

Mark Pruhenski
Town Manager

E-mail: mpruhenski@townofgb.org
www.townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2900
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

REVISED

Added item 11.a. Vote to approve financing agreement for wastewater pump station upgrades

Selectboard and Housing Authority Special Joint Meeting and Selectboard Regular Meeting
via Zoom and in person at 334 Main Street Great Barrington MA
Order of Agenda for Monday, December 19, 2022, at 5:30 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. 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 SELECTBOARD AND HOUSING AUTHORITY MEETING
 - a. Joint recommendation to the State for the State appointed seat on the Housing Authority
2. CITIZEN SPEAK TIME
3. ADJOURNMENT OF JOINT MEETING
4. CALL TO ORDER SELECTBOARD REGULAR MEETING
5. APPROVAL OF MINUTES
 - a. November 21, 2022
6. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
7. TOWN MANAGER'S REPORT
 - a. Housatonic Water Works
 - b. Schedule date for Priority Planning Session- January
 - c. Housing Rehabilitation Funds: Community Development Block Grant
8. LICENSES AND PERMITS
 - a. Annual Selectboard License Renewals
 - i. As per list attached

9. PUBLIC HEARINGS

- a. Hillcrest Education Centers to amend the existing license for keeping storage of crude petroleum or any of its products or explosive or inflammable fluids or compounds in accordance with Chapter 148, Sections 9 and 13 of the Massachusetts General Laws at 5 Ramsdell Road, Great Barrington, MA 01230.

10. PREVIOUS BUSINESS

- a. Housatonic School RFP- board discussion and vote to select a developer

11. NEW BUSINESS

- a. **Vote to approve financing agreement for wastewater pump station upgrades****
- b. Host Community Agreement Renewal- Theory Wellness/Brandon Pollack
- c. State Economic Development Funding for Shuttle Service/\$150k

12. 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.

13. SELECTBOARD'S TIME

14. MEDIA TIME

15. ADJOURNMENT

NEXT SELECTBOARD MEETING

January 9, 2023

January 23, 2023

February 13, 2023



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.

From: [Mickey Maki](#)
To: [Amy Pulver](#); [Mark Pruhenski](#)
Subject: Housing Authority Board Vacancy Interest Letter from Mickey Maki
Date: Monday, November 28, 2022 9:16:15 AM

****CAUTION:****
****This is an external email, be vigilant****
*****Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe*****

Hello!

My name is Michelle Maki, but please call me Mickey! I am writing because I would like to be appointed to the vacancy in the Great Barrington Housing Authority.

I relocated to Great Barrington with my husband, mother and 3 year old daughter in June 2022. We've only been here a short time, but we already see it as a magical place to raise our family. However, magical places only remain magical with involved citizens and good policy. I would like to contribute to my community to keep the magic going.

Housing specifically interests me because it's such a critical factor in all our wellbeing and it touches all of our lives. My mother is currently awaiting public housing for seniors (which is how I learned about this vacancy—Madonna was sooo helpful!). Throughout my life, I have witnessed other relatives who have struggled to find affordable, safe housing and those struggles rippled to other areas of their lives like their health or safety. These struggles opened my eyes to how the economy, housing policy, social safety nets, and our other systems intersect to impact our lives—with access to decent shelter often being a prerequisite to addressing other issues.

Besides my sensitivity to the issue of access to affordable housing, I am a good fit for this role because of my education, policy background and my board experience. I earned a Bachelor's of Business Administration with a focus in Accounting from The Ohio State University. After working in education and management consulting, I came to Massachusetts to pursue a joint masters degree program from Harvard Business School and the Harvard Kennedy School of Government. I graduated in 2016 with an MBA and a Master's in Public Policy—my public policy studies were focused on social policies like housing, education and healthcare. During that time I had a brief internship working with the Salvation Army in Sarasota, Florida on their local approach to homelessness. I currently serve as the President and Clerk of the Board for Sage Montessori, a startup early childcare program in Cape Cod. Therefore, I am familiar with policy and board operations. I also have business acumen and accounting knowledge which could be helpful when reviewing budgets and other oversight duties.

