

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-Item 7. C. added: Town Manager Evaluation

Selectboard Regular Meeting via Zoom and in person at 334 Main Street Great Barrington MA
Order of Agenda for Monday, January 9, 2023, 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. 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 REGULAR MEETING
2. APPROVAL OF MINUTES
 - a. December 5, 2022
 - b. December 19, 2022
3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
4. TOWN MANAGER'S REPORT
 - a. Housatonic Water Works
 - b. Winter Roads
 - c. Housatonic School Update
 - d. Complete Streets Grant Award
 - e. Citizen Petitions for the Annual Town Meeting
 - f. GBPD Updates (Accreditation and Parking Ticket Program)
5. LICENSES AND PERMITS
 - a. John Moritz – 141 North Plain Road driveway permit
6. PUBLIC HEARINGS
 - a. Community Development Block Grant (CDBG) housing rehabilitation program

7. NEW BUSINESS

- a. Short Term Rental License Fee Schedule-Executive Summary from Staff
- b. Letter honoring Dr. May Edwards Chinn
- c. **Town Manager's Annual Evaluation ***

8. CITIZEN SPEAK TIME

- a. *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.*

9. SELECTBOARD'S TIME

10. MEDIA TIME

11. ADJOURNMENT

NEXT SELECTBOARD MEETING

January 23, 2023

January 30, 2023 Priority Planning Meeting

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.

Town of Great Barrington

Form date: August 2015

Selectboard

12/20/22
Fee \$50.00

Application for Access to a Public Way / Driveway Permit

Number 8290

INSTRUCTIONS

RETURN FIVE (5) COPIES OF THIS FORM AND ALL ACCOMPANYING PLANS, ALONG WITH THE \$50.00 FEE to the Department of Public Works office in Town Hall, 2nd Floor, 334 Main Street, Great Barrington, MA 01230. Plans must show the location of the driveway on the property and must also indicate all details needed in order to determine that driveway regulations are met, including paving material, width, grade, drainage, culverts, angle to street, etc. See Chapter 153 of the Town Code for driveway regulations.

Application Date 11/29/2022
Name of Applicant / Property Owner JOHN MORITZ
Mailing address PO Box 491 SHEFFIELD, MA 01257
Phone number 413 446 3263
Location of proposed driveway / highway entrance 141 NORTH PLAIN ROAD
Contractor who will perform the work JOE WILKINSON & SONS
Address & phone number of contractor SHEFFIELD MA 413 229 7711
Proposed construction date DECEMBER
Type of driveway (gravel, asphalt, etc.) ASPHALT

Print Form

scollingwood@gmail.com
413-717-9644

Submit five (5) copies of completed form and plans.

Applicant hereby agrees to notify the Great Barrington DPW Superintendent of the date and time of driveway construction at least 24 hours before construction is begun. Applicant further agrees to conform to all requirements of the Town of Great Barrington regulations governing access to public ways and to all conditions that may be placed on this permit. See Chapter 153 of the Town Code for regulations and design requirements.

Applicant's Signature: John Moritz

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

After consultation with review staff, and after full consideration of the application and the applicable requirements, I recommend that this application be: () approved as submitted
() approved with conditions attached
() disapproved for reasons attached
() resubmitted with changes suggested per attached

Staff Reviews Received:

	Received	Conditions Recommended	Other Permits Required
Conservation:	()	()	()
Fire Chief:	()	()	()
Planning:	()	()	()

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

Pursuant to its vote of _____ in favor and _____ opposed, at its meeting on _____, the Great Barrington Selectboard granted permission to construct or alter this access to a public way at the address and in the location indicated in this application, in accordance with the plans accompanying this application, and subject to any conditions attached.

For the Selectboard: _____, its _____
(signature) (title) (date)

John Malumphy
Highway-Facilities Superintendent

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



20 East Street
Great Barrington, MA 01230

Telephone: (413) 528-2500
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

Department of Public Works
Highway Division

Conditions on Application for Access to Public Way

Applicant: John Moritz
Location: 141 North Plain Road
From: John Malumphy Highway Superintendent/Sean VanDeusen, Public Works Director
Date: 1/2/23

1. The applicant shall construct the proposed access to conform to the following applicable criteria listed under **Section 153-14, Design requirements** of the Town of Great Barrington Code:
 - B. Driveway location as shown on the attached plan is acceptable, with regards to alignments with the way, profile, sight distance conditions and not located at the extreme edge of the property.
 - C. No more than two (2) driveways shall normally be allowed for any property, unless there is a clear necessity for more.
 - D. Driveways shall not normally be approved at intersections, because of potential safety hazards.
 - E. Culverts taking the place of roadside ditches shall have a diameter of not less than 15" (*A culvert is not required at this location*)
 - F. Entrance elevation at the point of entry into the public right-of-way shall be no more than the elevation of the shoulder of the road.
 - G. Driveways should be so constructed that water from the driveway shall not drain onto the crown of the road.
 - H. In no instance shall the edge of the driveway entering onto the road conflict with the flow of surface water runoff.

- I. Driveway width. Any curb at the entrance shall be rounded off with a radius of three (3) feet.
 - J. Pitch of driveway shall be downward from the edge of the road to sideline of the town right-of-way or front property line.
 - K. Driveways should be located to the best advantage with respect to the alignment with the way, profile and sight distance conditions. In no instance shall a driveway intersect the way at less than a sixty degree angle. Unless there is no alternative, a driveway should not be located within a required side yard.
 - L. No permit shall be issued for any driveway to a structure or proposed structure on a grade in excess of ten percent (10%) above the road or street level until and unless the applicant submits plans to the Highway Superintendent showing that the driveway will be constructed in a such a way so as not to discharge water, stones or other materials onto any public street, road or highway.
2. Install a paved driveway apron in accordance with the following requirements:
- A. Apron dimensions: Width = 22-feet maximum along the roadway which includes a 3-foot radius curb on each side. Length = 5-feet minimum from edge of roadway.
 - B. Place 3-inches of bituminous concrete on 12-inches of compacted gravel.
 - C. Place asphalt tack coat along the edge of the road where the apron meets the edge of the existing pavement.

The applicant agrees to notify the Highway Superintendent (528-2500) at least 48 hours prior to the installation of the paved apron.

3. Should there be, after completion of the driveway, discharges of water, stones, or silt onto the public way or onto property of any abutters or neighbors, the property owner shall take whatever steps are necessary to eliminate such discharges.
4. The applicant shall maintain the proposed access to conform to the following applicable condition listed under **Section 153-17, Continuing responsibility of owners**, of the Town of Great Barrington Code:

Abutting property owners shall be responsible for keeping culverts under their driveways cleared and for maintaining driveways in condition conforming to the requirements of the permit.

- The driveway should be graded so no water from the driveway discharges into Route 41

- The plan indicates there is an existing 12" culvert. If to be reused the must be sloped properly so the water continues to flow, the existing culvert must be in good condition. In the event the culvert is to be replaced a minimum 12" culvert is to be maintained
- The culvert under the driveway must remain functional and maintained by the property owner. In no case shall water enter Route 41 as a result of a culvert issue
- The paved & earth waterway paralleling Route 41 shall at all times remain clear and functional during and after construction by the property owner, again no water from the property should enter Route 41





Carmen Morales

From: Great Barrington Conservation Commission
Sent: Friday, December 23, 2022 12:05 PM
To: Carmen Morales
Subject: RE: 141 North Plain Road - Driveway Permit

There are no Wetland or Scenic Mountain jurisdictional area(s) on or close to this property.
The Conservation Commission has no comment on the driveway permit application.

