

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, March 6, 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](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. CONVENE AS SEWER COMMISSIONERS
  - a. Vote to approve Sewer Billing Change Memo
2. CALL TO ORDER SELECTBOARD REGULAR MEETING
3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
4. TOWN MANAGER'S REPORT
  - a. Housatonic Water Works
5. LICENSES AND PERMITS
  - a. Vern Kennedy of Number Ten Restaurant for a One Day Beer and Wine licenses for Berkshire Opera Festival's event on April 16, 2023 at St. James Place
  - b. Cynthia Joyner of Fiddleheads Grille for an Annual Weekday Entertainment License at 999 Main Street from noon to midnight.
6. PUBLIC HEARINGS
  - a. Special Permit application from Saint James Place, Inc. c/o White Engineering, Inc. to permit the construction an electronic marquee sign in the Village Center Overlay District at 352 Main Street, Great Barrington, per Sections 9.6 and 10.4 of the Zoning Bylaw.
    - i. Open Public Hearing
    - ii. Explanation
    - iii. Public comments; speak in favor or opposition
    - iv. Close Public Hearing

- v. Selectboard discussion
  - vi. Motion; decision
- b. Special Permit application from the Great Barrington Affordable Housing Trust, c/o White Engineering, Inc., with Central Berkshire Habitat for Humanity, for a Planned Unit Residential Development of new residential homes at 0 North Plain Road, Map 26, Lot 53A, per Sections 3.1.4 A(9), 8.5 and 10.4 of the Zoning Bylaw.
- i. Open Public Hearing
  - ii. Explanation
  - iii. Public comments; speak in favor or opposition
  - iv. Close Public Hearing
  - v. Selectboard discussion
  - vi. Motion; decision

## 7. NEW BUSINESS

- a. 5-Pole petitions from National Grid
- i. No. 30727829:  
Install 1 joint pole on South Main Street beginning at a point approximately 1450 feet south of the centerline of the intersection of Brookside Road. Installing new midspan pole #63-50 approximately 55' from adjacent poles.
  - ii. No. 30707497:  
Install 11-joint poles on Blue Hill Road beginning at a point approximately 700' feet northeast of the centerline of the intersection of South Undermountain Road and continuing approximately 3100' feet in a northeast direction. Install 11 utility poles within public right of way. Existing utility poles are currently leaning and have low wire from pole to pole along road. New Poles will help raise wire and alleviate tensions along existing poles.
  - iii. No. 30611198:  
Install 3-joint poles on Seekonk Road beginning at a point approximately 0 feet west of the centerline of the intersection of Seekonk Road and Division Street and continuing approximately 787 feet in a west direction. Install three midspan poles P23-50, P22-50, P21-50 along the south side of Seekonk Road.
  - iv. No. 30611209:  
Install 5 joint poles on Seekonk Road beginning at a point approximately 537' feet east of the centerline of the intersection of Division Street at Seekonk Road and continuing approximately 2063' feet in an east direction. Install P15-50 on South side of Seekonk Road. Install P13-50 on South side of Seekonk Road. Install P9-50 and anchor on South side of Seekonk Road.
  - v. No. 30611198:  
Install 6-joint poles on Seekonk Road beginning at a point approximately 0 feet east of the centerline of the intersection of Seekonk Cross Road and Seekonk Road and continuing approximately 1,798 feet in an East direction. Install six midspan poles P33-50, P32-50, P31-50, P30-50, P25-50, and P24-50 along the South side of Green River Road.

- b. Berkshire Regional Transit Advisory Representative
- c. Recommendation to the Planning Board on the Special Permit application for a marquee sign at Saint James Place, 352 Main Street, Great Barrington.

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

March 7 @ 6:00 PM FY24 Budget Meeting #3  
March 8 @ 6:00 PM FY24 Budget Meeting #4  
March 13 @ 6:00 Selectboard Special Meeting  
March 22 @ 6:00 PM



**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  
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

TO: Mark Pruhenski, Town Manager  
FROM: Joseph Aberdale, DPW Superintendent  
DATE: March 1, 2023  
SUBJECT: Sewer Billing Changes for the Period July 1 2022 through December 31  
2022

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The following are changes for the above referenced billing period:

1. Map 9, Lot 36A - 5 Maplewood Ave, Great Barrington  
Sean & Stacy McMahon – septic system failure

Sewer Billing Units            Old- 0 units    New – **1.0 unit**

2. Map 12, Lot 1.0 – 232 Stockbridge Rd, Great Barrington  
650 Aaron Management, Inc – building razed sewer disconnected

Sewer Billing Units            Old - 5 units    New - **0 units**

3. Map 18, Lot 2.0. 16 Highland Dr, Great Barrington  
Evan & Ann Cohen – disconnected during renovation

Sewer Billing Units            Old - 1 unit    New - **0 units**

4. Map 32, Lot 8 - 7 Thrushwood Lane, Great Barrington  
David Liu – Certificate of Occupancy 12/2020 4.5 baths

Sewer Billing Units            Old - 0 unit    New – **1.5 units**

5. Map 19 Lot 142 – 34 Bridge St Great Barrington Ma  
Powerhouse Square – 12 condo units

Sewer Billing Units            Old - 0 unit    New – **12 units**

6. Map 22 Lot 85 – 10 Silver St Great Barrington Ma  
Cum Pierre – 4 apartments

Sewer Billing Units            Old – 5 units    New – **4 units**

7. Map 19 Lot 141 – 333 Main St Great Barrington Ma  
Wheeler & Taylor - 23 employees

Sewer Billing Units            Old – 4 units    New – **3 units**

8. Map 9A-0001-0001 – 420 Stockbridge Rd suite #2 Great Barrington Ma  
CATA - building units 1 & 2 combined to one sewer bill.

Sewer Billing Units            Old - 2 units    **No change to units**

9. Map 30 Lot 91, 91A, & 93B – 964 Main St Great Barrington Ma  
HAMFAS LLC – two stores; a warehouse (not in use)

Sewer Billing Units            Old – 7.5 units        New – **4 units**

10. Map 14 Lot 259 – 54 River St Great Barrington Ma  
Cynthia McCallister – 4 apt. converting to single family (4 bathrooms)

Sewer Billing Units            Old – 4 units        New – **1.5 units**

11. Map 11 Lot 43 – 41 Pearl St Great Barrington Ma  
Robert & Donna Sermini – duplex

Sewer Billing Units            Old – 3            New – **2 units**

12. Map 11 Lot 44 – 45 Pearl St Great Barrington Ma  
Daniel & Jennafer Huggins – single family house

Sewer Billing Units            Old – 1 unit    **No change to units**

Fee: \$25.00 (per day)

~~check~~ 8111



**APPLICATION FOR ONE DAY LIQUOR LICENSE**

TO THE LICENSING AUTHORITY:

The undersigned hereby applies for a License in accordance with the provisions relating thereto:

Applicant's Name: VERN KENNEDY

Organization Name: NUMBER TEN RESTAURANT

Applicant's Address: 10 CASTLE ST, GB, MA 01230

Telephone Number: 413-528-5244

Type of License: ONE DAY BEER & WINE ONE DAY ALL ALCOHOLIC  
(Circle one)

Event: BERKSHIRE OPERA FESTIVAL

Date: 4/16/23 Start Time: 4PM End Time: 5PM

Event Address: ST JAMES PLACE

Is the Event on Town property? YES NO

**PLEASE ATTACH THE FOLLOWING TO YOUR APPLICATION:**

- 1. TIPS or ServSafe Alcohol certification for anyone serving alcohol.
- 2. Certificate of Insurance showing proof of Liquor Liability coverage.  
(If the event is on Town property, the certificate must name the Town of Great Barrington as additional insured.)
- 3. If the event is not on applicant's property, a letter of permission from the owner is required.

**Liability:** The below individual agrees to take responsibility for the above-noted event and further agrees to indemnify, save harmless, and defend the Town of Great Barrington, its officers, employees and agents, from and against any and all liabilities, claims, penalties, forfeitures, suits, and the costs and expenses incident thereto, which may occur in connection with this event.

[Signature]  
Signature of Applicant

2/24/23  
Date

**FOR TOWN USE:**

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Postponed \_\_\_\_\_



**TOWN OF GREAT BARRINGTON**  
**Annual Weekday Entertainment License Application**  
**(INDOOR ONLY)**  
**\$25.00**

The undersigned hereby applies for a license in accordance with the provisions of MA General Laws, Ch.140 Sec.183A amended, Ch.351, Sec.85 of Acts of 1981 and Ch.140 Sec.181.

Name: Cynthia Joyner

Business/Organization: Fiddleheads Grille Inc.

D/B/A (if applicable): Fiddleheads Grille

Address: 999 Main St Gt Barrington Ma

Mailing Address: \_\_\_\_\_

Phone Number: 644 2999

Email: Fiddleheads Grille@yahco.com

**TYPE:** (Check all that apply)  Concert  Dance  Exhibition  Cabaret  DJ

Live band with up to 5 pieces, including singers  Public Show

**INCLUDES:**  Live music  Recorded music  Dancing by entertainers/ performers

Dancing by patrons  Amplification system  Theatrical exhibition

Floorshow  Play  Moving picture show  Light show  Jukebox

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (M.G.L. Chp.140 Sec.183A)

\_\_\_ YES

X NO

Exact Location of Entertainment (include sketch): Dining Room

Days of Entertainment\*: M-F

**\*Does not include SUNDAY**

Start & End Times of Entertainment: 12:00 PM 12:00 AM

**Does your event involve any of the following? (Check all that apply)**

- Food    Temporary Bathrooms    Tents    Stages    Temporary Signs  
 Electrical Permits    Building Permits    Police Traffic Details    Street Closures

**ALL entertainment licenses will be reviewed by the Design Review Team (DRT), which is comprised of several Town departments, for comments/concerns on this application.**

**In the event of a change in type of entertainment or hours/days different than indicated above, a new application will be required and a new license will be issued.**

Pursuant to M.G.L. Ch. 62C, Sec. 49A, I certify under the penalties of perjury that I, to my best knowledge and belief, have filed all state tax returns and paid all state taxes required under law.

Cynthia Joyner  
Signature of Individual or  
Corporate Officer

2/27/2023  
Date

\_\_\_\_\_  
SS# or FID#

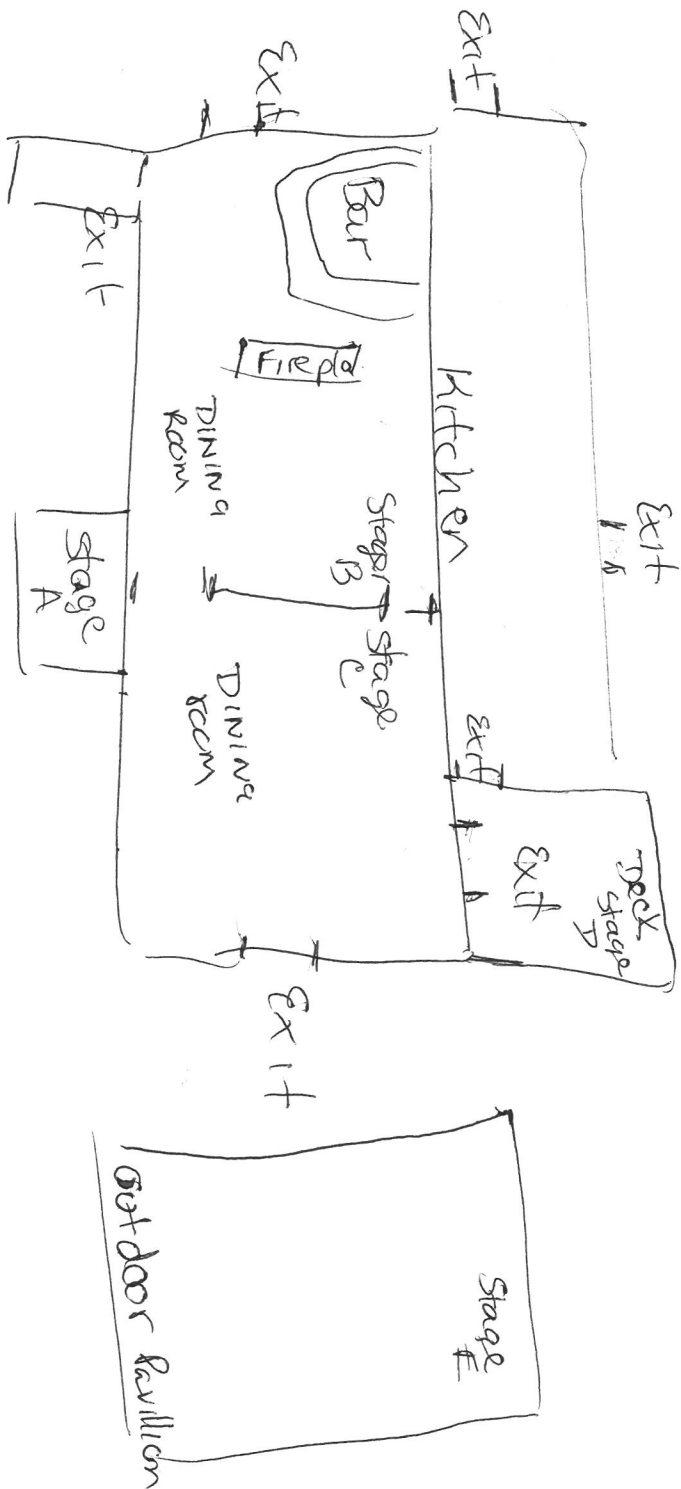
**TOWN USE ONLY:**

DRT Review with Conditions: \_\_\_\_\_

APPROVAL DATE: \_\_\_\_\_

LICENSE # \_\_\_\_\_





STEPHEN BANNON  
CHAIR

LEIGH S. DAVIS  
EDWARD ABRAHAMAS  
GARFIELD C. REED  
ERIC GABRIEL



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-1619, x2  
Fax: (413) 528-2290  
www.townofgb.org

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### SELECTBOARD

SPECIAL PERMIT # 934-23

NAME, ADDRESS, AND PROJECT: Special Permit application from Saint James Place, Inc. c/o White Engineering, Inc. to permit the construction an electronic marquee sign in the Village Center Overlay District at 352 Main Street, Great Barrington, per Sections 9.6 and 10.4 of the Zoning Bylaw.