I would love to be considered for this role and get to know the current board members. Please let me know how to proceed and if you'd like to know anything else about me.

Thank you!

Mickey Maki

2023 Selectboard License Renewals

Non-Alcoholic Licenses

* Those who have not returned their renewal paperwork

**Those who have changes from the previous year

Common Victualler

1 <u>1Shree-3 LLC*</u>	<u>229 Stockbridge Road</u>	<u>Monday-Sunday 5:00am-10:00pm</u>
2 A & B Package and Variety	10 Depot Street	Monday-Sunday 6:30am-10:00pm
3 Aegean Breeze	327 Stockbridge Road	Monday-Sunday 11:00am-10:00pm
4 Agaves Mexican Grill	389 Stockbridge Road	Monday-Sunday 8:00am-10:00pm
5 Aroma Bar and Grill	485 Main Street	Monday-Sunday 1:00pm-9:00pm
6 Baba Louie's	286 Main Street	Monday-Sunday 12:00pm-9:00pm
7 Barrington Brewery	420 Stockbridge Road Suite#7	Monday-Sunday 11:30am-12:00am
8 Berkshire Food Co-op	42 Bridge Street	Monday-Sunday 9:00am-7:00pm
9 Big Y World Class Market #22	700 South Main Street	Monday-Sunday 7:00am-10:00pm
10 Bistro Box	937 Main Street	Monday-Sunday 11:00am-7:00pm
11 Bizalion's Fine Food	684 Main Street, Ste 3	Monday-Sunday 9:00 am - 7:30 pm
12 Bizen Gourmet Japanese	17 Railroad Street	Monday-Sunday 10:00am-9:00pm
13 Bogie's Restaurant	935 Main Street	Monday-Sunday 8:00am-2:00am
14 Café Adam	420 Stockbridge Road, Suite 3	Tuesday-Sunday 5:00pm-9:00pm
15 Cove Bowling & Entertainment	109 Stockbridge Road	Monday-Sunday 9:00am-12:00am
16 Crissey Farm Catering, Inc.	426 Stockbridge Road	Monday-Sunday 11:00am-12:00am
17 Cumberland Farms #6668	140 Main Street	Monday-Sunday 5:00am-12:00am
18 Dunkin Donuts	494 Main Street	Monday-Sunday 5:00am-10:00pm
19 East Asian Restaurant, The	305 Stockbridge Road	Tuesday-Sunday 11:00am-10:00pm
20 <u>Elm Railroad Street, The*</u>	<u>20 Railroad Street</u>	<u>Sunday-Saturday 10:00am-1:00am</u>
21 Extra Special Teas	2 Elm Street	Monday-Sunday 10:00am-5:00pm
22 Extra Special Teas	226 Pleasant Street	Monday-Sunday 9:00am-5:00pm
23 Fairfield Inn & Suites	249 Stockbridge Road	Monday-Sunday 24hrs
24 Fairview Hospital	29 Lewis Ave	Monday-Sunday 6:30am-7:00pm
25 Farm Country Soup, Inc.	389 Stockbridge Road	Monday-Sunday 10:00am-4:00pm
26 Fiddleheads Grille	999 Main Street	Monday-Sunday 11:00am-12:30am
27 Fiesta Bar & Grill	284 Main Street, Suite #11	Monday-Sunday 11:00am-10:00pm
28 Flying Church Coffee	200 Main Street	Monday-Sunday 6:00am-9:00pm
29 Four Brothers Pizza	100 Stockbridge Road	Monday-Sunday 11:00am-10:00pm
30 <u>Fuel*</u>	<u>293 Main Street</u>	<u>Monday-Sunday 7:00am-4:00pm</u>
31 GB Eats	282 Main Street	Monday-Sunday 7:00am-9:00pm
32 Gorham & Norton	278 Main Street	Monday-Saturday 8:00am-6:00pm