-Shep Evans



Shepley W. Evans

Conservation Agent
Animal Control Officer
Animal Inspector
413-528-1619 ex 122
conservation@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.

From: Carmen Morales <CMorales@Townofgb.org>
Sent: Wednesday, December 21, 2022 3:54 PM
To: Conservation Commission <ConCom@Townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Charles Burger <cburger@Townofgb.org>
Cc: Amy Pulver <apulver@Townofgb.org>
Subject: 141 North Plain Road - Driveway Permit

Hello all,

Please see attached application for Access to a Public Way / Driveway Permit for 141 North Plain Road.

Best,

Carmen Morales

From: Charles Burger
Sent: Thursday, December 22, 2022 7:35 PM
To: Carmen Morales; Conservation Commission; Chris Rembold
Cc: Amy Pulver
Subject: RE: 141 North Plain Road - Driveway Permit

It is unlikely a fire engine will be able to navigate the tight switch backs and 12% Grade. A pull off is shown for a fire engine near the bottom of the driveway but it is still quite a distance from the dwelling. They will have limited fire protection. I recommend the house has a sprinkler system installed. Access for an ambulance may even be limited at points. The fire code does not govern single family dwellings so I can only offer recommendations.



Charles Burger

Fire Chief

413-528-0788 ex 4
cburger@townofgb.org

Town of Great Barrington
Fire Department
37 State Road
Great Barrington MA 01230



The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.

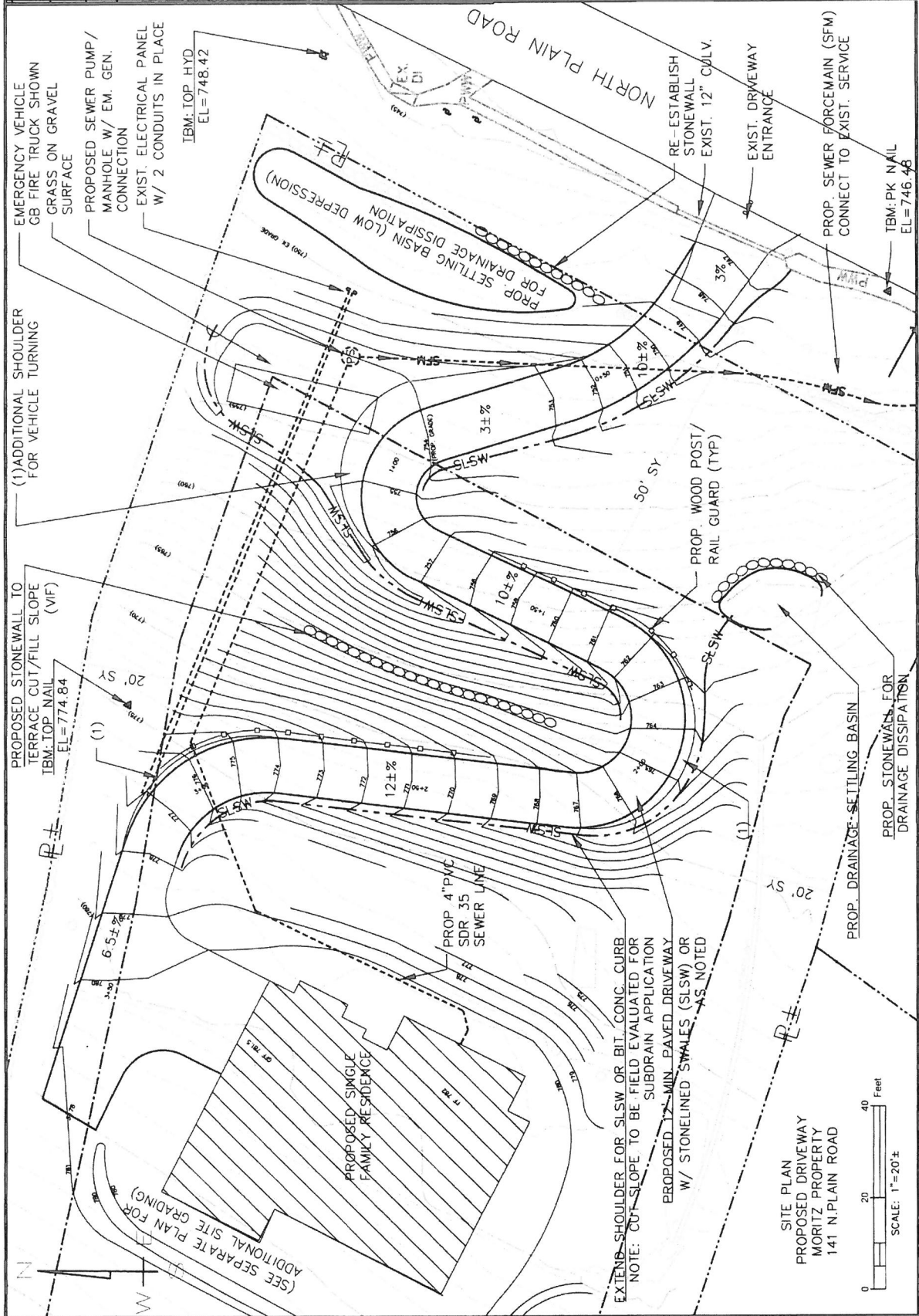
From: Carmen Morales <CMorales@Townofgb.org>
Sent: Wednesday, December 21, 2022 3:54 PM
To: Conservation Commission <ConCom@Townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Charles Burger <cburger@Townofgb.org>
Cc: Amy Pulver <apulver@Townofgb.org>
Subject: 141 North Plain Road - Driveway Permit

Hello all,

Please see attached application for Access to a Public Way / Driveway Permit for 141 North Plain Road.

Best,

Civil/Arch/Design PREPARED FOR John Moritz 141 N. Plain Road Gt. Barrington, Mass.		JEFFREY F. COLLINGWOOD, PE PO Box 343, Ashley Falls, MA 01222 (413) 717-9644 jcollingwoodpe@gmail.com
Title Proposed Driveway Plan	Approved _____ Date _____	Designed JFC 12/16/22
Drawing Checked Drawn	Sheet 1 of 1	Scale: 1"=20' Drawing No. E22-015-DRW



**PUBLIC HEARING
FY22/23 GREAT BARRINGTON CDBG GRANT**

The Town of Great Barrington Selectboard will hold a Public Hearing on Monday, January 9, 2023, at or after 6:00 PM, in the Selectboard Meeting Room at Town Hall, 334 Main Street, Great Barrington, MA 01230, to discuss the Town's FY22/23 CDBG application including housing rehabilitation serving eligible residents of the Town. Residents are invited to participate and will be heard, and written comments will be accepted through January 9, 2023, at 12:00 noon. Residents can also attend the meeting remotely via Zoom, following instructions listed on the meeting agenda which will be posted to the Town website www.townofgb.org.