### REVIEW MEETINGS

These Boards and Commissions will hold meetings on the following dates to consider your application and make a recommendation to the Selectboard (dates or times may be subject to change):

CONSERVATION COMMISSION      Wednesday, February 22, 2023, 6:30 PM  
*Applicant should call the Conservation Agent in advance of the meeting to see if you should attend.*

PLANNING BOARD                      Thursday, February 23, 2023, 6:00 PM  
*Applicant must attend*

BOARD OF HEALTH                      Thursday, March 2, 2023, 6:30 PM  
*Applicant should call the Health Agent in advance of the meeting to see if you should attend.*

### SPECIAL PERMIT PUBLIC HEARING

The **PUBLIC HEARING** before the **SELECTBOARD** will be Monday, March 6, 2023, at 6:00 PM,  
*Applicant must attend.*

TOWN CLERK  
GREAT BARRINGTON  
FEB 9 2023 AM 10:19

**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 934-23 Date Received 2/8/23  
Special Permit Granting Authority SB  
Copy to Recommending Boards 2/9  
Advertised 2/15 & 2/22  
Public Hearing 3/6/23  
Fee: \$300.00 Paid: Yes

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

MAP 19 LOT 92 BOOK 2008 PAGE 346 ZONING DISTRICT(s) B

Site Address: 352 Main Street

Date of Application 02/10/2023

Applicant's name and complete mailing address Saint James Place c/o White Engineering, Inc.,  
55 South Merriam Street, Pittsfield, MA 01201

Applicant's phone number (413) 443-8011 Applicant's email address: bwhite@whiteeng.com

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

St. James Place Inc., 352 Main Street, Great Barrington, MA 01230-1876

I (we) request a Special Permit for: Please see attached narrative.

Under Section(s) 9.6 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.

Brent M. White/mce  
Signature of Applicant

\_\_\_\_\_  
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 Brent M. White/mce

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

Date 2/7/2023

Village Center Overlay District Special Permit Narrative  
Proposed Marquee  
Saint James Place, Inc.  
352 Main Street, Great Barrington, MA

Saint James Place, Inc., is a state-of-the-art cultural center and event space located in downtown Great Barrington at 352 Main Street. Visitors have opportunities throughout the year to enjoy music, theatre and dance performances as well as hosting lectures and classes since reopening in 2017 after years of substantial renovation by the owners. Along with these opportunities, the facility serves as the permanent home for the People's Pantry as well as providing affordable office space for non-profit groups to utilize.

In an effort to enhance notification to the public of the opportunities available at Saint James Place, the owners purchased an electronic marquee that was once located at The Clark Art Institute in Williamstown, MA. Enclosed with this application are a site plan identifying the proposed location of the sign in front of the building facing Main Street as well as schematics from when the sign was originally constructed as well as renderings of the appearance of the sign with the church in the background. This sign will fall under the jurisdiction of Chapter 146 of the Town of Great Barrington Regulations, specifically Section 146-9, Signs Requiring a Special Permit. Application to the Great Barrington Planning Board has also been made. Along with the requirements of Section 146-9, the marquee will require a Special Permit as it has been determined through consultation with Assistant Town Manager Christopher Rembold and Building Commissioner Edwin May that the marquee is subject to approval for work within the Village Center Overlay District (VCOD). According to Section 9.6.1 of the Great Barrington Zoning Bylaw, the purpose of the VCOD is to:

- 1. Foster a mix of uses;*
- 2. Encourage greater pedestrian activity as a part of these activities;*
- 3. Encourage preservation of historic buildings;*
- 4. Encourage economic revitalization; and*
- 5. Promote mixed-use buildings*

In order to be eligible for a Special Permit, the Select Board is required to make findings under Section 9.6.5 of the Zoning Bylaw which are specific to the VCOD as well as Section 10.4 which are findings required for all Special Permits to be granted. The following is a summary of the required findings in italics and explanation of how the project meets those requirements:

#### Section 9.6.5- Village Center Overlay District

1. *Improves village vitality and walkability*

The proposed marquee will make the numerous cultural and social offerings as well as events that support local non-profit agencies available at Saint James Place more visible for those passing by.

2. *Promotes mixed-use*

Saint James Place is already established as mixed-use, and the marquee will serve as a direct advertisement for all uses, events and services available.

3. *Promotes economic revitalization*

Through the greater support and promotion of activities at Saint James Place, the performance artists as well as the organizations they support will have a greater financial impact to the Town of Great Barrington, drawing more people to the town and supporting surrounding businesses and venues as a complement to their support of Saint James Place.

#### Section 10.4 – Special Permits

1. *Social, economic, or community needs which are served by the proposal*

The marquee proposed will help provide public information and education to help further support the work of Saint James Place and the numerous artists, cultural institutions and not-for-profit agencies whose work supports the residents of Great Barrington and the greater Southern Berkshire Region. With greater public education for the thousands of motorists and pedestrians who pass by this property daily, they will have the opportunity to be better informed of the activities and amenities available for entertainment as well as opportunities to support local organizations.

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

The marquee will be set back far enough from the street to not cause a safety issue for those walking, cycling or driving past Saint James Place or utilizing driveways on abutting properties.

3. *Adequacy of utilities and other public services*

The proposal will have a negligible impact on public utilities or services.

4. *Neighborhood character and social structures*

The marquee will only help to serve the neighborhood character and social structures by helping to provide greater information to the public about all of the opportunities available at Saint James Place.

*5. Impacts on the natural environment*

The project will not have any impacts on the natural environment.

*6. Potential fiscal impact, including impact on town services, tax base, and employment*

The marquee will help support the variability of Saint James Place as well as the artists and organizations who will be able to more clearly inform the public of the opportunities available for patrons to support them. While the proposal will help draw more patrons to Saint James Place, that increase is not expected to have a detrimental impact on town services.

**GENERAL DESCRIPTION:**

EXTERIOR, FABRICATED ALUMINUM SIGN CABINET WITH FULL COLOR LED DISPLAY ON FRONT AND PAINTED LOGO ON BACK MOUNTED TO EXISTING CONCRETE FOUNDATION

**POWER REQUIREMENTS:**

(3) 20 AMP, 120 VOLT CIRCUITS WITH (36) AMP LOAD

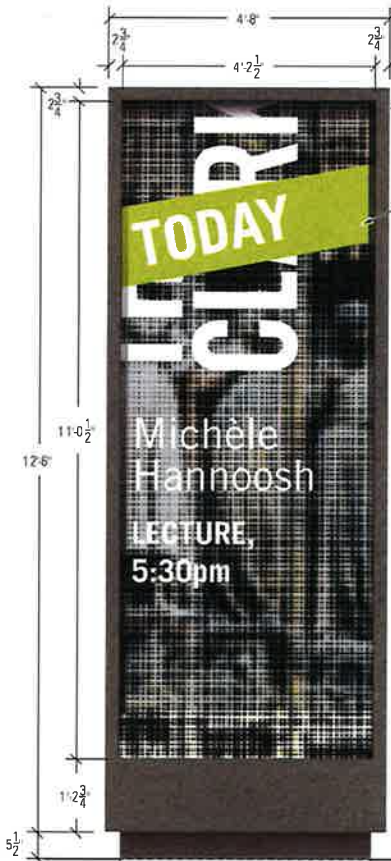
"THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN"

**SIGN AREA:**  
64.79 SQ. FT.

**EST WEIGHT:**  
850 LBS.



4 TOP VIEW  
SCALE: 1/2" = 1'-0"



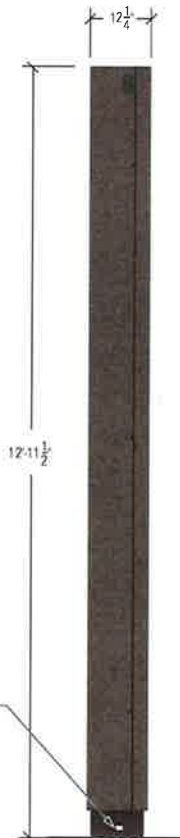
1 FRONT VIEW  
SCALE: 1/2" = 1'-0"

FABRICATED ALUMINUM CABINET PAINTED P2 ALL EXPOSED SURFACES REVEALS AND EDGES

FULL COLOR LED DISPLAY P16/0-FA BY LIGHTHOUSE

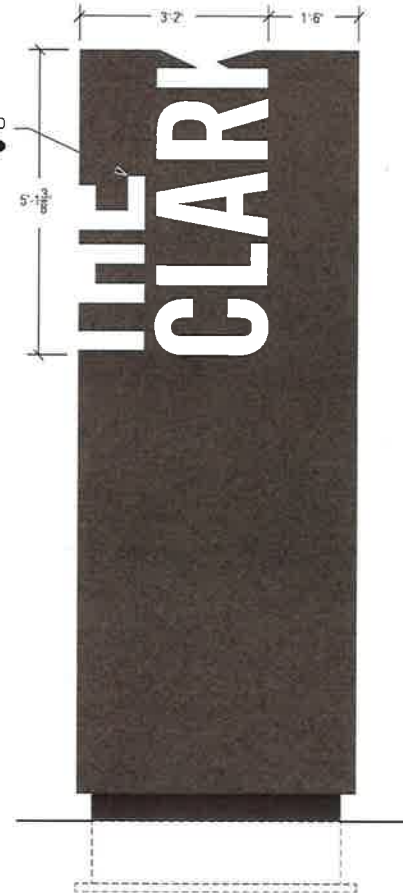
LOCATION OF UL LABEL AND DISCONNECT SWITCH FOR SERVICE

BASE OF SIGN EXTENDS BELOW GRADE AND ANCHORS TO CONCRETE FOUNDATION WITH OVERSIZE BASE PLATE



2 SIDE VIEW  
SCALE: 1/2" = 1'-0"

LOGO GRAPHIC PAINTED P5b



3 BACK VIEW  
SCALE: 1/2" = 1'-0"

- ▲ BACK ACCESS DOOR ADDED
- ▲ UPDATED PER ENGINEER REDLINES
- ▲ UPDATED PER DESIGNER REDLINES
- ▲ REMOVED ILLUMINATED LOGO GRAPHIC AND LIGHT BOX ON BACK AND REDUCED THE DEPTH OF THE SIGN FROM 14" TO 12 1/4"
- ▲ MODIFIED BASE EXTENDING BELOW GRADE
- ▲ REC'D FINAL ART FOR BACK AND PERF PATTERN FOR VENTS

**CRÉO** INDUSTRIAL ARTS

8329 214TH STREET SE  
 WOODINVILLE, WA 98072  
 T. 425.795.7444 F. 425.795.2505  
 WWW.CREOINDUSTRIALARTS.COM

DATE DRAWN: 03/10/14

DRAWN BY: JH

CHECKED BY:

PM: KB

REV. ▲ 03/25/14 JH

REV. ▲ 04/02/14 JH

REV. ▲ 04/21/14 JH

REV. ▲ 04/22/14 JH

REV. ▲

DIMENSIONAL AND COLOR OVERVIEW

- Fabrication Intent
- Final Shop Drawing
- Engineered

PROJECT:  
**THE CLARK**



JOB#: 1202013

LOC: WILLIAMSTOWN, MA

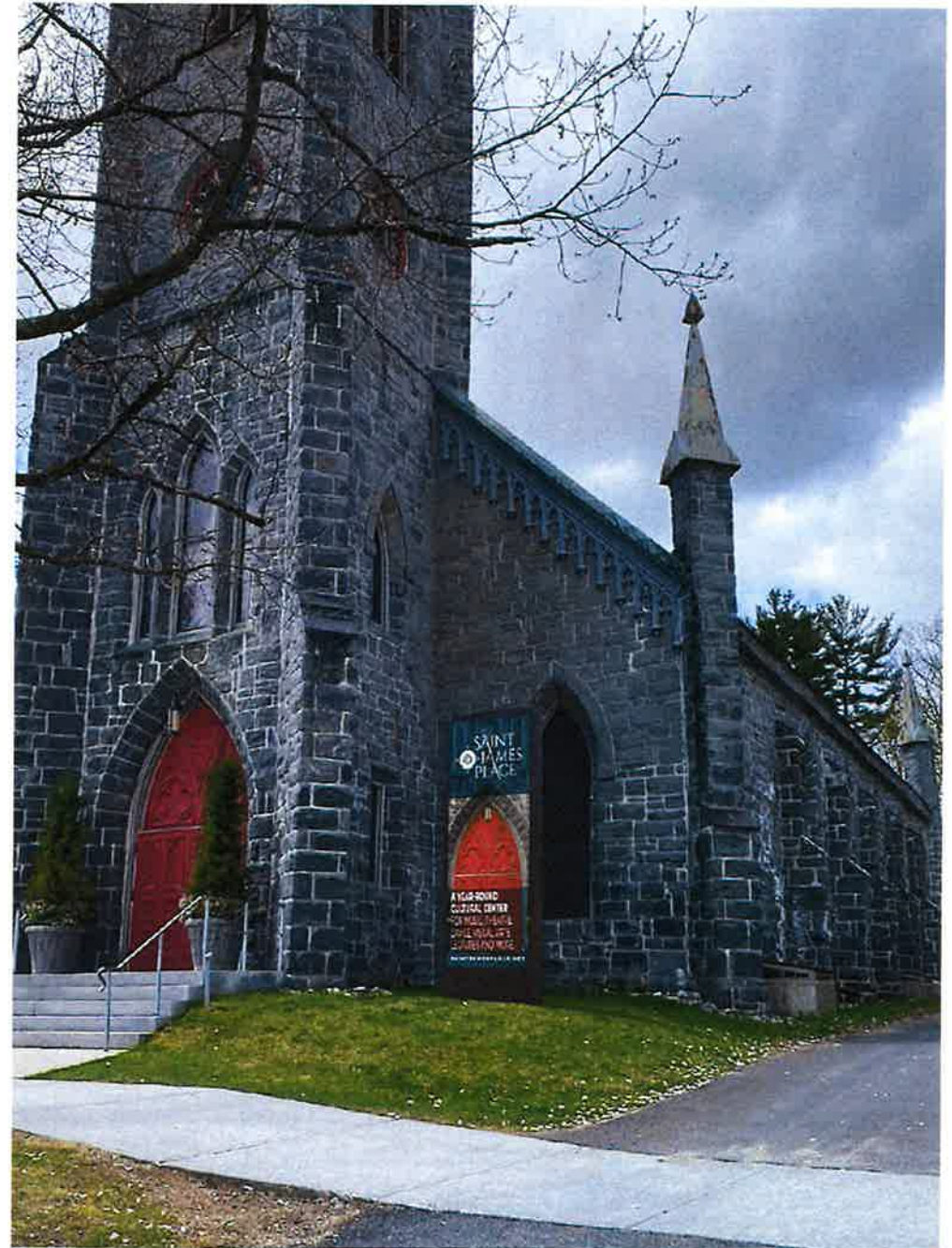
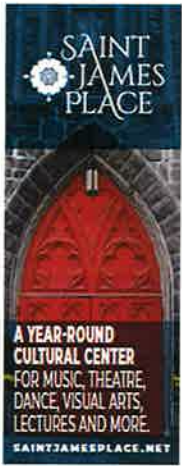


SIGN TYPE: 2.01B

MONUMENT

QTY: (1)





**Saint James Place**  
Proposed Digital Sign

MAY 2022



# 300 foot Abutters List Report

Great Barrington, MA  
February 07, 2023

## Subject Properties:

Parcel Number: 19-92-0  
CAMA Number: 19-92-0  
Property Address: 352 MAIN ST

Mailing Address: ST JAMES PLACE INC  
352 MAIN ST  
GT BARRINGTON, MA 01230-1876

Parcel Number: 19-92 C & 19-92B  
CAMA Number: 19-92-C  
Property Address: MAIN ST

Mailing Address: ST JAMES PLACE INC  
352 MAIN ST  
GT BARRINGTON, MA 01230-1876

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## Abutters:

Parcel Number: 19-140-0  
CAMA Number: 19-140-0  
Property Address: 325 MAIN ST

Mailing Address: WHEELER & TAYLOR INC  
333 MAIN ST  
GT BARRINGTON, MA 01230-1813

Parcel Number: 19-141-0  
CAMA Number: 19-141-0  
Property Address: 333 MAIN ST

Mailing Address: WHEELER & TAYLOR INC  
333 MAIN ST  
GT BARRINGTON, MA 01230-1813

Parcel Number: 19-147-0  
CAMA Number: 19-147-0  
Property Address: 343 MAIN ST

Mailing Address: 343 MAIN STREET LLC  
PO BOX 627  
GT BARRINGTON, MA 01230-0627

Parcel Number: 19-149-0  
CAMA Number: 19-149-0  
Property Address: 347 MAIN ST

Mailing Address: GOODMAN ISADORE INC  
C/O MICHAEL GREENWALD  
29 WENDELL AVE  
PITTSFIELD, MA 01201-6326

Parcel Number: 19-152-0  
CAMA Number: 19-152-0  
Property Address: 389 MAIN ST

Mailing Address: SLONEM HUNT  
595 11TH AVE  
NEW YORK, NY 10036-2101

Parcel Number: 19-17-0  
CAMA Number: 19-17-0  
Property Address: 51 CASTLE ST

Mailing Address: SHERIDAN RICHARD C SR  
SHERIDAN MABEL  
PO BOX 253  
MONTEREY, MA 01245-0253

Parcel Number: 19-19-0  
CAMA Number: 19-19-0  
Property Address: 43 CASTLE ST

Mailing Address: ROSEN JONATHAN S/BAIER JULIA  
43 CASTLE ST  
GT BARRINGTON, MA 01230-1580

Parcel Number: 19-28-0  
CAMA Number: 19-28-0  
Property Address: 41 CASTLE ST

Mailing Address: BERENSON LAURA/SMITH CYNTHIA  
41 CASTLE ST  
GT BARRINGTON, MA 01230-1580

Parcel Number: 19-37-0  
CAMA Number: 19-37-0  
Property Address: 39 CASTLE ST

Mailing Address: MACK HAZEL T  
39 CASTLE ST  
GT BARRINGTON, MA 01230-1580



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# 300 foot Abutters List Report

Great Barrington, MA  
February 07, 2023

ST JAMES PLACE INC

|  |   |
|--|---|
| Parcel Number: 19-38-0<br>CAMA Number: 19-38-0<br>Property Address: 2 TACONIC AVE  | Mailing Address: LEFENFELD HOWARD & BARBARA<br>2 TACONIC AVE<br>GT BARRINGTON, MA 01230-1710                            |
| Parcel Number: 19-46-A<br>CAMA Number: 19-46-A<br>Property Address: 17 TACONIC AVE | Mailing Address: A2Z PROPERTIES LLC<br>SCOTT GOFFIN<br>17 TACONIC AVE<br>GT BARRINGTON, MA 01230-1709                   |
| Parcel Number: 19-52-0<br>CAMA Number: 19-52-0<br>Property Address: 52 CASTLE ST   | Mailing Address: ALDER CREEK LLC<br>212 NORTH PLAIN RD<br>GT BARRINGTON, MA 01230-1276                                  |
| Parcel Number: 19-52-B<br>CAMA Number: 19-52-B<br>Property Address: 46 CASTLE ST   | Mailing Address: ALDER CREEK LLC<br>212 NORTH PLAIN RD<br>GT BARRINGTON, MA 01230-1276                                  |
| Parcel Number: 19-52-C<br>CAMA Number: 19-52-C<br>Property Address: 50 CASTLE ST   | Mailing Address: ALDER CREEK LLC<br>212 NORTH PLAIN RD<br>GT BARRINGTON, MA 01230-1276                                  |
| Parcel Number: 19-52-F<br>CAMA Number: 19-52-F<br>Property Address: CASTLE ST      | Mailing Address: TOWN OF GREAT BARRINGTON<br>PEDESTRIAN UNDERPASS<br>334 MAIN ST RM 208<br>GT BARRINGTON, MA 01230-1832 |
| Parcel Number: 19-85-0<br>CAMA Number: 19-85-0<br>Property Address: CASTLE ST      | Mailing Address: INHABITANTS OF THE TOWN OF GREAT<br>BARRINGTON<br>334 MAIN ST ROOM 208<br>GT BARRINGTON, MA 01230-1832 |
| Parcel Number: 19-87-0<br>CAMA Number: 19-87-0<br>Property Address: 20 CASTLE ST   | Mailing Address: CASTLE STREET FIREHOUSE LLC<br>PO BOX 522<br>WEST STOCKBRIDGE, MA 01266-0522                           |
| Parcel Number: 19-88-0<br>CAMA Number: 19-88-0<br>Property Address: 14 CASTLE ST   | Mailing Address: MAHAIWE PERFORMING ARTS CENTER<br>INC<br>PO BOX 690<br>GT BARRINGTON, MA 01230-0690                    |
| Parcel Number: 19-90-0<br>CAMA Number: 19-90-0<br>Property Address: 322 MAIN ST    | Mailing Address: 322 MAIN LLC<br>PO BOX 627<br>GT BARRINGTON, MA 01230-0627   |
| Parcel Number: 19-91-0<br>CAMA Number: 19-91-0<br>Property Address: 334 MAIN ST    | Mailing Address: TOWN OF GREAT BARRINGTON TOWN<br>HALL<br>334 MAIN ST RM 208<br>GT BARRINGTON, MA 01230-1832            |
| Parcel Number: 19-92-A<br>CAMA Number: 19-92-A<br>Property Address: 342 MAIN ST    | Mailing Address: 342 MAIN STREET LLC<br>342 MAIN ST<br>GT BARRINGTON, MA 01230-1814                                     |



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2/7/2023

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# 300 foot Abutters List Report

Great Barrington, MA  
February 07, 2023

ST JAMES PLACE INC

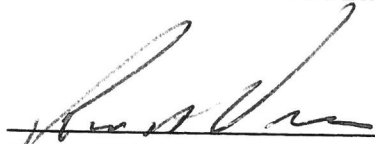
Parcel Number: 19-93-0  
CAMA Number: 19-93-0  
Property Address: 372 MAIN ST

Mailing Address: SMIT & NEEL LLC  
372 MAIN ST  
GT BARRINGTON, MA 01230-1804

Parcel Number: 19-93-A  
CAMA Number: 19-93-A  
Property Address: 362 MAIN ST

Mailing Address: MASSACHUSETTS CVS PHARMACY LLC  
CVS/HEALTH #8970-01  
C/O ALTUR GROUP US INC  
PO BOX 1610  
COCKEYSVILLE, MD 21030-7610