33 Granville House	98 Division Street	Monday-Sunday 24hrs.
34 Great Barrington Bagel Co.	777 Main Street	Monday-Sunday 7:00am-4:30pm
35 Great Barrington Pizza House	36 State Road	Monday-Sunday 11:00am-9:00pm
36 Great Barrington Sunoco	190 State Road	Monday-Sunday 6:00am-10:00pm
37 Great Wall	87 State Road	Monday-Sunday 11:am-10:30pm
38 Guido's Fresh Marketplace	760 Main Street	Monday-Sunday 9:00am-7:00pm
39 i.e. Inc.	380 State Road	Monday-Sunday 8:00am-8:00pm
40 i.e. Inc.	380A State Road	Monday-Sunday 8:00am-8:00pm
41 James A. Modolo Post #8348 VFW Inc.	800 Main Street	Monday-Sunday 12:00pm-11:59pm
42 Koi Chinese Restaurant	302 State Road	Monday-Sunday 11:00am-9:30pm
43 Liptonmart #606	246 Stockbridge Road	Monday-Sunday 6:00am-11:00pm
44 Manhattan Pizza Company	490 Main Street	Monday-Sunday 11:00am-10:00pm
45 <u>Marjoram + Roux*</u>	<u>47 Railroad Street</u>	<u>Monday-Saturday 8:00am-5:00pm</u>
46 Market Place Kitchen Table	240 Stockbridge Road	Monday-Sunday 7:00am-9:00pm
47 Marketplace Specialty Food Shop	265 Stockbridge Road	Monday-Sunday 9:00am-7:00pm
48 <u>McDonald's #2809*</u>	<u>302 Stockbridge Road</u>	<u>Monday-Sunday 7:00am-10:00pm</u>
49 Miller's Pub	280 Main Street	Monday-Sunday 11:00am-11:00pm
50 Momma Lo Southern Style BBQ	284 Main Street	Monday-Sunday 11:00am-9:00pm
51 Mooncloud	47 Railroad Street, Unit 1A	Tuesday - Sunday 3:00pm-1:00am
52 Naji's	401 Stockbridge Road, Suite 2	Monday-Saturday 9:00am-11:00pm
53 Number Ten	10 Castle Street	Monday-Sunday 5:00pm-10:00pm
54 Patisserie Lenox	313 Main Street	Monday-Sunday 8:00am-6:00pm
55 Pleasant & Main	1063 Main Street	Tuesday-Sunday 7:00am-9:00pm
56 Prairie Whale	178 Main Street	Monday-Sunday 11:00am-1:00am
57 Price Chopper #155	300 Stockbridge Road	Sunday-Saturday 7:00am-11:00pm
58 <u>Rio Café*</u>	<u>403 Stockbridge Road</u>	<u>Monday-Sunday 7:00am-9:00pm</u>
59 Rubiner's Café	264 Main Street - Unit 2	Monday-Sunday 7:00pm-11:00pm
60 Shiro	105 Stockbridge Road	Monday-Sunday 10:00am-9:00pm
61 Siam Square Fine Thai Cuisine	290 Main Street	Monday- Sunday 11:30am-11:00pm
62 Soco Creamery	5 Railroad Street	Monday-Sunday 12:00pm-10:00pm
63 South Main Xtra Mart	696 South Main Street	Monday-Sunday 24 hours
64 <u>Steam Noodle Café, LLC**</u>	<u>284 Main Street, Store #9</u>	<u>New: Monday-Sunday 6:00am-11:00pm</u> <u>Old: Monday-Sunday 10:00am to 9:00pm</u>
65 <u>Stylin' Franks*</u>	<u>164 Park Street</u>	<u>Monday-Friday 11:00am-5:00pm</u>
66 <u>Sweetish Baker*</u>	<u>258 Stockbridge Road</u>	<u>Monday-Sunday 8:00am to 4:00pm</u>
67 <u>Taft Farms*</u>	<u>119 Park Street</u>	<u>Monday-Sunday 8:00am-6:00pm</u>
68 Taqueria Azteca	284 Main Street, Suite 112	Monday-Sunday 10:00am-10:00pm