For additional information or questions please contact Alice Boyd at 413 258-7055 x1.



MEMORANDUM

To: Great Barrington Select Board
Mark Pruhenski, Town Manager
Chris Rembold, Assistant Town Manager

From: Alice Boyd, Bailey Boyd Associates, Inc.
Cassie Boyd Marsh, Bailey Boyd Associates, Inc.

Subject: FY22/23 CDBG Grant Application

Date: December 20, 2022

The Massachusetts Department of Housing & Community Development has recently announced their CDBG grant round and application deadline. Currently, the town of Great Barrington is participating in the Egremont Regional grant and the program has a long wait list of Great Barrington residents. At the encouragement of Representative Smitty Pignatelli, we are offering to prepare a CDBG grant for Great Barrington residents, at no cost to the town. Great Barrington is eligible to apply for \$1.35 million, allowing the successful housing rehabilitation program to continue serving local residents.

The Housing Rehab Program will fund the rehabilitation of 24 households with a 0% interest deferred-payment forgivable loan, making repairs of up to \$50,000 to keep low and moderate-income residents safely and comfortably in their homes. Code repairs, weatherization, lead paint abatement, handicap accessibility, septics, and homeowner emergencies including leaking roofs, failed furnaces, and septic systems. Health and Safety violations are a priority. All applicants are accepted on a first come/first served basis.

This program is also an important economic catalyst as the majority of contractors are local. There is no cost to the town and an enormous benefit to local residents.

Grants are due in early March with funding announcements made during the summer of 2023.

Attached please find a fact sheet regarding the housing rehabilitation program.

The following motion may be useful as you consider this vote:

Proposed Motion: Move to submit an FY22/23 regional CDBG grant for housing rehabilitation and to authorize the Town Manager or Designee to sign the grant application and associated forms.

Proposed Motion: Move to allocate \$29,708 from CDBG Miscellaneous Income account to use as a contingency for the FY22/23 Housing Rehabilitation Program.

Bailey Boyd Associates, Inc.
FY22/23 Great Barrington CDBG Grant
Housing Rehabilitation Program

- The Regional Housing Rehab Program is a grant-funded program that provides eligible residents with a 0% interest deferred payment forgivable loan of up to \$50,000
- Repairs include roofs, septic's, furnaces, windows, siding, handicap accessibility, etc.



- Residents are accepted on a first-come/first-served basis and must be income eligible
- Currently the income limits are: 2pp household: \$60,250; 4pp household: \$75,300
- There is NO COST to the town of Great Barrington
- Residents only repay a portion of the loan IF they sell their home within 15 years
- A professional Program Manager and Rehab Specialist work with the homeowners



A grant will be submitted in early March with funding expected mid-2023.

EXECUTIVE SUMMARY

TITLE: Short-Term Rental (STR) Fee Schedule

BACKGROUND: In June of 2019, the Selectboard developed a list of priorities during a strategic planning/goal setting session. Included on that list was the topic “Short-term Rental Regulations”, and a meeting was scheduled in December of that year to begin the conversation.

Throughout 2020 and 2021, conversations continued and in early 2022 after a great deal of research and debate, the Selectboard presented a bylaw to regulate STR’s to voters at town meeting. The article passed by a majority vote and was approved by the Attorney General in December of 2022.

Included in that bylaw is a section titled “Selectboard Authority” that reads as follows: “The Selectboard shall have the authority to create a registration application form, set registration fees, and adopt rules, regulations, policies and procedures to implement the provisions of this Chapter.”

After interviewing four (4) STR compliance software providers and completing the necessary procurement process, staff contracted with GOV-OS to assist us with identifying STR’s within our community and build-out an online registration and payment portal. That process is well underway and should be ready to launch in early 2023. In order to complete this task, the Selectboard will need to develop a fee schedule.

RECOMMENDATION: Staff recommends the following STR registration fee schedule:

STR Base Registration Fee	\$100
Entire Dwelling Unit Surcharge (would apply to any STR not being used simultaneously as a primary residence)	\$100
Occupancy fee (per person)	\$25

Examples:

Using this schedule, an STR host renting an additional bedroom in their primary residence would pay an annual fee of about \$125-\$150 (the base fee of \$100 plus a per-person occupancy fee of \$25pp)

Using this same schedule, an STR host with a 3 bedroom home that permits up to 6 occupants would pay an annual fee of \$350 (the base fee of \$100, plus the entire dwelling surcharge of \$100, plus \$150 for a listing of up to 6 occupants)

FISCAL IMPACT: Until the STR listing identification process is completed, it’s not possible to provide a very accurate anticipated revenue figure, so we’re estimating \$40,000 annually based on the number of STR’s currently making payments to the MA Department of Revenue.

PREPARED AND APPROVED BY:

DATE:

/S/ Stephen Browning
Stephen Browning/Health Agent

1/5/2022



Mark Pruhenski/Town Manager

1/5/2022

28 December 2022

Bernard A. Drew
24 Gilmore Ave.
Great Barrington, MA 01230

Stephen Bannon, Chairman, Great Barrington Selectboard
Leigh S. Davis, Vice-Chair
Edward Abrahams
Eric Gabriel
Garfield Reed
Mark Pruhenski, Town Manager
Malcom Fick, Chairman, Great Barrington Historical Commission
Randy Weinstein, Chairman, W.E.B. Du Bois Legacy Committee
Gwendolyn VanSant, Vice-Chair
Chris Rembold, Downtown Great Barrington Cultural District

Please pardon a group letter, but my request applies to your various boards/committees.

I am writing on behalf of Michelle Deal Winfield, Dolores Leito and Christin Merritt of the Committee to Honor May Edward Chinn, Physician. The trio visited Great Barrington in November and met with me and Dr. France Jones-Snead, professor emeritus of history at Massachusetts college of Liberal Arts and a member of the board Clinton AME Zion Church/Du Bois Freedom Center, to outline their effort to bring wider awareness to a Great Barrington native, Dr. Chinn (1896-1980), who was born on Church Street and went on to earn university credentials and practice medicine in Harlem. She was the first doctor to ride along on ambulance calls. She was a tireless advocate for impoverished patients. She participated in research into a method of early detection of cancer, the Pap smear.

The committee would like to see Dr. Chinn honored on a Black Heritage U.S. commemorative postage stamp.

She only lived in Great Barrington for three years before moving with her parents and William Lafayette Chinn (1852-1936), a Virginia native born into slavery (the son of a white plantation owner named Cheyney [but pronounced Chinn] and an enslaved Black woman Susan Spencer) and Lulu Ann Evans Chinn (1876-1942), another Virginia native, of Chickahominy and Black heritage.

I have compiled an overview of Chinn and, after a thorough deed investigation, the two homes of Thomas Jefferson McKinley (ca1874-1896) on Church Street (now both gone). One home was a rental; in 1868 the tenants were Alfred and Mary Burghardt Du Bois, whose son William Edward was born there. The other home, McKinley's own residence, was sold to the Chinns in 1895. The Chinns cared for McKinley in his old age. And May Chinn was born in this neighboring house.