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

  
\_\_\_\_\_  
Ross Vivori, MAA  
Principal Assessor

Feb. 8, 2023

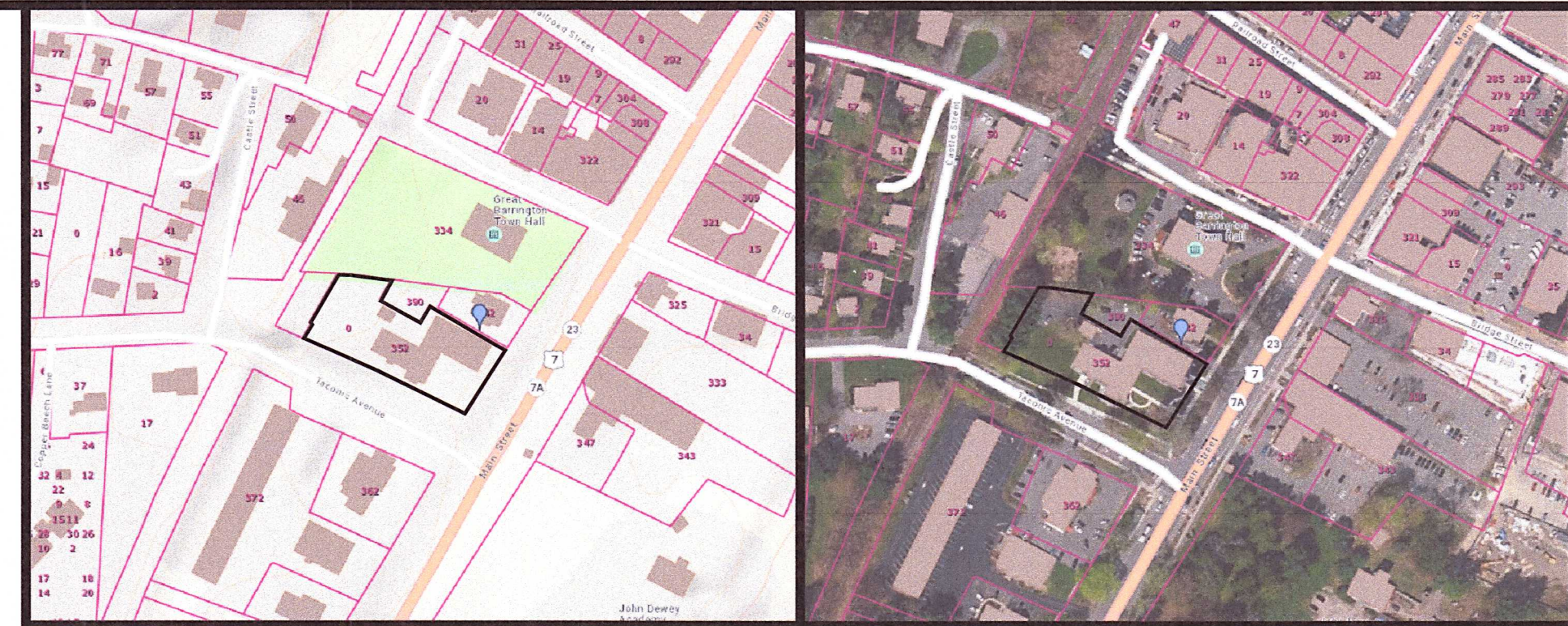


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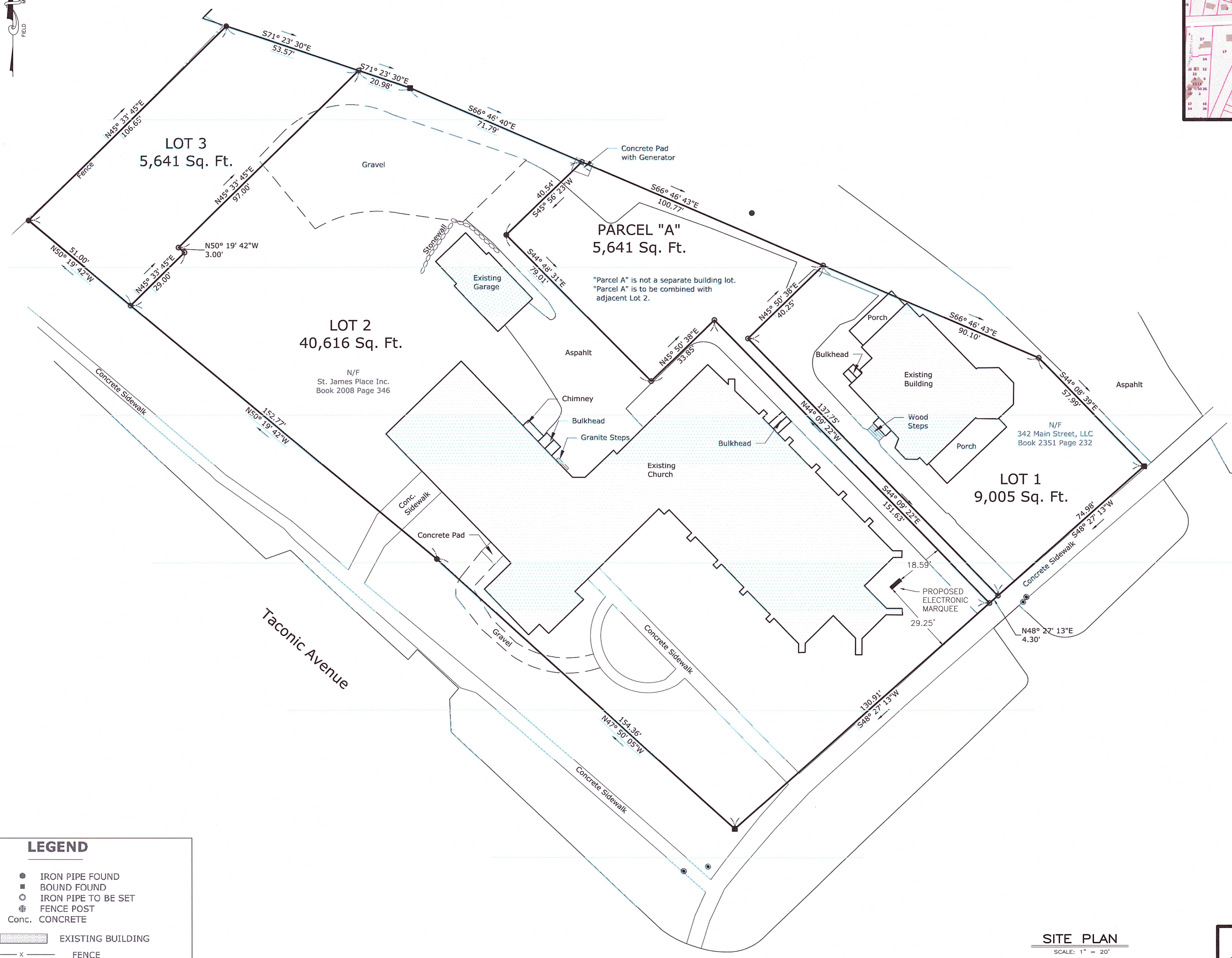
2/7/2023

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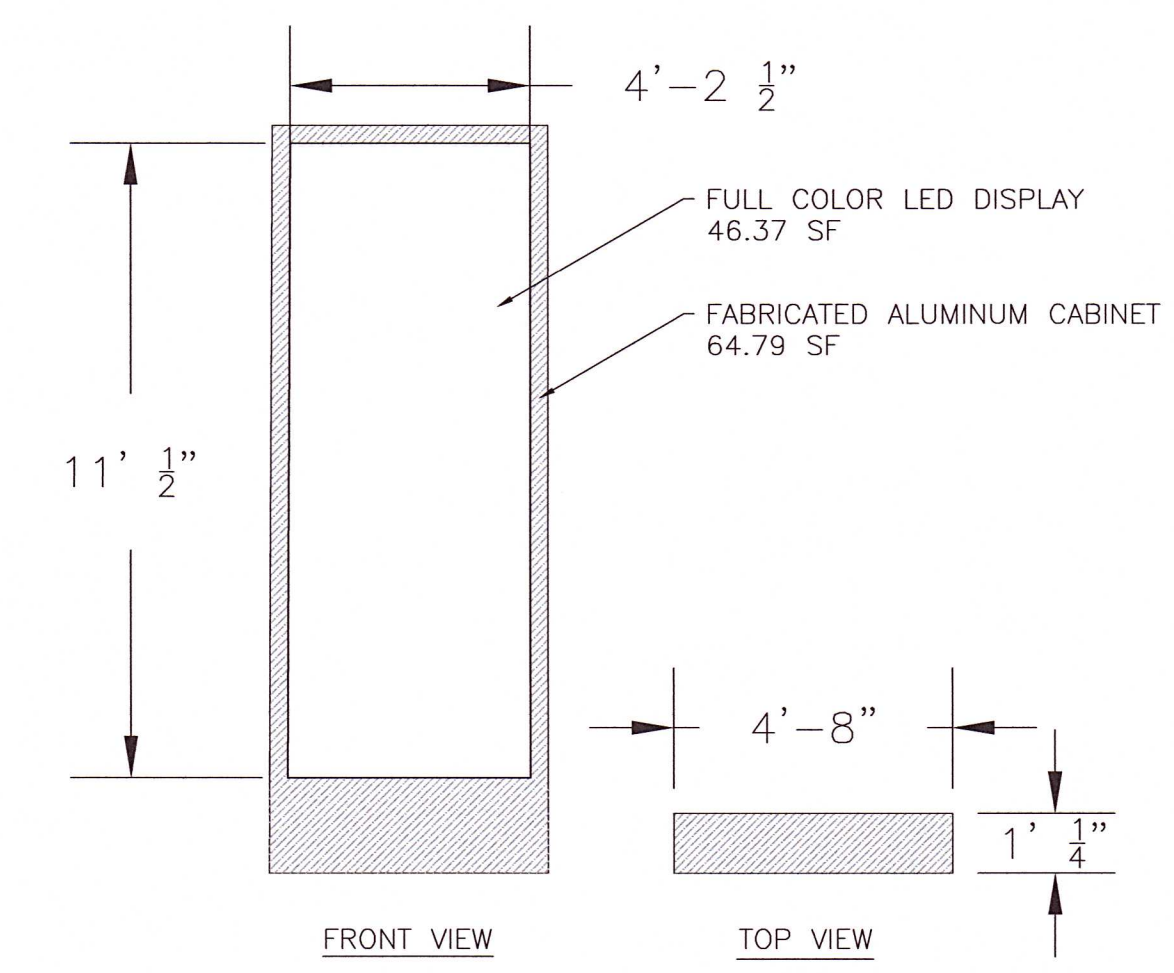


KEY MAP

LOCUS MAP



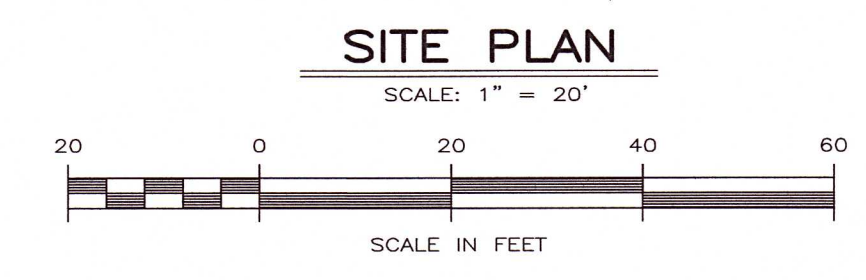
**GENERAL NOTES:**  
 CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.  
 ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.  
 ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.  
 CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.  
 PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM PLAN OF LAND FOR ST. JAMES PLACE INC. BY FORESIGHT LAND SERVICES AND MONUMENTATION FOUND IN THE FIELD, AND ARE REPRESENTED AS APPROXIMATE ONLY.  
 PLAN OF LAND PREPARED FOR ST. JAMES PLACE INC. BY FORESIGHT LAND SERVICES DATED NOVEMBER 14, 2016  
 APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.



PROPOSED MARQUEE  
 NOT TO SCALE

**LEGEND**

- IRON PIPE FOUND
- BOUND FOUND
- IRON PIPE TO BE SET
- ⊙ FENCE POST
- Conc. CONCRETE
- ▨ EXISTING BUILDING
- x FENCE
- STONEWALL
- EDGE OF ASPHALT
- - - EDGE OF GRAVEL
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE



**PROPOSED MARQUEE PLAN**  
 for  
**ST. JAMES PLACE INC**

352 MAIN STREET PARCEL ID: 019.0-0000-0092.0 GREAT BARRINGTON, MA

|     |          |    |      |
|-----|----------|----|------|
| NO. | REVISION | BY | DATE |
|     |          |    |      |

**WHITE ENGINEERING INC.**  
 CIVIL & ENVIRONMENTAL  
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
 PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012  
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 7, 2023 DWN: RMJ APVD: BMW  
 DESGN: BMW CKD: CJM/BMW SCALE: AS NOTED SHEET NO: 22-10-01  
 SHEET 1 OF 1

STEPHEN BANNON  
CHAIR

LEIGH S. DAVIS  
EDWARD ABRAHAMAS  
GARFIELD C. REED  
ERIC GABRIEL



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-1619, x2  
Fax: (413) 528-2290  
www.townofgb.org

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### SELECTBOARD

SPECIAL PERMIT # 933-23

NAME, ADDRESS, AND PROJECT: Special Permit application from the Great Barrington Affordable Housing Trust, c/o White Engineering, Inc., with Central Berkshire Habitat for Humanity, to permit a Planned Unit Residential Development of new residential homes at 0 North Plain Road, Map 26, Lot 53A, in accordance with Sections 3.1.4 A(9), 8.5 and 10.4 of the Zoning Bylaw.

### REVIEW MEETINGS

These Boards and Commissions will hold meetings on the following dates to consider your application and make a recommendation to the Selectboard (dates or times may be subject to change):

PLANNING BOARD Thursday, February 9, 2023, 6:00 PM  
*Applicant must attend*

CONSERVATION COMMISSION Wednesday, February 22, 2023, 6:30 PM  
*Applicant should call the Conservation Agent in advance of the meeting to see if you should attend.*

BOARD OF HEALTH Thursday, March 2, 2023, 6:30 PM  
*Applicant should call the Health Agent in advance of the meeting to see if you should attend.*

### SPECIAL PERMIT PUBLIC HEARING

The **PUBLIC HEARING** before the **SELECTBOARD** will be Monday, March 6, 2023, at 6:00 PM,  
*Applicant must attend.*

## Special Permit Application

Great Barrington Affordable Housing Trust

North Plain Road, Great Barrington, MA

February 2023



White Engineering, Inc.  
55 South Merriam Street  
Pittsfield, MA 01201  
(P) 413-443-8011  
(F) 413-443-8012  
bwhite@whiteeng.com

## Table Of Contents

Special Permit Application Form

Project Narrative

Stormwater Management Forms

Lighting Cut Sheet

Proposed House Plans

White Engineering, Inc. Plan set



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

Selectboard Meeting Packet for March 6, 2023  
Item 6. b. Special Permit application from GB Affordable Housing Trust

GREAT BARRINGTON  
FEB 9 2023 AM 10:20  
FORM SP-1  
REV. 12-2020

**FOR OFFICE USE ONLY**

Number Assigned 933-23 Date Received 2/7/23  
Special Permit Granting Authority SB  
Copy to Recommending Boards 2/8/23  
Advertised 2/15 & 2/22  
Public Hearing 3/6/23  
Fee: \$300.00 Paid: yes

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

MAP 26 LOT 53A BOOK 2603 PAGE 343 ZONING DISTRICT(S) R1A

Site Address: Map 26, Lot 53A, North Plain Road

Date of Application 02/02/2023

Applicant's name and complete mailing address Great Barrington Affordable Housing Trust, c/o  
White Engineering, Inc., 55 South Merriam Street, Pittsfield, MA 01201

Applicant's phone number (413) 443-8011 Applicant's email address: bwhite@whiteeng.com

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

Great Barrington Affordable Housing Trust Fund, 334 Main Street, Great Barrington,  
MA 01230

I (we) request a Special Permit for: Please see attached narrative.

Under Section(s) 8.5 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.

  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
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 \_\_\_\_\_

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

Date \_\_\_\_\_

## Introduction

White Engineering, Inc. in coordination with the Town of Great Barrington, the Great Barrington Affordable Housing Trust (AHT) and Central Berkshire Habitat for Humanity (CBHFH) are pleased to submit this Special Permit application for the AHT property on North Plain Road. The property is 7.25 acres on the West side of North Plain Road, AKA Route 41. After conclusion of the Feasibility study completed in 2020 and the town's acquisition of the property the development team has worked closely with the Town of Great Barrington, abutters and stakeholders to develop a viable plan for this property. Habitat brings people together to build homes, communities and hope and we are thrilled to partner with the Great Barrington Affordable Housing Trust Fund, The Town of Great Barrington and residents of Housatonic to bring much needed affordable housing to Great Barrington.

The vision for the development of the North Plain Road has always been rooted in listening to the community. The community feedback has been that we create a mixed-income, family centric, inclusive neighborhood of up to 30 units of simple, decent and affordable homes built with a four-phase strategy. These homes are built to zero-energy ready standards with sustainability and aging in place in the design.

Habitat strongly believes in development that matches the density and the character of the surrounding neighborhood. The style of the buildings chosen are based on the neighborhood style in Housatonic, an eclectic mix that ranges from ranches to two-story homes. We have also added a small number of 2-bedroom townhomes to meet the identified need from the community meetings. The house designs will be tweaked using exterior color combinations and positioning to avoid a "cookie-cutter" look yet they are in accord with CBHFH's vision of simple, decent homes.