69 Thornewood Inn	453 Stockbridge Road	Monday-Sunday 7:00am-11:59pm
71 Triplex Cinema	70 Railroad Street	Monday-Sunday 9:00am-11:59pm
72 Twoflower Café	34 Railroad Street	Monday-Sunday 7:00am-6:00pm
73 Vivaldi's Pizzeria	325 Stockbridge Road	Monday-Sunday 11:00am-11:00pm
74 Well, The	312 Main Street	Monday-Sunday 11:00am-1:00am
75 Wyantenuck Country Club	46 West Sheffield Road	Monday-Sunday 10:00am-10:00pm
76 Xicohtencatl Mexican Restaurant	50 Stockbridge Road	Monday-Sunday 12:00pm-10:00pm

Weekday Entertainment

1 Bard College at Simon's Rock	84 Alford Road	Monday-Saturday 1:00pm-11:59pm
2 Berkshire Food Co-op	42 Bridge Street	Monday-Saturday 9:00am-7:00pm
3 Berkshire South Community Center	15 Crissey Road	Monday-Saturday 10:00am-11:59pm
4 Bogie's Restaurant	935 Main Street	Monday-Saturday 12:00pm-11:59pm
5 Crissey Farm Catering, Inc.	426 Stockbridge Road	Monday-Saturday 11:00am-11:59pm
6 Fiesta Bar & Grill	284 Main Street, Suite #11	Monday-Friday 8:00pm-2:00am
7 Guthrie Center	2 VanDeusenville Road	Monday-Saturday 9:00am-11:59pm
8 James A. Modolo Post VFW Inc.	800 Main Street	Monday-Saturday 12:00pm-12:00am
9 Mahaiwe Performing Arts Center Inc.	14 Castle Street	Monday-Saturday 10:00am-11:00pm
10 Number Ten	10 Castle Street	Friday & Saturday 7:00pm-10:00pm
11 Saint James Place	352 Main Street	Monday-Saturday 8:00am-11:00pm
12 Thornewood Inn	453 Stockbridge Road	Monday-Saturday 10:00am-11:59pm
13 Triplex Cinema	70 Railroad Street	Monday-Saturday 8:00am-11:59pm
14 Unitarian Universalist	1089 Main Street	Monday-Saturday 10:00am-10:00pm
15 Wyantenuck Country Club	46 West Sheffield Road	Monday-Saturday 10:00am-10:00pm
16 Xicohtencatl Mexican Restaurant	50 Stockbridge Road	Tuesday-Saturday 6:00pm-11:00pm

Sunday Entertainment

1 Bard College at Simon's Rock	84 Alford Road	1:00pm-11:59pm
2 Berkshire South Community Center	15 Crissey Road	1:00pm-11:59pm
3 Bogie's Restaurant	935 Main Street	1:00pm-11:59pm
4 Fiesta Bar & Grill	284 Main Street, Suite #11	9:00am-11:59pm
5 Guthrie Center	2 VanDeusenville Road	1:00pm-11:59pm
6 James A. Modolo Post #8348 VFW Inc.**	800 Main Street	New: 9:00am-11:59pm Old: 1:00-11:59pm
7 Mahaiwe Performing Arts Center Inc.	14 Castle Street	1:00pm-11:59pm
8 Saint James Place	352 Main Street	1:00pm-11:59pm
9 Thornewood Inn	453 Stockbridge Road	1:00pm-11:59pm
10 Triplex Cinema	70 Railroad Street	9:00am-11:59pm

