE	\$200,000	RESPONDING TO PUBLIC HEALTH AND ECONOMIC IMPACTS OF COVID-19
<b>3.</b>	HEALTHCARE	\$300,000	RESPONDING TO PUBLIC HEALTH AND ECONOMIC IMPACTS OF COVID-19
	<b>TOTAL</b>	<b>\$1,040,000</b>	

## Selectboard's 2023 Regular Meeting Schedule

*As of 11/17/2022*

January 9	Second Monday
January 23	Fourth Monday
February 13	Second Monday
February 27	Fourth Monday
March 6	First Monday
March 27	Fourth Monday
April 10	Second Monday
April 24	Fourth Monday
May 1	Annual Town Meeting
May 4	Possible Continuation of Town Meeting
May 10	Second Wednesday ( <i>Reorganization</i> )
May 22	Fourth Monday
June 12	Second Monday
June 26	Fourth Monday
July 10	Second Monday
July 24	Fourth Monday
August 7	Second Monday
August 21	Fourth Monday
September 11	Second Monday
September 18	Third Monday
October 2	First Monday
October 23	Fourth Monday
November 6	First Monday
November 20	Third Monday
December 4	First Monday
December 18	Third Monday