Over the last year we have heard from teachers, nurses, fire people, retail and tradesman about the crippling cost of rentals and the impact it has had on the stability of their families. The North Plain Road project will provide much needed affordable housing for the people who live here.

In order to deliver on this concept the project will developed as a condominium association. Attorney Elisabeth Goodman is assisting with the legal documents to organize the association and required agreements with the Town of Great Barrington. After review of the potential development options based upon the property being located within the R1A district the applicant as selected to permit this project as a Planned Unit Residential Development (PURD) with a Special Permit being required from the Great Barrington Select Board. A PURD allows affordable living complexes to hold a minimum of 10 dwelling units up to 60 under less strict requirements than a typical residence within the R1A district. PURDs require a minimum lot area of 9,000 square feet per dwelling unit with a minimum open space area of 5,000 square feet and maximum building coverage on the lot of 20%. The proposed site plan lays out the 30 houses in an effort to maximize the topographic features of the property utilizing a new curb

cut location that provides more sufficient sight distance than the existing access to the lot which appears to be a former logging road. Over the past months incorporating feedback from abutters, stakeholders including feedback from the Great Barrington Planning Board during an informal discussion in September 2022 lead to this final layout. We are pleased to report that the Town of Great Barrington was successful in obtaining a MassWORKS grant to help cover the costs of proposed infrastructure for the site.

### **Utilities**

The proposed project will have access to water via the Housatonic Water Works system that services the neighborhood. The Town of Great Barrington commissioned an evaluation of the Housatonic Water Works that was prepared by AECOM dated July 9, 2021 that noted there is sufficient water supply to support the development of the proposed homes on this site and the reason we have proposed to connect to the system. Acknowledging the issues that have been brought forward with respect to the quality of water within the Housatonic Water Works the applicant received funding for filtration systems that would be installed within the new homes to alleviate the concerns of water quality. The density of this project would not be possible with the use of individual on-site wells due to the additional expense and likelihood that MassWORKS funding would not be eligible for use for private wells.

For sewage the applicant has laid out a gravity sewer network of pipes and manholes that will drain to a low-pressure grinding pump station. The force main will head out to North Plain Road and down Main Street to tie into a gravity sewer manhole that will drain towards Housatonic village. While the soil is extremely well draining the density of the project would not be possible without the establishment of a connection to municipal sewer. As stated in previous community meetings that the installation of this sewer line would not obligate neighboring properties to also connect to that. The benefit of completing the connection with the low-pressure sewer is that if residents further North or South along North Plain Road wanted to find a way to connect it would be easier to tie into a low pressure force main than a high-pressure sewer force main.

The stormwater generated from the proposed development will be managed completely within the property bounds. The soils are very well draining with little to no evidence of seasonal high groundwater. As a result the site has been divided into two catchment areas. The North and south Side will drain through a series of deep sump catch basins, proprietary Stormceptor units for Total Suspended Solids (TSS) removal and discharge through a series of ADS Stormtech chambers installed within the center of the road network. This will allow for recreation and open space to be provided on top of the area where infiltration will occur. Enclosed within this report is a summary of the stormwater calculations that show the site has the ability to store and infiltrate a 100 Year, 24 Hour storm event in less than 12 hours time.

## **Traffic**

Currently the lot consists of vacant land with no pre-existing structures but does have an existing curb cut for access to the site. The existing curb cut location was likely chosen due to the minimal grade change coming off North Plain Road into the site. We elected to not use the curb cut location for future use of a subdivision road first and foremost is the insufficient site distance looking to the North based upon the vertical curvature (hill) of North Plain Road heading North of the site. This makes existing the site difficult as well as makes those vehicles difficult to see from vehicles travelling South on the road. The current curb cut is also directly across from an existing driveway. To address this concern the entrance to the neighborhood from North Plain Road will be located further North along North Plain Road. This new location will provide ample site distance to the north and south resulting in greater vehicle safety for entry and exit to the site as well as traffic along North Plain Road to see traffic coming in and out of the new curb cut. Crash reports from the online MassDOT inquiry tool show that in total, 3 accidents occurred along North Plain Road north of the proposed lot over the course of 2015 – 2020. All accidents were non-fatal and single vehicle but resulted in damages to nearby properties.

A 2019 study on daily traffic along North plain Road from the MassDOT Transportation Data Management System online tool shows an annual average daily traffic (AADT) of 2760 vehicles per day with peaks of 240 vehicles at 07:30 – 08:30, and 277 vehicles at 15:30 – 16:30. Average northbound trips show 1371 vehicles (49.7% of AADT) and average southbound trips show 1389 vehicles (50.3% of AADT). The average range of speeds by these vehicles along North Plain Road was 40mph – 50mph. Data from a 2018 study compared against the 2019 study used shows that there was 0% increase in traffic over the year, and a 2% increase in traffic between 2013 and 2018. For the 30 proposed homes we estimate 131 trips per day and would result in an approximate 5% increase in traffic along North Plain Road. I am pleased to report that during the development of the enclosed application the Town of Great Barrington has installed solar powered speed signs along North Plain Road as a traffic calming measure to reduce the speed of travelers in both directions.

## **Environmental Conditions**

The proposed project site is not located within an Area of Critical Environmental Concern (ACEC). The lot is located outside of the limits of the 100 Year Flood Plains of the Williams River. MassGIS does not indicate and site visits and test pits confirm there is no evidence of jurisdictional wetland resource areas under the Wetland Protection Act. There are no mapped vernal pools or potential vernal pools. The property does not fall within mapped Estimated Habitat or Priority Habitat. Soil within the property is listed as Copake Fine Sandy Loam 0-3% slopes from Berkshire Soil Survey. This soil is favorable for the purposes of on-site septic systems and storm water management due to the drainage properties and deep-water table. Percolation tests and observation holes per Title 5 Inspection were completed but have not been provided to White Engineering, this data is publicly available via the Board of Health. Observations of properties North and South of this site along North Plain Road have seen septic systems installed with the top of the leachfield flush with grade indicating a water table that was deep enough to not require a mounded system to provide the required separation to the estimated seasonal high water table per Title 5, the State Sanitary Code.

## **Findings**

In order for the Great Barrington Select Board to approve the Planned Unit Residential Development they are required to make a number of findings. Please find below a summary of those findings and how the project meets those requirements.

### *1. Social, economic, or community needs which are served by the proposal;*

The project as proposed will provide desperately needed workforce housing that is attainable for families who work and wish to be able to live in Great Barrington.

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

The proposed project has been designed to provide a safe roadway in and out of the project site with ample parking provided on site for homeowners as well as guests. The applicant supports current traffic calming measures in place along North Plain Road. As a residential project there will not be a need for designated loading zones.

*3. Adequacy of utilities and other public services;*

The applicant has cited town funded studies documenting the adequate supply of water in this portion of the Housatonic Water Works system. Through the funding provided by the MassWORKS Grant sanitary sewer will become available to accommodate the proposed development.

*4. Neighborhood character and social structures;*

Through careful planning and consideration of feedback provided the applicant has laid out 30 home sites that comply with all PURD setback requirements and seeks to construct homes of size and scale that there has been determined there is a desire for that are in keeping with surrounding homes.

*5. Impacts on the natural environment;*

The project has been designed to minimize impacts on the natural environment through multiple items. The first is the site has worked with the natural topography to the extent possible to maintain existing drainage patterns while maximizing buffers to neighboring properties to the extent practical. Through the connection to the sanitary sewer system there is less concerns about numerous on-site septic systems throughout the property. Stormwater management has been done in a way to meet the required water quality volumes as well as

*6. Potential fiscal impact, including impact on town services, tax base, and employment*

The proposed project will have a number of positive impacts for the Town of Great Barrington. The ability for 30 families to live in town while obtaining a home, building equity in that home and paying residential real estate taxes provides a meaningful increase in the tax base of the town.

PLAN SET  
FOR  
TOWN OF GREAT BARRINGTON



KEY MAP



LOCUS MAP

LOCATED  
AT  
0 NORTH PLAIN ROAD (AKA ROUTE 41) MAP 26, PARCEL 53A, GREAT BARRINGTON, MA

PROJECT TEAM



**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL  
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE: (413) 443-8011      WEB: WHITEENG.COM      FAX: (413) 443-8012  
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

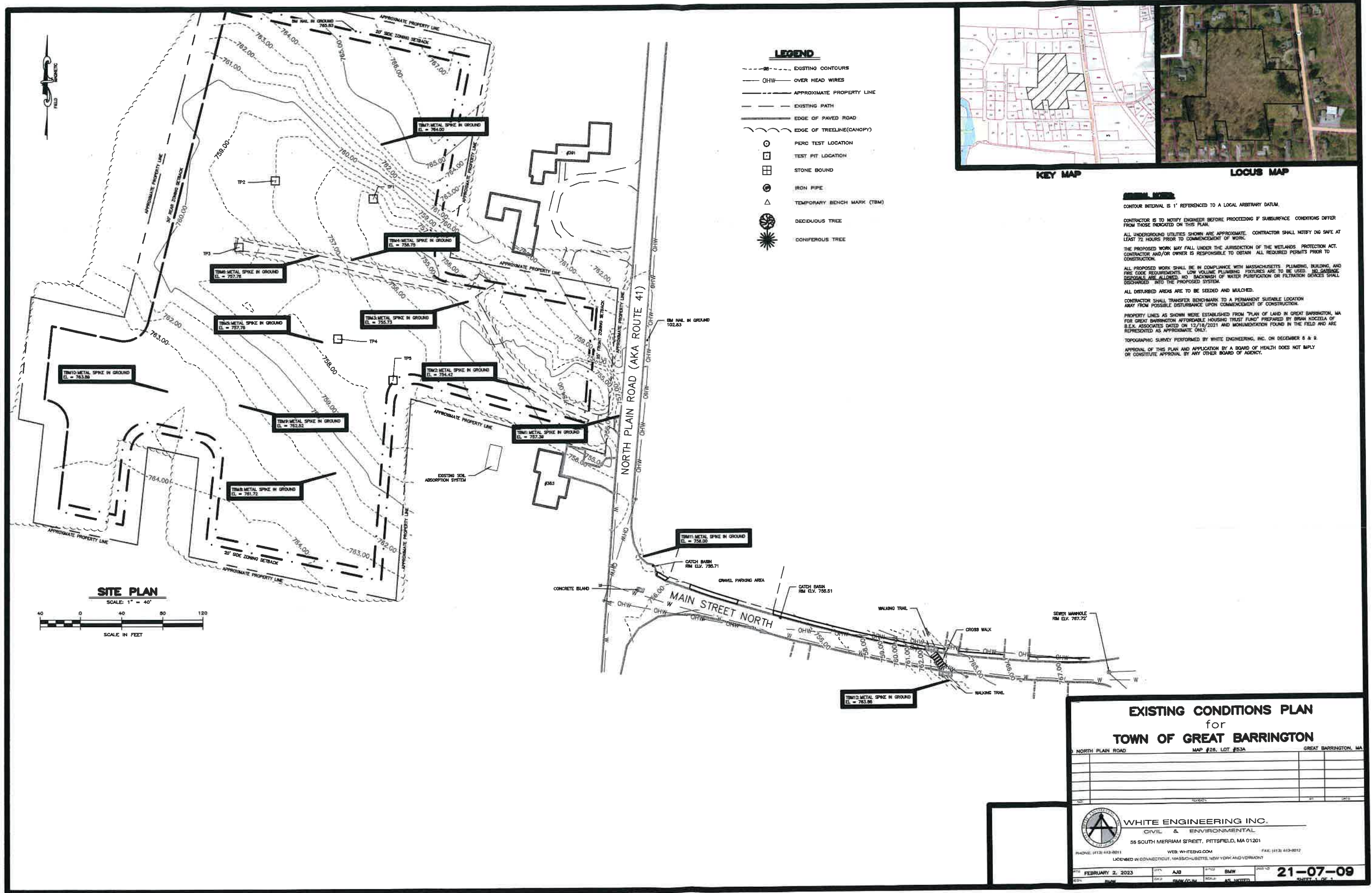
TOWN OF GREAT BARRINGTON  
HOUSING TRUST FUND C/O PLANNING DEPARTMENT  
334 MAIN STREET  
GREAT BARRINGTON, MA 01230