Selectboard Meeting Packet for December 19, 2022
Item 8. a. Annual License Renewals

Innholders

1 Briarcliff Motel	506 Stockbridge Road
2 <u>East Rock Inn*</u>	<u>304 State Road</u>
3 Fairfield Inn & Suites	249 Stockbridge Road
4 Granville House	98 Division Street
5 <u>Holiday Inn Express*</u>	<u>415 Stockbridge Road</u>
6 Monument Mountain Motel	247 Stockbridge Road
7 Quality Inn	372 Main Street
8 The Barrington	281 Main Street
9 The Lantern House Motel	256 Stockbridge Road
10 Thornewood Inn	453 Stockbridge Road
11 <u>Travelodge*</u>	<u>400 Stockbridge Road</u>
12 Wainwright Inn	518 Main Street
13 Wind in the Pines	949 Main Street
14 Windflower Inn	684 S Egremont Road

Amusement Device

1 Bogie's Restaurant	935 Main Street	4 Devices
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Motion Picture

1 Mahaiwe Performing Arts Center Inc.	14 Castle Street
2 Triplex Cinema	70 Railroad Street

Bowling

1 Cove Bowling & Entertainment	109 Stockbridge Road
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Class II Auto

1 7 & 23 Motor Sales	195 State Road
2 D.A.Dempsey Auto Sales	446 Stockbridge Road
3 Decker's Auto Body Inc. & Mechanic	91 State Road
4 Formel Auto Salvage	21 Van Deusenville Road
5 JD Automotive	93 State Road
6 Johnnys Garage	163 Front Street
7 John's Auto Body	1035 Main Street
8 <u>Larkin Ltd. Enterprises, LLC</u>	<u>974 Main Street Ste. 1</u>
9 <u>TireKickers.com LLC</u>	<u>20 Castle Street</u>

Class III AutoSelectboard Meeting Packet for December 19, 2022
Item 8. a. Annual License Renewals

1 Decker's Auto Body Inc. & Mechanic	91 State Road
2 Formel Auto Salvage	21 Van Deusenville Road
3 John's Auto Body	1035 Main Street

Alcohol Licenses**Resturant All Alcoholic**

1 Aegean Breeze	327 Stockbridge Road
2 Agaves Mexican Grill	389 Stockbridge Road
3 Aroma Bar and Grill	485 Main Street
4 Baba Louie's Organic Sour Dough	286 Main Street
5 Bizen Gourmet Japanese	17 Railroad Street
6 Bogie's Restaurant	935 Main Street
7 Café Adam	420 Stockbridge Road, Suite 3
8 Cove Bowling & Entertainment	109 Stockbridge Road
9 Crissey Farm Catering, Inc.	426 Stockbridge Road

10 Elm Railroad Street, The***20 Railroad Street**

11 Fiddleheads Grille	999 Main Street
12 Fiesta Bar & Grill	284 Main Street, Suite #11
13 Four Brothers Pizza	100 Stockbridge Road
14 GB Eats	282 Main Street
15 i.e. Inc.	380 State Road
16 i.e. Inc.	380A State Road
17 Koi Chinese Restaurant	302 State Road
18 Manhattan Pizza Company	490 Main Street
19 Market Place Kitchen Table	240 Stockbridge Road
20 Miller's Pub	280 Main Street
21 Mooncloud	47 Railroad Street, Unit 1A
22 Number Ten	10 Castle Street
23 Prairie Whale	178 Main Street
24 Rubiner's Café	264 Main Street - Unit 2
25 The East Asian Restaurant	305 Stockbridge Road
26 Thornewood Inn	453 Stockbridge Road
27 Triplex Cinema	70 Railroad Street
28 Twoflower Café	34 Railroad Street
29 Well, The	312 Main Street
30 Xicohtencatl Mexican Restaurant	50 Stockbridge Road