May Chinn: The Best Medicine (1995), a book for young readers by Ellen R. Butts & Joyce R. Schwartz, touches on her Great Barrington connection. *New York University Alumni Magazine* in fall 2021/winter 2022 carried a three-page story about her.

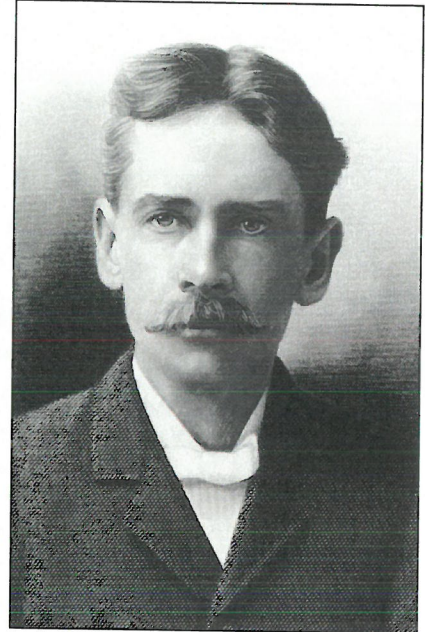
The committee women have collected endorsements for the postage stamp from educational, medical and governmental entities; New York Gov. Kathy Hochal signed a State of New York Executive Chamber Citation in June signaling Chinn's achievements and awarding the citation posthumously. The Northwest corner of East 29th St. and First Avenue was co-named for Dr. Chinn in September.

So ... Dr. Jones-Snead and I ask your board/committee to write a letter of support for the Dr. Chinn commemorative stamp endeavor. I can forward letters to Ms. Leito and the others.

I have been in touch with Mason Library about a Dr. Chinn display case in February, Black History Month.

Let me know if I can assist in drafting an appropriate letter.

Bernard A. Drew



Owners of two dwellings on Church Street, Great Barrington, in the years 1865 to 1904 included Maria Van Ness, not shown; Thomas Jefferson McKinley, left (*Berkshire Courier*, 24 December 1896); William Chinn (not shown), father of Dr. May Edwards Chinn, center (WikiCommons); and electrical inventor William Stanley, who established his manufactory Stanley Instrument and successor Stanley Insulating near the Housatonic River. (Historic Homes & Institutions of Berkshire County, Massachusetts)

Two Dwellings on Church Street and Their Fascinating Black Histories

Bernard A. Drew

This research was spurred by an inquiry from educators Dolores Leito and Michelle Deal Winfield, co-chairs, Committee to Honor May Edward Chinn, Physician, for the New York City Council of School Supervisors and Administrators, who are making a case to the U.S. Postal Service for a commemorative stamp in the Black History series. Property deeds tell the story of the home she was born in, and her parents, William and Lulu Chinn, as well as earlier and later property owners Old Jeff McKinley and William Stanley.

TWO HOUSES that once stood on Church Street in Great Barrington ca1865-ca1904 offer fascinating stories of African American history, specifically how individuals formerly enslaved in the South made their way in a New England community. This part of the village between Main Street and the Housatonic River was, as evidenced by many projectile points uprooted decades ago, once inhabited by aboriginal inhabitants. Arriving in the early 1700s, white settlers used it as pastureland until the advent of the railroad and by the time of the Civil War, demand grew for more housing. “The improvements made by George R. Ives (1838-’40) ... were the beginning of the most noticeable changes which have taken

place in the central part of the village,” wrote historian Charles J. Taylor in 1882. “Mr. Ives ... laid out Bridge Street, River Street and Church Street, dividing the lands into building lots. These, with the exception of Castle Street, were the first side streets opened in the village.”¹ A variety of merchants and businessmen and general laborers built new homes.

The dwellings of interest here are two-thirds of the way down the slope from Main Street.

MARIA VAN NESS (1799-1872), a Black woman worked as a domestic for the Kellogg family and later for daughters Sarah, Mary and Nancy Kellogg at Rose Cottage on South Main Street. She was a Burghardt, a family originally enslaved by the Dutch Coonrod Burghardt family that settled here from the Hudson River valley. The Black Burghardts obtained their freedom after the American Revolution and lived on Egremont Plain, often working in the village.

Van Ness was a sister of Othello Burghardt, W.E.B. Du Bois’s grandfather. Nancy Kellogg at Van Ness’s death penned

¹ *History of Great Barrington (Berkshire) Massachusetts* (Great Barrington: Clark W. Bryan, 1882). More of the Ives’ development of this and the Brooklyn sections of town is told in Drew, *East Rock Is Falling* (Attic Revivals Press, 2017).



A view from East Mountain shows the cotton mill on Bridge Street and the buildings on Church Street. (Drew

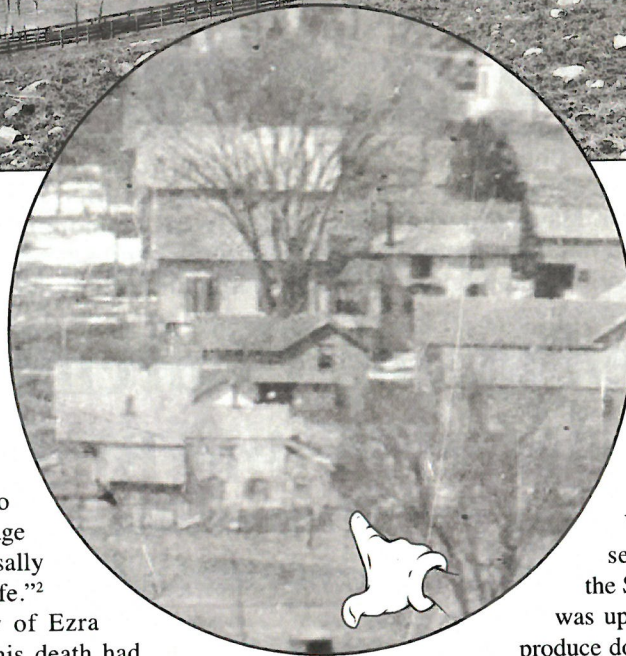
a tribute for the weekly *Berkshire Courier*, explaining she “was born in Great Barrington, daughter of John Burghardt, sister of Mr. Thomas Burghardt [1785-1860], who for so many years was known in this village as ‘Tommy’ and who was universally respected for his pure and honest life.”²

She had entered the family of Ezra Kellogg (1755-1833), and after his death had remained with his three daughters “in the position of servant, but with the spirit of a friend...” according to Kellogg.

Van Ness was married to Samuel Van Ness. Descendants still live in the Berkshires.³ Van Ness acquired property on Church Street from William Crippen for \$900⁴ in 1865.

The Kellogg sisters’ homestead became Kellogg Terrace aka Searles Castle, when it came into the hands of niece Mary Frances Sherwood Hopkins in the 1880s. Young Du Bois was timekeeper during that mansion’s construction.

Van Ness after five months sold the undeveloped parcel on the north side of the new Church Street.