CENTRAL BERKSHIRE HABITAT FOR HUMANITY  
314 COLUMBUS AVE  
PITTSFIELD, MA 01201

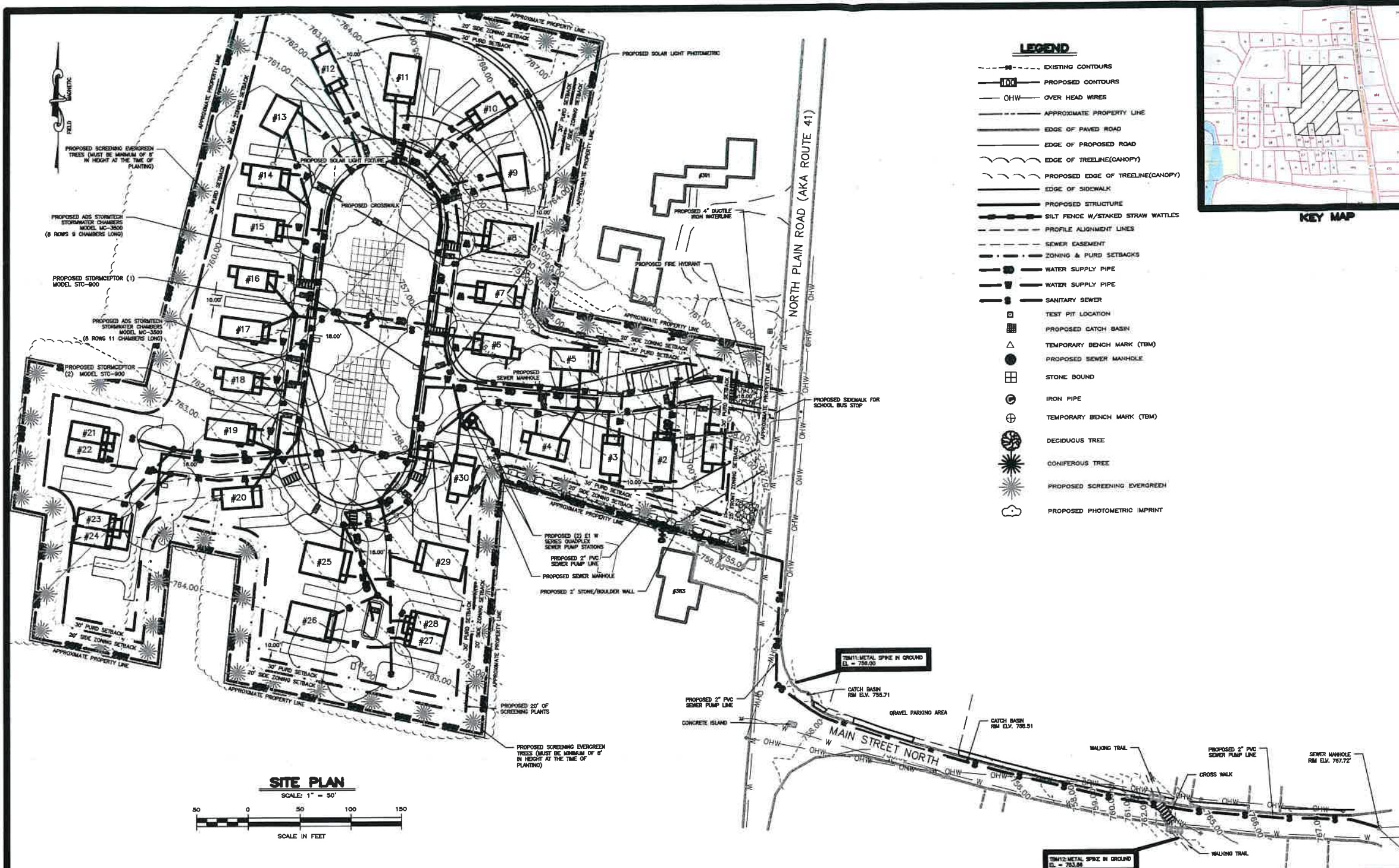
DRAWING INDEX

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| PROPOSED SITE DEVELOPMENT PLAN         | 2 OF 9    |
| PROPOSED OVERALL SEWER AND WATER PLANS | 3 OF 9    |
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| PROPOSED OPEN SPACE                    | 6 OF 9    |
| PROPOSED LIGHTING PLAN                 | 7 OF 9    |
| PROPOSED EROSION & SEDIMENT CONTROL    | 8 OF 9    |
| DETAIL SHEET                           | 9 OF 9    |





1. Print on 24" x 36" sheet (landscape) 2. Plot at 1/4" = 40' scale 3. Plot title block at bottom right 4. Plot north arrow at top left 5. Plot scale bar at bottom left 6. Plot legend at top right 7. Plot key map and locus map at top right 8. Plot general notes at top right 9. Plot site plan at bottom left 10. Plot existing conditions plan at bottom right 11. Plot title block at bottom right 12. Plot date and by/for at bottom right 13. Plot license information at bottom right 14. Plot sheet number at bottom right



- LEGEND**
- EXISTING CONTOURS
  - - - PROPOSED CONTOURS
  - OHW OVER HEAD WIRES
  - - - APPROXIMATE PROPERTY LINE
  - EDGE OF PAVED ROAD
  - - - EDGE OF PROPOSED ROAD
  - - - EDGE OF TREELINE(CANOPY)
  - - - PROPOSED EDGE OF TREELINE(CANOPY)
  - - - EDGE OF SIDEWALK
  - PROPOSED STRUCTURE
  - - - SILT FENCE W/STAKED STRAW WATTLES
  - - - PROFILE ALIGNMENT LINES
  - - - SEWER EASEMENT
  - - - ZONING & PURD SETBACKS
  - WATER SUPPLY PIPE
  - WATER SUPPLY PIPE
  - SANITARY SEWER
  - TEST PIT LOCATION
  - ▣ PROPOSED CATCH BASIN
  - TEMPORARY BENCH MARK (TBM)
  - PROPOSED SEWER MANHOLE
  - STONE BOUND
  - IRON PIPE
  - TEMPORARY BENCH MARK (TBM)
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - PROPOSED SCREENING EVERGREEN
  - PROPOSED PHOTOMETRIC IMPRINT



KEY MAP

LOCUS MAP

**GENERAL NOTES**

CONTOUR INTERVAL IS 1' REFERENCED TO A LOCAL ARBITRARY DATUM.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY D&S AS SOON AS AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

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CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

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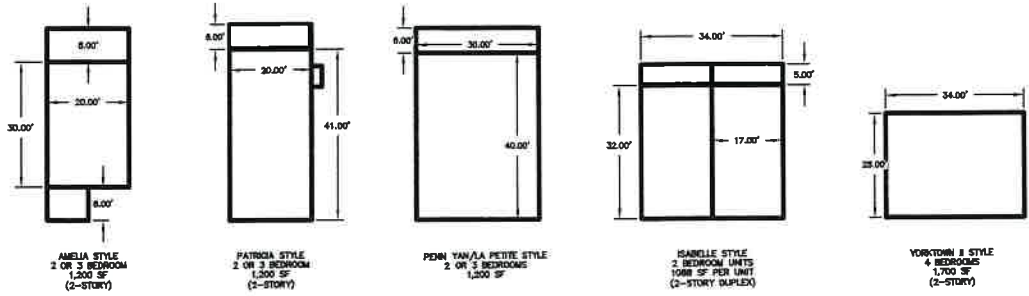
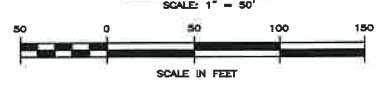
TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

**ZONING & PURD BYLAWS**

| ZONE              | R1A      | PURD             | EXISTING | PROPOSED |
|-------------------|----------|------------------|----------|----------|
| FRONT SETBACK     | 25       | 30               | 25       | 30       |
| SIDE SETBACK      | 20       | 30               | 20       | 30       |
| REAR SETBACK      | 30       | 30               | 30       | 30       |
| LOT COVERAGE      | 20%      | —                | —        | 8.75%    |
| MINIMUM AREA (SF) | 10000 SF | 3300 SF PER UNIT | 316518'  | —        |
| OPEN SPACE        | —        | 50%              | —        | 74.1%    |
| AREA DEVELOPED    | —        | —                | —        | 25.8%    |

**SITE PLAN**



**PROPOSED HOUSE DESIGNS**

**DCHD SF REQUIREMENTS**

|                 |            |
|-----------------|------------|
| STUDIO          | 250 S.F.   |
| 1 BEDROOM UNIT  | 700 S.F.   |
| 2 BEDROOM UNITS | 900 S.F.   |
| 3 BEDROOM UNITS | 1,200 S.F. |
| 4 BEDROOM UNITS | 1,400 S.F. |

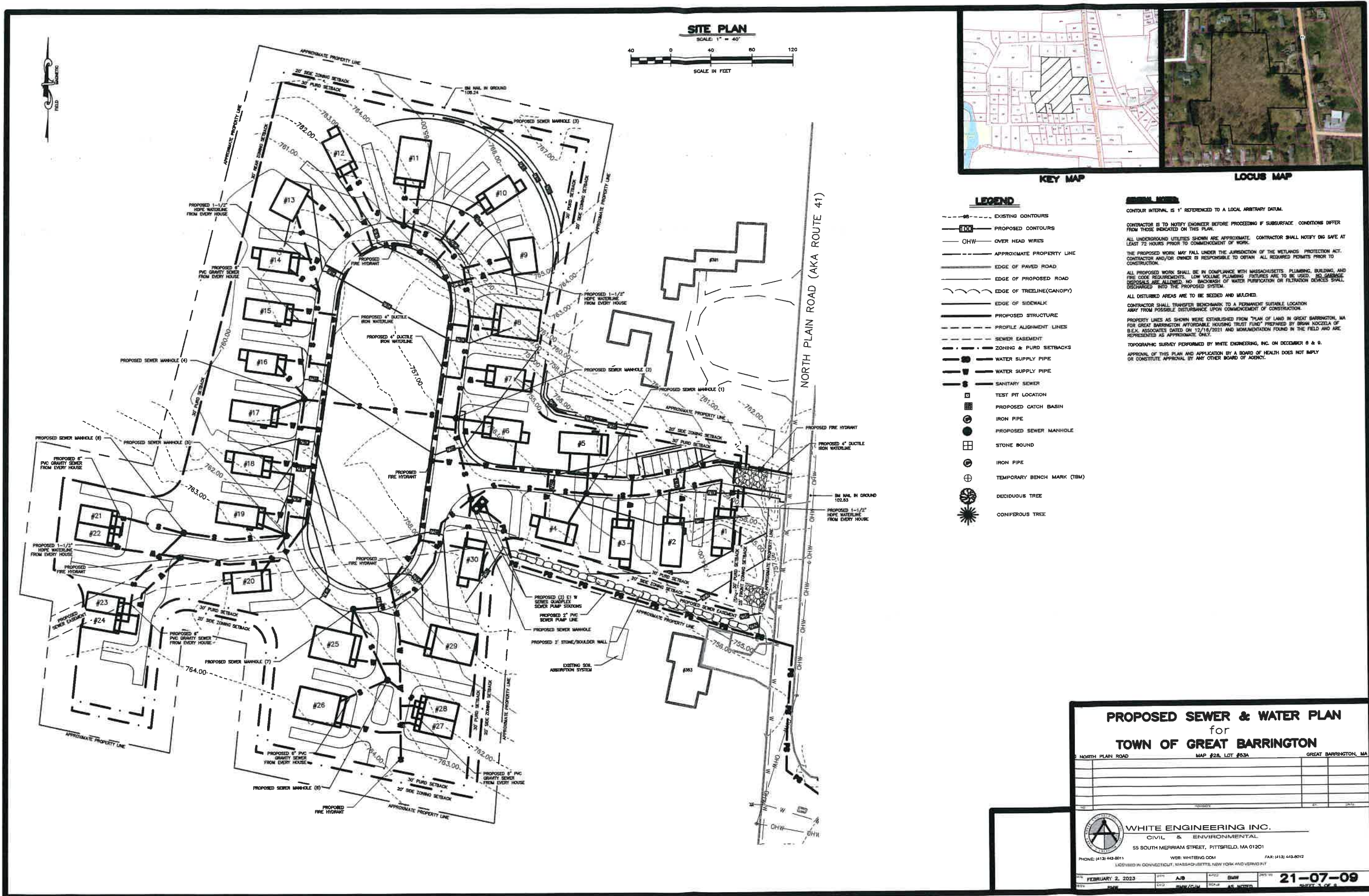
**PROPOSED OVERALL SITE PLAN**  
 for  
**TOWN OF GREAT BARRINGTON**

NORTH PLAIN ROAD MAP #26 LOT #53A GREAT BARRINGTON, MA

**WHITE ENGINEERING INC.**  
 CIVIL & ENVIRONMENTAL  
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
 PHONE: (413) 443-8011 WEB: WWW.WEINC.COM FAX: (413) 443-8012  
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

FEBRUARY 2, 2023  
 21-07-09





KEY MAP LOCUST MAP

- LEGEND**
- - - - - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - OHW
  - APPROXIMATE PROPERTY LINE
  - EDGE OF PAVED ROAD
  - EDGE OF PROPOSED ROAD
  - EDGE OF TREELINE(CANOPY)
  - EDGE OF SIDEWALK
  - PROPOSED STRUCTURE
  - PROFILE ALIGNMENT LINES
  - SEWER EASEMENT
  - ZONING & PURD SETBACKS
  - WATER SUPPLY PIPE
  - WATER SUPPLY PIPE
  - SANITARY SEWER
  - TEST PIT LOCATION
  - PROPOSED CATCH BASIN
  - IRON PIPE
  - PROPOSED SEWER MANHOLE
  - STONE BOUND
  - IRON PIPE
  - TEMPORARY BENCH MARK (TBM)
  - DECIDUOUS TREE
  - CONIFEROUS TREE

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TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.