Selectboard Meeting Packet for December 19, 2022
Item 8. a. Annual License Renewals

Restaurant Wine & Malt

1 Barrington Brewery and Restaurant	420 Stockbridge Road Suite#7
2 Bizalion's Fine Food	684 Main Street, Ste 3
3 Mahaiwe Performing Arts Center Inc.	14 Castle Street
4 Najji's	401 Stockbridge Road, Suite 2
5 Pizza House	36 State Road
6 Siam Square Fine Thai Cuisine	290 Main Street

Innholders All Alcoholic

1 The Barrington	281 Main Street
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Retail Package All Alcoholic

1 A & B Package and Variety	10 Depot Street
2 Big Y World Class Market #22	700 South Main Street
3 Domaney's Liquors & Fine Foods	66 Main Street
4 Gorham & Norton	278 Main Street
5 Guido's Fresh Marketplace	760 Main Street
6 Plaza Package	155 State Road
7 Trotta's Fine Wine & Spirits	490 Main Street

Retail Package Wine & Malt

1 Berkshire Food Co-op	42 Bridge Street
2 Depart Wines	28 Railroad Street
3 Marketplace Specialty Food Shop	265 Stockbridge Road
4 Rubiner's Chee	264 Main Street - Unit 1



FP-002A
(Rev. 1.1.2015)

The Commonwealth of Massachusetts
City/Town of Gt Barrington

Application For License

Massachusetts General Law, Chapter 148 §13

New License Amended License

GIS Coordinates

LAT.

LONG.

License Number

Application is hereby made in accordance with the provisions of Chapter 148 of the General Laws of Massachusetts for a license to store flammables, combustibles or explosives on land in buildings or structures herein described.

Location of Land: 5 Ramsdell Rd 35-39-0
Number, Street and Assessor's Map and Parcel ID

Attach a plot plan of the property indicating the location of property lines and all buildings or structures.

Owner of Land: Hillcrest Educational Centers

Address of Land Owner: 788 South St Pittsfield Ma

Use and Occupancy of Buildings and Structures: E, R-2 . Mixed Use

If this is an application for amendment of an existing license, indicate date of original license and any subsequent amendments

_____ Attach a copy of the current license

Flammable and Combustible Liquids, Flammable Gases and Solids

Complete this section for the storage of flammable and combustible liquids, solids, and gases; see 527 CMR 1.00 Table 1.12.8.50; Attach additional pages if needed. All tanks and containers are considered full for the purposes of licensing and permitting.

PRODUCT NAME	CLASS	MAXIMUM QUANTITY	UNITS gal, lbs, Cubic feet	CONTAINER UST, AST, IBC, drums
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Total quantity of all flammable liquids to be stored: _____

Total quantity of all combustible liquids to be stored: _____

Total quantity of all flammable gases to be stored: _____

Total quantity of all flammable solids to be stored: _____

LP-gas (Complete this section for the storage of LP-gas or propane)

Indicate the maximum quantity of LP-gas to be stored and the sizes and capacities of all storage containers. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum quantity (in gallons) of LP-gas to be stored in aboveground containers: 500

List sizes and capacities of all aboveground containers used for storage: See Attached

❖ Maximum quantity (in gallons) of LP-gas to be stored in underground containers: 4500

List sizes and capacities of all underground containers used for storage: See Attached

Total aggregate quantity of all LP-gas to be stored: 5000

Fireworks (Complete this section for the storage of fireworks)

Indicate classes of fireworks to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.3G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4G: _____ Type/class of magazine used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Type/class of magazine used for storage: _____

Total aggregate quantity of all classes of fireworks to be stored: _____

Explosives (Complete this section for the storage of explosives)

Indicate classes of explosive to be stored and maximum quantity of each class. (See 527 CMR 1.00 Table 1.12.8.50)

❖ Maximum amount (in pounds) of Class 1.1: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.2: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.3: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.4: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.5: _____ Number of magazines used for storage: _____