THOMAS JEFFERSON MCKINLEY

(ca1784-1896)⁵ was the new owner. Enslaved in the South, “Old Jeff” McKinley had been “sold down the river” to New Orleans, escaped and came to Great Barrington during the Civil War, following Massachusetts 49th troops back from the South after their tour of duty was up. He gardened and peddled produce door to door. He did odd jobs and was elected “Professor of Dust an Ashes”

by Hope Fire Company. McKinley (sometimes spelled McK-enley) lived in one of two dwellings — he likely built them or had them built as there’s no mention of them in the deed.⁶ His house was closer to Main Street; the second dwelling was close to the east.⁷ In 1868 McKinley rented the second house to recently married **Alfred and Mary Du Bois**. Their son William Edward (1868-1963) — the future activist for social justice who twice appeared on U.S. commemorative postage stamps — was born there. McKinley had two children in the

² *Berkshire Courier*, 10 April 1872.

³ Drew, *If they Close the door on You, Go in the Window* (Attic Revivals Press, 2004). See also Whitney Battle-Baptiste, *Black Feminist Archaeology* (Walnut Creek Calif.: Left Coast Press, 2011).

⁴ Crippen to Van Ness, South Berkshire Registry of Deeds, 17 February 1865, Book 127 Page 65.

⁵ A profile appears in Drew, *Great Barrington: Great Town * Great History* (Great Barrington Historical Society, 1999).

⁶ Van Ness to McKinley, 22 July 1865, Book 127 Page 395.

⁷ Sources include “Five Score and Twelve: Death of an Aged Negro, ‘Old Jeff,’ Who Was Once a Slave,” *Berkshire Courier*, 24 December 1896, and “‘Uncle Jeff’ Is Dead; Great Barrington’s Aged Colored Resident Passes Away,” *Berkshire Evening Eagle*, 21 December 1896. McKinley’s funeral was held in the AME Zion church.

South but here married Margaret Cooley, a younger sister of the Sheffield-born Jason Cooley (1836-1911)⁸, who with Almira (1842-1932)⁹ operated a restaurant in Great Barrington for many years.

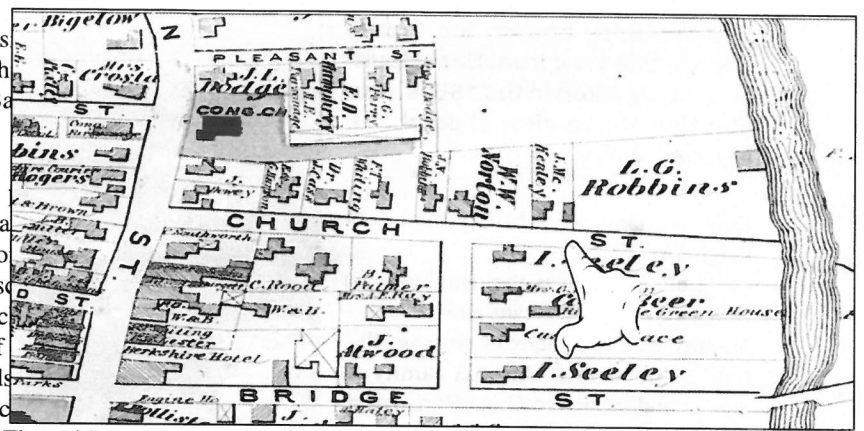
IN 1895, Jefferson McKinley sold half of his property to **William L. Chinn**: “a certain tract or parcel of land on the buildings thereon situated in said Great Barrington on the north side of church Street, do called, bounded and described as follows: Beginning at the Southeast corner of said McKinley land, thence Northerly about 257 feet to the line of W. North, thence westerly thirty feet to other lands of McKinley – thence southerly about 257 feet to Church Street, thence easterly thirty feet, to place of beginning. The said premises being designed to be held as a homestead under the laws of Massachusetts.”¹⁰

This was the house in which W.E.B. Du Bois was born.

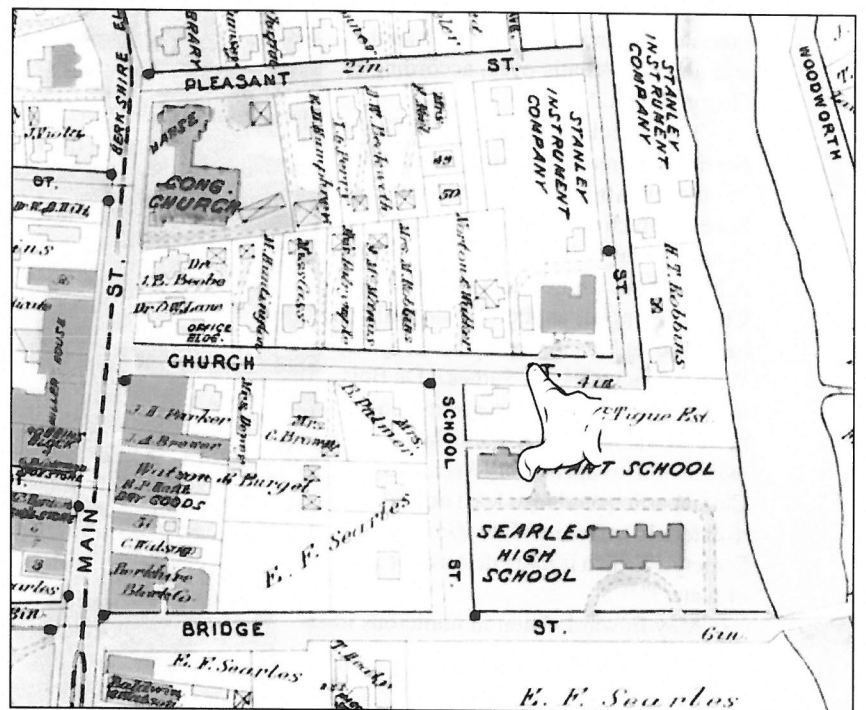
IN 1898, **Alfred and Lulu Williams** purchased the other half of the property from Frank McKinley and Sophia Walker, heirs of “Old Jeff” McKinley.¹¹ The Williamses were born in Virginia, he in 1866, she two years later. Both were Black. Here he worked as a hostler, for Charles N. Gilbert, who had a horse stock farm on Monterey Road. Both Williamses could read and write. They had one daughter, born in 1894. Lulu Williams did domestic work for Gilbert and was a laundress for Parley and Celeste Russell who had a mansion on the west side of Main Street — he was president of Berkshire Woolen.¹²

McKinley’s two houses were separated with virtually the same plot descriptions in deeds. The Chinnns owned McKinley’s own residence, as when McKinley died he was living “at the home of William Chinn on Church Street.”¹³ The funeral was held at the Chinn house and at A.M.E. Zion Church.

WILLIAM LAFAYETTE CHINN (1852-1936) was born in Brentsville, Va., and at the age of 11 escaped slavery from the Cheyne (Chinn) plantation (the former 5,000-acre Carter Plantation) in Lancaster, Pa. William was the son of Benjamin Tasker Chinn (1807-1886), white plantation owner, and likely Susan



The said Dwellings on Church Street as depicted in 1875. (J.B. Beers Berkshire County Atlas)



The streetscape in 1904 (Barnes & Farnum Berkshire County Atlas)

Spencer, an enslaved Black woman. William Chinn made his way to Great Barrington, his daughter May Edward Chinn recalled, and worked at odd jobs.