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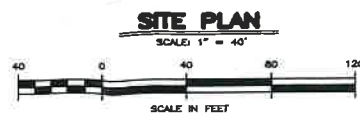
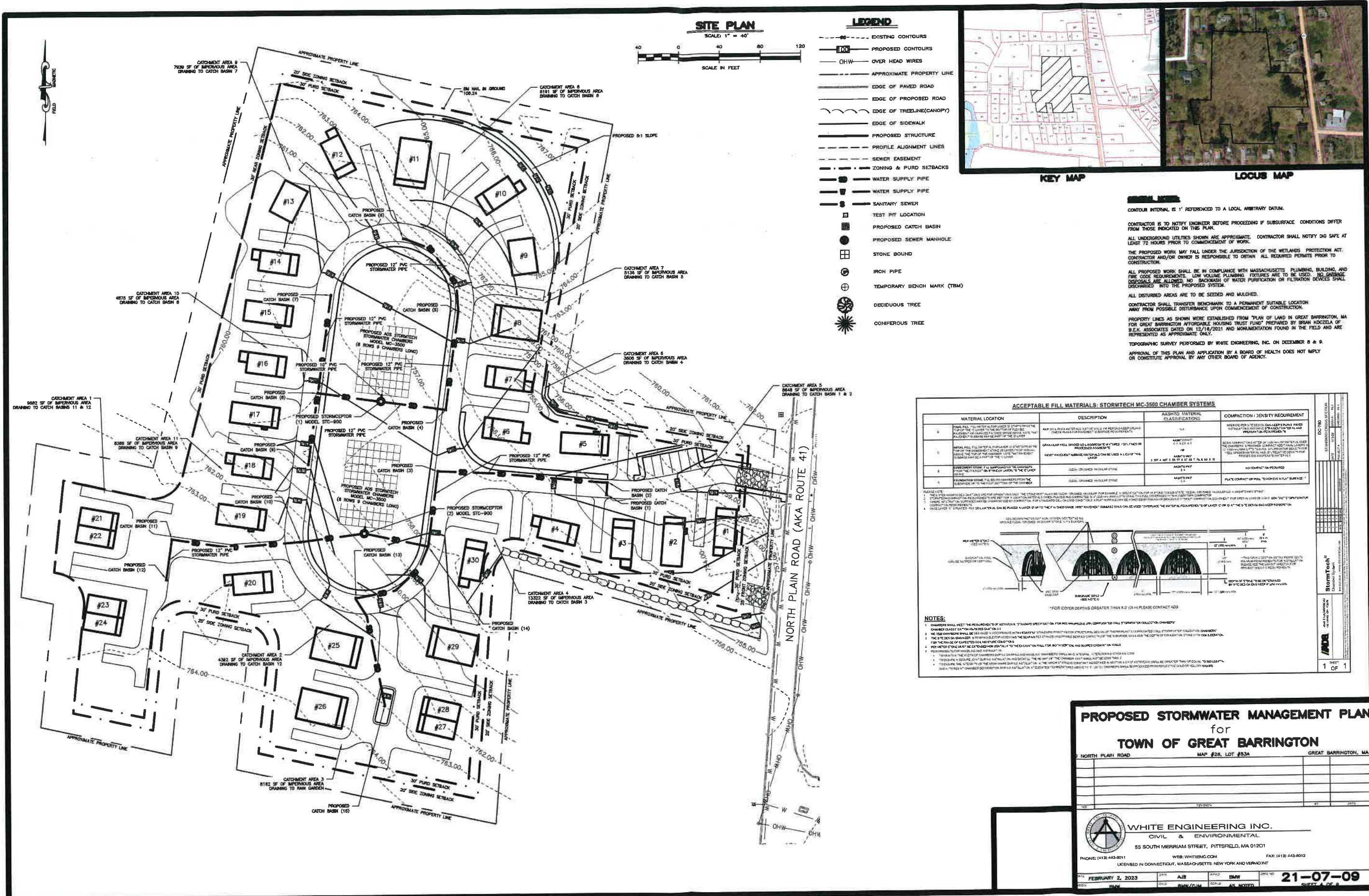
**PROPOSED SEWER & WATER PLAN**  
 for  
**TOWN OF GREAT BARRINGTON**

NORTH PLAIN ROAD MAP #28, LOT #53A GREAT BARRINGTON, MA

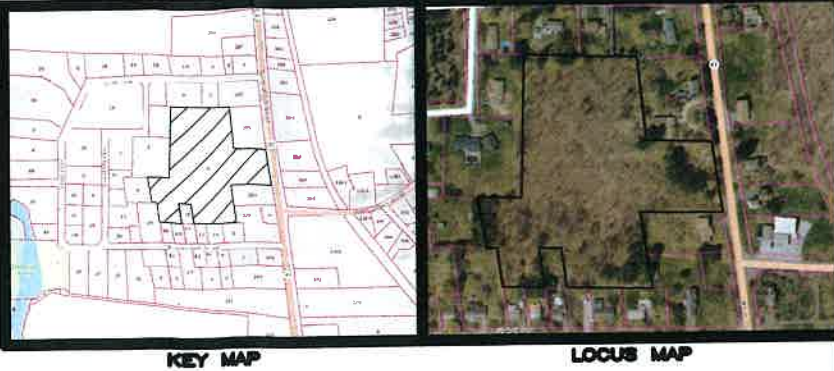
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**WHITE ENGINEERING INC.**  
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 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 2, 2023 BY: A/JB CHECKED: B/MW 2023 21-07-09  
 SHEET 1 OF 4



- LEGEND**
- EXISTING CONTOURS
  - PROPOSED CONTOURS
  - OHW
  - APPROXIMATE PROPERTY LINE
  - EDGE OF PAVED ROAD
  - EDGE OF PROPOSED ROAD
  - EDGE OF TREELINE(CANOPY)
  - EDGE OF SIDEWALK
  - PROPOSED STRUCTURE
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**ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS**

| MATERIAL LOCATION | DESCRIPTION   | ALLOWED MATERIAL CLASSIFICATIONS | COMPACTION / DENSITY REQUIREMENT   |
|-------------------|---|----------------------------------|--|
| 1                 | FINAL FILL: ALL MATERIALS FOR LAYERS TO BE CONFINED TO THE TOP OF THE EXISTING CURB OR TO THE TOP OF THE EXISTING SIDEWALK OR PAVED SURFACE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION (RC) FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). | ASBESTOS-FREE                    | MINIMUM PERCENTAGE OF RELATIVE COMPACTION SHALL BE 95% FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). |
| 2                 | FINAL FILL: ALL MATERIALS FOR LAYERS TO BE CONFINED TO THE TOP OF THE EXISTING CURB OR TO THE TOP OF THE EXISTING SIDEWALK OR PAVED SURFACE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION (RC) FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). | ASBESTOS-FREE                    | MINIMUM PERCENTAGE OF RELATIVE COMPACTION SHALL BE 95% FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). |
| 3                 | FINAL FILL: ALL MATERIALS FOR LAYERS TO BE CONFINED TO THE TOP OF THE EXISTING CURB OR TO THE TOP OF THE EXISTING SIDEWALK OR PAVED SURFACE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION (RC) FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). | ASBESTOS-FREE                    | MINIMUM PERCENTAGE OF RELATIVE COMPACTION SHALL BE 95% FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). |
| 4                 | FINAL FILL: ALL MATERIALS FOR LAYERS TO BE CONFINED TO THE TOP OF THE EXISTING CURB OR TO THE TOP OF THE EXISTING SIDEWALK OR PAVED SURFACE SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION (RC) FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). | ASBESTOS-FREE                    | MINIMUM PERCENTAGE OF RELATIVE COMPACTION SHALL BE 95% FOR ALL LAYERS EXCEPT FOR THE TOP 2" OF EACH LAYER WHICH SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION (RC). |

**NOTES:**

- OWNER SHALL VERIFY THE REQUIREMENTS OF ANY STATE, FEDERAL OR LOCAL AGENCIES FOR THE PROPOSED PROJECT AND OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- NO 750 COVER DEPTHS SHALL BE USED UNLESS A CORRESPONDING APPROVED STORMTECH MC-3500 CHAMBER SYSTEM IS USED.
- THE STORMTECH MC-3500 CHAMBER SYSTEM SHALL BE USED FOR ALL STORMTECH MC-3500 CHAMBER SYSTEMS FOR THE RANGE OF COVER DEPTHS TO 750mm (30").
- FOR COVER DEPTHS GREATER THAN 750mm (30"), THE STORMTECH MC-3500 CHAMBER SYSTEM SHALL BE USED WITH A 1500mm (60") COVER.
- STORMTECH MC-3500 CHAMBER SYSTEMS SHALL BE USED FOR ALL STORMTECH MC-3500 CHAMBER SYSTEMS FOR THE RANGE OF COVER DEPTHS TO 750mm (30").
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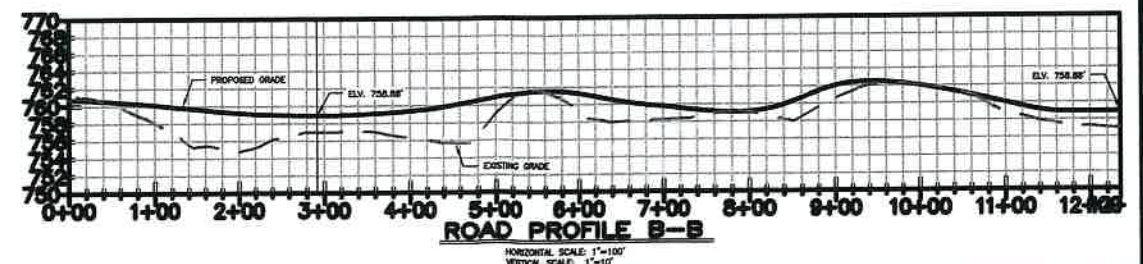
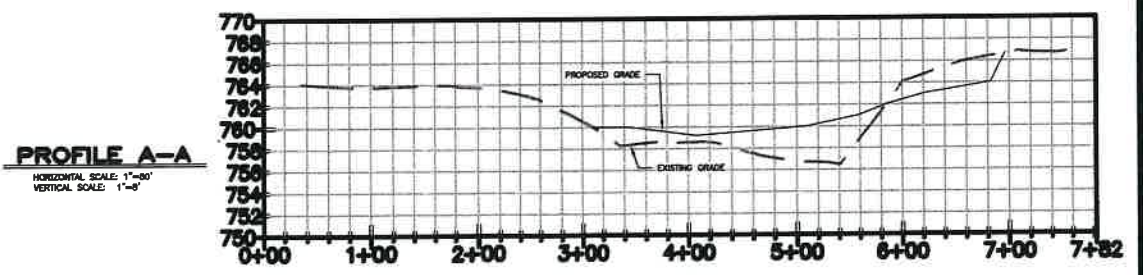
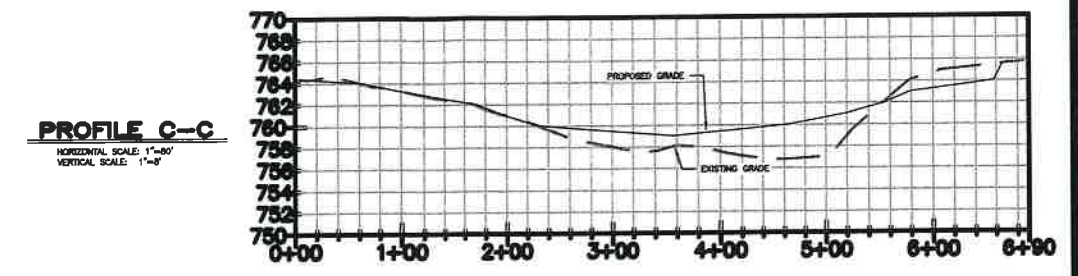
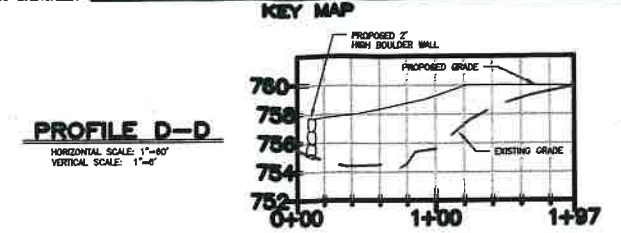
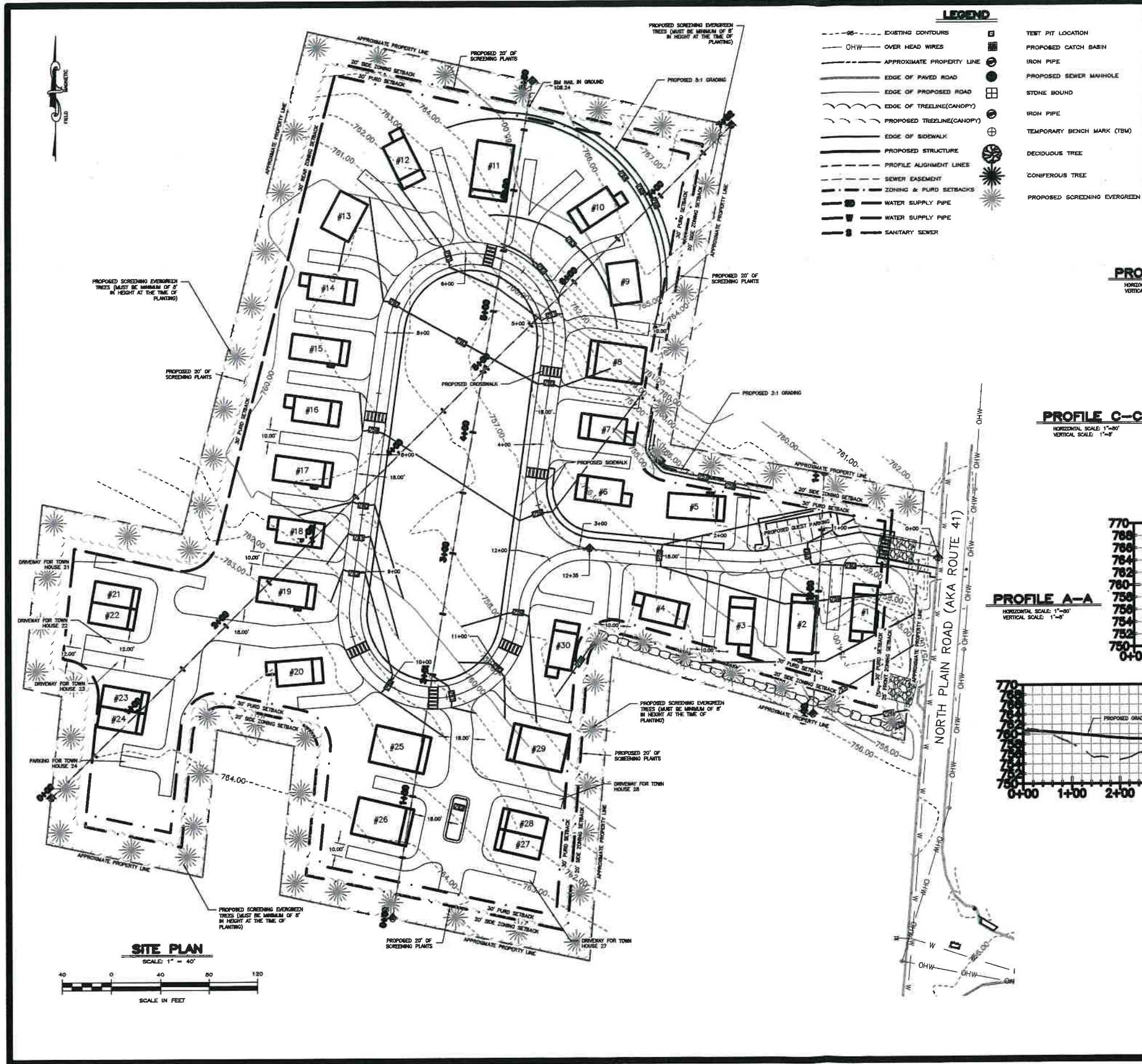
**PROPOSED STORMWATER MANAGEMENT PLAN**  
 for  
**TOWN OF GREAT BARRINGTON**