❖ Maximum amount (in pounds) of Class 1.6: _____ Number of magazines used for storage: _____

I, Caleb Mackey, hereby attest that I am authorized to make this application. I acknowledge that the information contained herein is accurate and complete to the best of my knowledge and belief. I acknowledge that all materials stored pursuant to any license granted hereunder must be stored or kept in accordance with all applicable laws, codes, rules and regulations, including but not limited to Massachusetts Chapter 148, and the Massachusetts Fire Code (527 CMR 1.00). I further acknowledge that the storage of any material specified in any license granted hereunder may not exceed the maximum quantity specified by the license.

Signature Caleb G. Mackey Date 9/6/22 Name Caleb Mackey

Fire Department Use Only

I, Charles Burger, Head of the Great Barrington Fire Department endorse this application with my

Approval Disapproval

Signature of Head of the Fire Department [Signature] Date 9/14/2022

Recommendations: _____

Selectboard Meeting Packet for December 19, 2022
 Item 9.a. - Hillcrest Education Centers Fuel Storage

Location	stories w/o basement	occupancy	Storage Container Type	Quantity	
Brookside Intensive Treatment Unit					
5 Ramsdell Rd Gt Barrington					
5 Ramsdell Rd. Gt. Barrington Main Bldg.	3	R2, Business	Underground	500	
5 Ramsdell Rd. Gt. Barrington Dorm A	2	Dormitory	Underground	2,000	Two 1000 Gal tanks
5 Ramsdell Rd. Gt. Barrington Dorm B	2	Dormitory			incl
5 Ramsdell Rd. Gt. Barrington Gym	1	Assembly			incl
5 Ramsdell Rd. Gt. Barrington Maint. Bldg.	1	Storage	Above Ground	500	
5 Ramsdell Rd Generators		Generators	Underground	2,000	Two 1000 Gal tanks
Total On Site Fuel				5,000	

HOUSATONIC SCHOOL PROPOSALS SUMMARY, NOV. 2022

ARETE	WDM
<p>14 apartments</p> <p>4 studio, at \$984 (20% of all units) affordable at ~60-80% AMI</p> <p>10 1BR & 2BR, at market rate (\$1,800)</p> <p>Rental, not ownership</p> <p>Rents - see above</p> <p>Unit floor plans provided (10/24 presentation)</p> <p>Commercial space on ground level (5,500 sf)</p> <p>"community minded" space</p> <p>\$6 per sf</p> <p>Marketing plan and timeline included, Local realtor on team</p> <p>Historic preservation of exterior</p> <p>Site plan provided</p> <p>Site work relatively extensive, includes:</p> <ul style="list-style-type: none"> excavation for walk-out basement on park side, parking, retaining walls, rain gardens, landscaping on west side removes drive <p>Parking and driveway conflict with planned market goers?</p> <p>exterior lighting tbd</p> <p>Parking 15 spaces</p> <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"> Drinking water - filtration, budget permitting Sprinkler system - included Environmental remed. 400K budgeted, assumes asbestos, lead No elevator- not required ADA access provided to lower floor via walkout basment Site cost extensive as noted above <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> <p>All affordable at 100% AMI limit</p> <p>All 10 are 2BR</p> <p>Rental, not ownership</p> <p>Rents \$1,765/mo. not incl. utilities</p> <p>Unit floor plans provided</p> <p>No commercial space</p> <p>n/a</p> <p>n/a</p> <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> <p>Site work relatively limited</p> <ul style="list-style-type: none"> basement windows to be enlarged uses existing parking, limited site work landscaping on east side to remove driveway <p>Parking and driveway coordinate with Housy Dome</p> <p>exterior lighting tbd</p> <p>Parking 20 spaces</p> <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"> Drinking water - not discussed Sprinkler system - included Environmental remed. - cost included in budget No elevator- not required ADA access not required nor provided Lower site work costs <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.