Chinn married Martha E. Gunn (1849-1937), with whom five children were born. She was one of the Stockbridge Gunn family, members of which still live in the Berkshires. The Chinnns lived on Egremont Plain. William was major of the Hope Fire Company Drum Corps during a Memorial Day parade in May 1887.¹⁴

The Chinnns divorced and he married Lulu Ann Evans (1876-1942) and acquired the Church Street property.

Yes, in a coincidence of names, Lulu Ann Chinn and

⁸ Obituary *Berkshire Courier*, 19 January 1911. See also Drew, *East Rock Is Falling* (Attic Revivals Press, 2017).

⁹ Death notice, *Berkshire Courier*, 3 March 1932.

¹⁰ McKinley to Chinn, 14 October 1895 Book 171 Page 504.

¹¹ Williams & Walker to Williams, 28 February 1898, Book 170 Page 476.

¹² Lulu Williams’ next home was Great Barrington’s first post office building, but the story is more appropriate elsewhere and will be recounted in Drew, “The Complex Creation of Riverbank Park,” in *What’s Under Gilmore Avenue & Other New Stories of Old Great Barrington* (Attic Revivals Press, in preparation).

¹³ “‘Uncle Jeff’ Is Dead; Great Barrington’s Aged Colored Resident Passes Away,” *Berkshire Evening Eagle*, 21 December 1896.

¹⁴ “Soldiers Remembered,” *Pittsfield Sun*, 2 June 1997.

The McKinley houses are fuzzily seen in this view from East Mountain, likely taken in the 1880s. (Julius Hall stereo-view slide photo, Mason Library.)

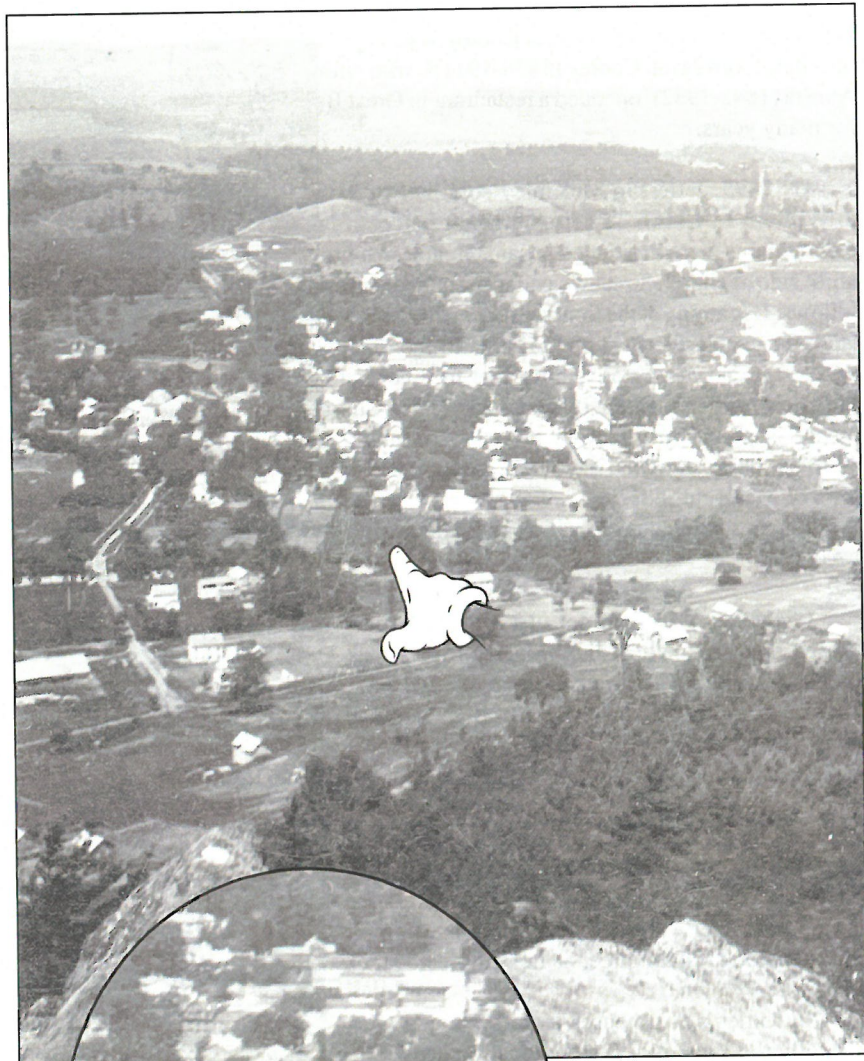
Lulu Williams were briefly next-door neighbors.

Lulu Chinn was the daughter of a Black slave named Evans and a Chickahominy Native American woman. She took a job with a Virginia family at age 15 and moved to Great Barrington, where the next year (1892) she met William Chinn. The Chinn union produced a daughter, **May Edward Chinn** (1896-1980).¹⁵ May Edward Chinn inherited her mother's high cheekbones and almond, Asiatic eyes, according to George Davis.¹⁶

The Black population of Great Barrington created its own community through the African Methodist Episcopal Society, which met regularly at members' homes until building its own Clinton A.M.D. Zion Church in 1887. William Chinn belonged, as did the McKinleys belonged and Jason Cooley, also Pipers, Wooster, Jacksons and Sumeas. Du Bois attended as a teenager, reporting social news to the New York-published *Freeman* as well as *Springfield Republican*.¹⁷ Chinn participated in at least one debate to entertain members of the Zion Sewing Society: "Which is more destructive: fire or water?"¹⁸

May Edward Chinn in numerous interviews with George Davis recalled details of her father and family, though they left Great Barrington when she was three. Underemployed William Chinn took to drink and was quarrelsome, she said.

Even though he announced plans to build another house on his lot in January 1897,¹⁹ he ended up removing his family to New York City's East Side in 1899, thereafter living in several locations. The parents split though kept in contact.²⁰



The family apparently had no further connection with Great Barrington, though Lulu Ann Chinn in 1927 loaned the Mason Library "an old flute that was owned by the late Thomas Jefferson McKinley," according to a newspaper report.²¹

May Edward Chinn²² earned her a college degree in 1921 and eventually practiced medicine in Harlem for a half century. "A tireless advocate for poor patients with advanced, often previously untreated diseases, she became a staunch supporter of new methods to detect cancer in its earliest stages," according to the Changing the Face of Medicine Web site.

Mother Chinn later worked in domestic service to the

15 "Dr. Mary Edward Chinn, 84, Longtime a Harlem Physician," *New York Times*, 3 December 1980.

16 "A Healing Hand in Harlem" *New York Times Magazine*, 22 April 1979.

17 See Drew, *Dr. Du Bois Rebuilds His Dream House* (Attic Revivals Press, 2006).

18 David Levinson, *Sewing Circles, Dime Suppers, and W.E.B. Du Bois: A History of the Clinton A.M.E. Zion Church* (Berkshire Publishing Group, 2007).

19 Great Barrington, *Berkshire County Eagle*, 27 January 1897.

20 Davis, op cit.

21 Great Barrington, *Berkshire Evening Eagle*, 12 August 1927.

22 Many sources are available, but this is adapted from Drew, *If they Close the Door...*

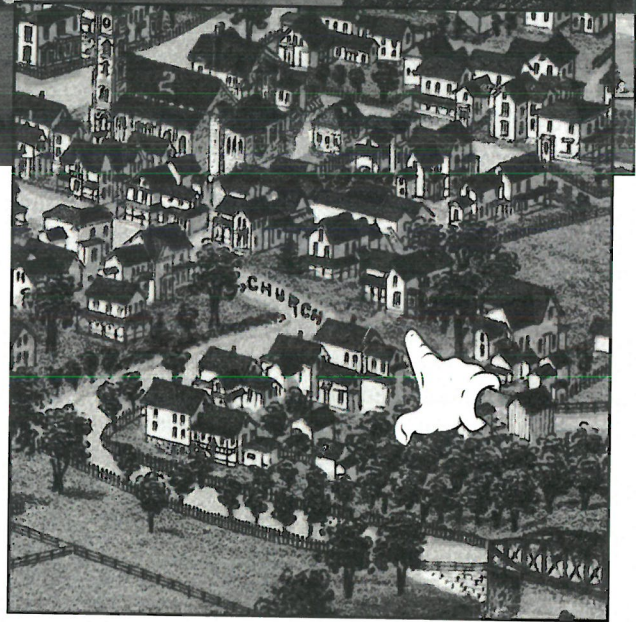


Bird's-eye view of Great Barrington, two McKinley dwellings highlighted. (L.R. Burleigh, 1884)

artistic Tiffany family on Long Island and was able put by enough to send her daughter to boarding school in New Jersey. She contracted osteomyelitis of the jaw and returned home. The Tiffanys nurtured her artistic sense with language and music lessons and she entered Columbia University's Teacher's College in 1917 to study music. She worked as a technician in a pathology lab to earn money towards her tuition. She became a piano accompanist to singer Paul Robeson. But one of her instructors had encouraged her to study science, as she said in an autobiography, "because I was of African descent, [and] unless I could afford to go to Europe for final 'polishing' in my music, I would probably end up singing in a cabaret in America. If I chose science, my chances were better for a good future." So she took the exam for Bellevue Hospital Medical School.

With her medical degree and an internship at Harlem Hospital (she was the first woman to ride with the ambulance crew on emergency calls), Chinn opened a private family practice and worked with other Black physicians associated with Edgecombe Sanitarium. There was a color line. She was barred from New York City's hospitals, and was refused information which could have furthered her investigations into cancer. To remedy this, she began going with her patients to city hospital clinics to observe biopsy techniques.

She studied for a master's degree in public health from Columbia University in 1933 and investigated cytological methods for detecting cancer with Pap smear test-developer Dr. George Papanicolaou in 1928-33. She eventually earned admitting privileges at Harlem Hospital. And in 1944 she was invited to take a one-day-a-week position at Strang Cancer Clinic, performing her work so well she soon rose to permanent and full appointment. She remained at the clinic until she retired in 1974, an advocate for cancer screening.



She became a member of the New York Academy of Sciences in 1954 and three years later the New York City Cancer Committee of the American Cancer Society gave her a citation. Columbia University in 1980 awarded her an honorary doctorate of science for her contributions to medicine.

•
WHAT CAME of the McKinley houses?

Chinn sold his property in 1898 to **Stanley Instrument Co.**,²³ which wanted it for an industrial site.

The Alfred and Lulu Williams property was conveyed to William W. Norton, special sheriff, in a foreclosure action in 1900. Excepted from the sale was the section of the property McKinley had conveyed to William Chinn in 1895. Alfred Williams apparently had died and the holding went through

²³ Chinn to Stanley Instrument, 19 March 1898, Book 174 Page 264. See Drew and Gerard Chapman, *William Stanley Lighted a Town and Powered an Industry* (Berkshire County Historical Society, 1986); Drew, *Great Barrington: Great Town • Great History*; and Drew, *18th & 19th Century Waterpowered Industry in the Upper Housatonic River Valley* (through Upper Housatonic Valley National Heritage Area support, Attic Revivals Press, 2014).

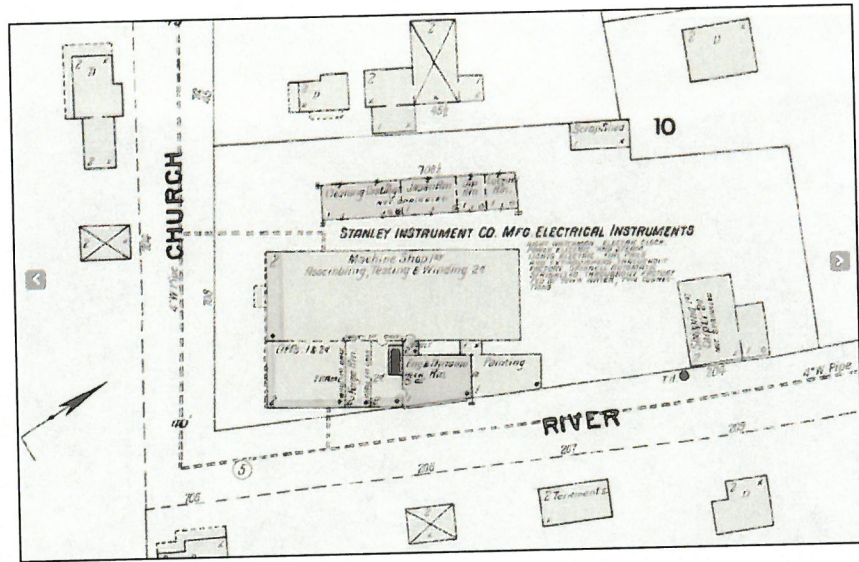
Probate Court to Joseph C. Frein, commissioner, in 1902. Frein titled it back to Norton the same year, for \$1,300. Norton then conveyed it to Stanley Instrument for \$1 and other consideration.²⁴

Stanley Instrument had incorporated in 1897 with Attorney Frank H. Wright, president, and **William Stanley Jr.** (1858-1916), vice president and engineer. Capitalization was \$75,000.²⁵ The company had a new factory going by 1902

The reunited properties ended up part of the Stanley Instrument manufacturing complex that made electric watt-hour meters and later insulated metal Thermos-type bottles and served as a laboratory for inventor William Stanley's contract work for General Electric. The Stanley firm purchased five properties on or near River Street, the most vital acquired from Henry T. Robbins in 1898, next to the river and included the so-called Pyncheon boarding house.²⁶ Construction began that year on a 100x72-foot, two-story factory building with boiler room and office of brick. Contractors were C.B. Kinney & Son of New Haven and E.L. Loraine of North Canaan, Conn.²⁷ By 1899, plans were already in the works to enlarge the plant with another 100x25-foot building,²⁸ Loraine and Edward S. Shaw, contractors.²⁹ Then in 1902, another building went up and the business acquired two parcels from W.W. Norton.³⁰ The *Pittsfield Sun* noted, "The purchase includes two dwelling houses and a large paint shop. The company will at once build new shops to make room for an extensive addition to its present plant..."³¹

The two McKinley dwellings still appear on a 1903 Sanborn insurance map and a 1904 Berkshire County atlas map, but they don't survive much longer.