EXECUTIVE SUMMARY

DATE: December 19, 2022

TITLE: \$4,508,962 General Obligation Interim Loan Note with Clean Water Trust for Wastewater Treatment Plant Upgrades.

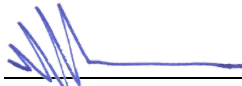
BACKGROUND: The Town currently has engineered plans for upgrades at the Wastewater Treatment Plant. In order to meet the financial obligations of these expenditures an Interim Loan has been issued in the amount of \$4,508,962 and covers various Wastewater Treatment Plant upgrades.

FISCAL IMPACT: The interest rate put forth by Massachusetts Clean Water Trust is 2%.

RECOMMENDATION: To approve the General Obligation Interim Loan Note with Massachusetts Clean Water Trust for Wastewater Treatment Plant upgrades.

PREPARED AND REVIEWED BY: *Alicia Dulin* _____
Alicia Dulin, Treasurer/Collector

APPROVED:



Mark A. Pruhenski, Town Manager

VOTE OF THE SELECTBOARD

I, the Clerk of the Selectboard of the Town of Great Barrington, Massachusetts, certify that at a meeting of the board held December 19, 2022, of which meeting all members of the board were duly notified and at which a quorum was present, the following vote was passed, all of which appears upon the official record of the board in my custody:

- VOTED:
- (1) that the Town shall issue a bond or bonds in an aggregate principal amount not to exceed \$4,508,962 (the “Bonds”) pursuant to Chapters 29C and 44 of the General Laws and a vote of the Town passed May 5, 2014 (Article 8), which authorized a total borrowing of \$13,200,000, for planning or construction of sewers and other water pollution control abatement infrastructure (the “Project”);
 - (2) that in anticipation of the issuance of the Bonds the Treasurer is authorized to issue an interim loan note or notes (the “Notes”) from time to time in an aggregate principal amount not to exceed \$4,508,962;
 - (3) that each Bond or Note shall be issued as a single registered security, and sold to the Massachusetts Clean Water Trust (the “Trust”) at a price determined pursuant to the Financing Agreement;
 - (4) that the Treasurer is authorized to determine the date, the form, the maximum interest rate and the principal maturities of each Bond and Note, and to execute a Financing Agreement (or Agreements) with the Trust with respect to the sale of the Bonds and Notes, such date, form and maturities and the specific interest rate or rates of the Bonds and Notes to be approved by a majority of the Selectboard and the Treasurer and evidenced by their execution of the Bonds or Notes;
 - (5) that any certificates or documents relating to each Bond and Note (collectively, the “Documents”), may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document; delivery of an executed counterpart of a signature page to a Document by electronic mail in a “.pdf” file or by other electronic transmission shall be as effective as delivery of a manually executed counterpart signature page to such Document; and electronic signatures on any of the Documents shall be deemed original signatures for the purposes of the Documents and all matters relating thereto, having the same legal effect as original signatures;
 - (6) that all action taken to date by the Town and its officers and agents to carry out the Project and its financing, including the execution of any loan commitment or agreement by the Treasurer, are hereby ratified, approved and confirmed; and

- (7) that the Treasurer and the other appropriate Town officials are each hereby authorized to take any and all actions necessary or convenient to carry out the provisions of this vote, including execution and delivery of the Financing Agreement(s) and the Project Regulatory Agreement(s) relating to the Project.

I further certify that the vote was adopted at a meeting open to the public, that no vote was taken by secret ballot, that notice stating the place, date, time and agenda of the meeting (which agenda included the adoption of the above vote) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decisions in connection with the sale of the Bonds or Notes were taken in executive session, and that the official record of the meeting was made available to the public promptly and remains available to the public, all in accordance with G.L c.30A, §§18-25, as amended. I further certify that the vote has not been amended, supplemented or revoked and remains in effect on this date.

Dated: December 19, 2022

Clerk of the Selectboard