The new building after Stanley corporate successor Landers, Frary & Clark moved operations to Connecticut included Gar Engineering (fire extinguishers and fire trucks) and M.T. Cavanaugh Plumbing. Today it is home to Iredale Mineral Cosmetics.



The Stanley machine shop and adjacent buildings came to dominate the river end of Church Street. (Sanborn insurance map, 1903, Library of Congress)



The Great Barrington Historical Society denoted the birthday place of W.E.B. Du Bois with a bronze plaque. The site of that house and McKinley's has been obscured by considerable landscaping over the years. (Bernard A. Drew, 2022)

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24 Williams to Norton, 10 August 1900, Book 180 Page 173; Frein to Norton, 12 March 1902, 188/173 and Norton to Stanley Instrument, 24 June 1902 Book 189 Page 21.

25 Great Barrington, *Berkshire County Eagle*, 29 December 1897.

26 Robbins to Stanley Instrument, 17 February 1898, Book 174 Page 264..

27 Great Barrington, *Berkshire County Eagle*, 27 April 1898.

28 Great Barrington, *Berkshire Evening Eagle*, 1 September 1899.

29 Great Barrington, *Pittsfield Sun*, 12 October 1899.

30 Besides the deed previously footnoted, another was from Norton and Phebe E. Walker, 17 April 1902, Book 180 Page 423.

31 "Stanley Instrument Co. to Build," *Pittsfield Sun*, 20 February 1902. Also "Big Improvements at Stanley Works," *Berkshire Evening Eagle*, 1 May 1902.

INSTRUCTIONS

This evaluation form contains ten categories of evaluation criteria. Each category contains a statement to describe a behavior standard in that category. For each statement, use the following scale to indicate your rating of the Town Manager's performance.

5 = Excellent (almost always exceeds the performance standard)

4 = Above average (generally exceeds the performance standard)

3 = Average (generally meets the performance standard)

2 = Below average (usually does not meet the performance standard)

1 = Poor (rarely meets the performance standard)

Any item left blank will be interpreted as a score of "3 = Average"

This evaluation form also contains a provision for entering narrative comments, including an opportunity to enter responses to specific questions and an opportunity to list any comments you believe appropriate and pertinent to the rating period. Please write legibly.

Leave all pages of this evaluation form attached. Initial each page. Sign and date the cover page. On the date space of the cover page, enter the date the evaluation form was submitted. All evaluations presented prior to the deadline identified on the cover page will be summarized into a performance evaluation to be presented by the Selectboard to the Town manager as part of the agenda for the meeting indicated on the cover page.

PERFORMANCE CATEGORY SCORING

1. INDIVIDUAL CHARACTERISTICS

Diligent and thorough in the discharge of duties, "self-starter"

Exercises good judgment

Displays enthusiasm, cooperation, and will to adapt

Mental and physical stamina appropriate for the position

Exhibits composure, appearance and attitude appropriate for executive position

Add the values from above and enter the subtotal

÷ 5 =

score for this category

2. PROFESSIONAL SKILLS AND STATUS

Maintains knowledge of current developments affecting the practice of local government management

Demonstrates a capacity for innovation and creativity

Anticipates and analyzes problems to develop effective approaches for solving them

Willing to try new ideas proposed by Selectboard members and/or staff

Sets a professional example by handling affairs of the public office in a fair and impartial manner

Add the values from above and enter the subtotal $\div 5 =$ **score for this category**

3. RELATIONS WITH ELECTED MEMBERS OF THE SELECTBOARD

Carries out directives of the body as a whole as opposed to those of any one member or minority group

Sets meeting agendas that reflect the guidance of the Selectboard and avoids unnecessary involvement in administrative actions

Disseminates complete and accurate information equally to all members in a timely manner

Assists by facilitating decision making without usurping authority

Responds well to requests, advice, and constructive criticism

Add the values from above and enter the subtotal $\div 5 =$ **score for this category**

4. POLICY EXECUTION

Implements Selectboard actions in accordance with the intent of Board

Supports the actions of the Selectboard after a decision has been reached, both inside and outside the organization

Understands, supports, and enforces local government's laws, policies, and ordinances

Reviews ordinance and policy procedures periodically to suggest improvements to their effectiveness

Offers workable alternatives to the Selectboard for changes in law or policy when an existing policy or ordinance is no longer practical

Add the values from above and enter the subtotal $\div 5 =$ **score for this category**

5. REPORTING

Provides regular information and reports to the Selectboard concerning matters of importance to the local government, using the Town charter as guide

Responds in a timely manner to requests from the Selectboard for special reports

Takes the initiative to provide information, advice, and recommendations to the Selectboard on matters that are non-routine and not administrative in nature

Reports produced by the manager are accurate, comprehensive, concise and written to their intended audience

Produces and handles reports in a way to convey the message that affairs of the organization are open to public scrutiny

Add the values from above and enter the subtotal $\div 5 =$ **score for this category**

6. CITIZEN RELATIONS

Responsive to requests from citizens

Demonstrates a dedication to service to the community and its citizens

Maintains a nonpartisan approach in dealing with the news media

Meets with and listens to members of the community to discuss their concerns and strives to understand their interests

Gives an appropriate effort to maintain citizen satisfaction with Town services

Add the values from above and enter the subtotal $\div 5 =$ **score for this category**

7. STAFFING

Recruits and retains competent personnel for staff positions

Applies an appropriate level of supervision to improve any areas of substandard performance

Stays accurately informed and appropriately concerned about employee relations

Professionally manages the compensation and benefits plan

Promotes training and development opportunities for employees at all levels of the organization

Add the values from above and enter the subtotal $\div 5 =$ **score for this category**

8. SUPERVISION

Encourages Department Heads to make decisions within their jurisdictions with minimal Town Manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff

Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls for their programs while still monitoring operations at the department level

Develops and maintains a friendly and informal relationship with the staff and work force in general, yet maintains the professional dignity of the Town manager's office

Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback

Encourages teamwork, innovation, and effective problem-solving among the staff members

Add the values from above and enter the subtotal

÷ 5 =

score for this category

9. FISCAL MANAGEMENT

Prepares a balanced budget to provide services at a level directed by council

Makes the best possible use of available funds, conscious of the need to operate the local government efficiently and effectively

Prepares a budget and budgetary recommendations in an intelligent and accessible format

Ensures actions and decisions reflect an appropriate level of responsibility for financial planning and accountability

Appropriately monitors and manages fiscal activities of the organization

Add the values from above and enter the subtotal

÷ 5 =

score for this category

10. COMMUNITY

Shares responsibility for addressing the difficult issues facing the Town

Avoids unnecessary controversy

Cooperates with neighboring communities and the county

Helps the Selectboard address future needs and develop adequate plans to address long term trends

Cooperates with other regional, state and federal government agencies

Add the values from above and enter the subtotal

÷ 5 =

score for this category

NARRATIVE EVALUATION

What would you identify as the Town Manager's strength(s), expressed in terms of the principle results achieved during the rating period?

What performance area(s) would you identify as most critical for improvement?

What constructive suggestions or assistance can you offer the manager to enhance performance?

What other comments do you have for the Town Manager; e.g., priorities, expectations, goals or objectives for the new rating period?