NORTH PLAIN ROAD MAP #28, LOT #53A GREAT BARRINGTON, MA

**WHITE ENGINEERING INC.**  
 CIVIL & ENVIRONMENTAL  
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
 PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012  
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

FEBRUARY 2, 2023 DATE AJB PWD BAW  
 SCALE AS NOTED

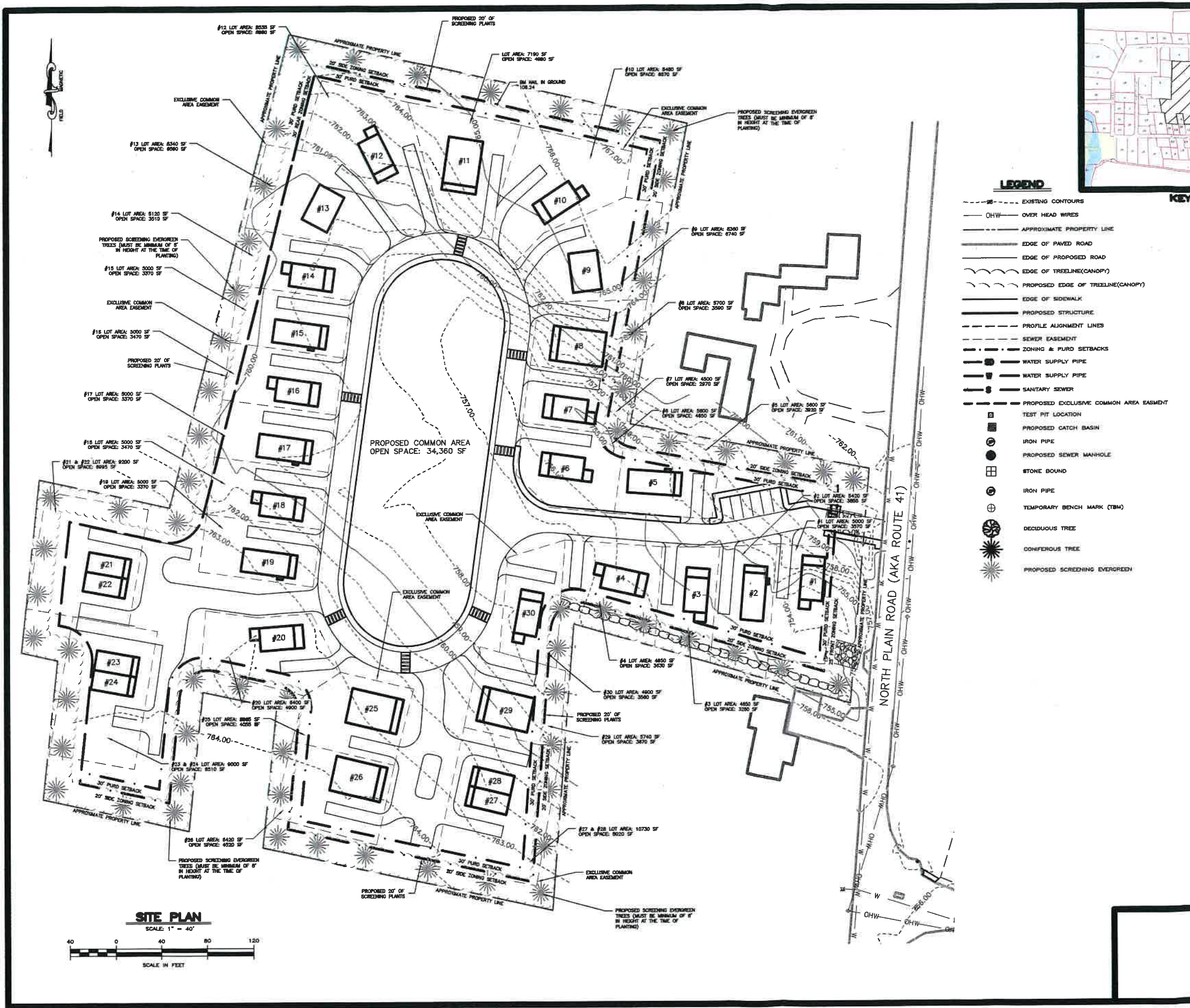
**21-07-09**  
 SHEET 4 OF 8



**PROPOSED LANDSCAPE & GRADING PLAN**  
 for  
**TOWN OF GREAT BARRINGTON**  
 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA

**WHITE ENGINEERING INC.**  
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 85 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
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 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

FEBRUARY 2, 2023  
 DATE: 21-07-09



- LEGEND**
- EXISTING CONTOURS
  - OHW --- OVER HEAD WIRES
  - APPROXIMATE PROPERTY LINE
  - EDGE OF PAVED ROAD
  - EDGE OF PROPOSED ROAD
  - EDGE OF TREELINE(CANOPY)
  - PROPOSED EDGE OF TREELINE(CANOPY)
  - EDGE OF SIDEWALK
  - PROPOSED STRUCTURE
  - PROFILE ALIGNMENT LINES
  - SEWER EASEMENT
  - ZONING & PURD SETBACKS
  - WATER SUPPLY PIPE
  - WATER SUPPLY PIPE
  - SANITARY SEWER
  - PROPOSED EXCLUSIVE COMMON AREA EASEMENT
  - TEST PIT LOCATION
  - PROPOSED CATCH BASIN
  - IRON PIPE
  - PROPOSED SEWER MANHOLE
  - STONE BOUND
  - IRON PIPE
  - ⊕ TEMPORARY BENCH MARK (TBM)
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - PROPOSED SCREENING EVERGREEN

**ASSUMPTIONS**

CONTOUR INTERVAL IS 1' REFERENCED TO A USGS DATUM. ELEVATION REFERENCE IN PLAN "MAIN STREET - SIDE EXTENSION AND RELATED WORK" FOR MAIN STREET VILLAGE OF HOUSATONIC, MA BY FORESIGHT LAND SERVICES DATED JANUARY 31ST, 2023.

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**ZONING & PURD BYLAWS**

| ZONE              | R1A      | PURD             | EXISTING | PROPOSED |
|-------------------|----------|------------------|----------|----------|
| FRONT SETBACK     | 25       | 30               | 25       | 30       |
| SIDE SETBACK      | 20       | 30               | 20       | 30       |
| REAR SETBACK      | 30       | 30               | 30       | 30       |
| LOT COVERAGE      | 20%      |                  |          | 8.75%    |
| MINIMUM AREA (SF) | 10000 SF | 3300 SF PER UNIT | 318518'  |          |
| OPEN SPACE        |          | 50%              |          | 74.1%    |
| AREA DEVELOPED    |          |                  |          | 25.6%    |

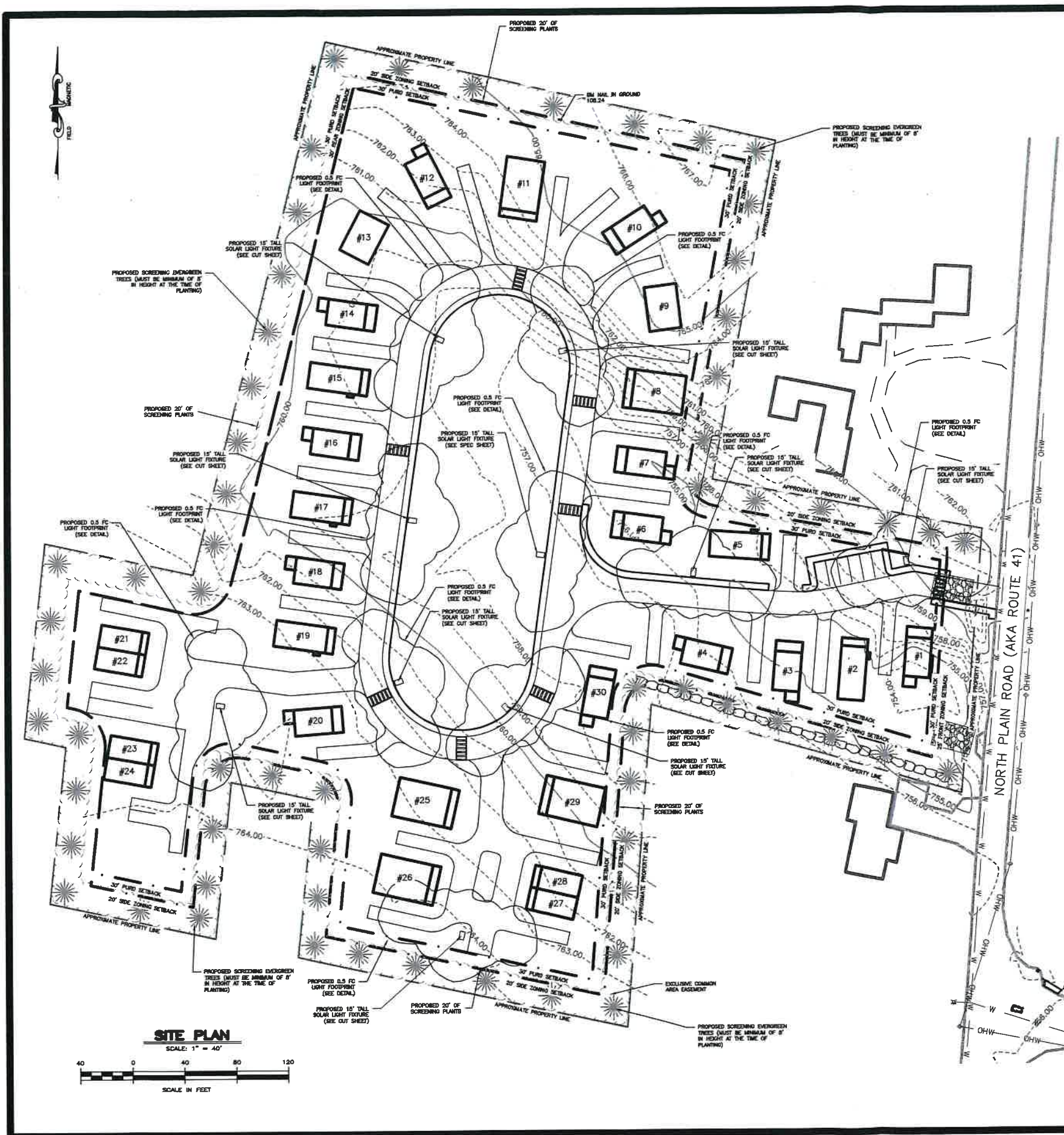
**PROPOSED OPEN SPACE PLAN**  
 for  
**TOWN OF GREAT BARRINGTON**

NORTH PLAIN ROAD MAP #26, LOT #25A GREAT BARRINGTON, MA

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FEBRUARY 2, 2023 A/JB B/WB 21-07-09  
 SHEET 8 OF 8



- LEGEND**
- EXISTING CONTOURS
  - OHW OVER HEAD WIRES
  - APPROXIMATE PROPERTY LINE
  - EDGE OF PAVED ROAD
  - EDGE OF PROPOSED ROAD
  - EDGE OF TREETRINE(CANOPY)
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  - WATER SUPPLY PIPE
  - WATER SUPPLY PIPE
  - SANITARY SEWER
  - PROPOSED EXCLUSIVE COMMON AREA EASEMENT
  - TEST PIT LOCATION
  - PROPOSED CATCH BASIN
  - IRON PIPE
  - PROPOSED SEWER MANHOLE
  - STONE BOUND
  - IRON PIPE
  - ⊕ TEMPORARY BENCH MARK (TBM)
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - PROPOSED SCREENING EVERGREEN
  - PROPOSED PHOTOMETRIC IMPRINT

**GENERAL NOTES**

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PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM "PLAN OF LAND IN GREAT BARRINGTON, MASSACHUSETTS" PREPARED FOR GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND, PREPARED BY BEK ASSOCIATES ON DECEMBER 16, 2021 AND WORKMANSHIP FOUND IN THE FIELD.

TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.

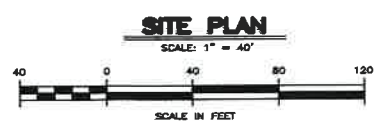
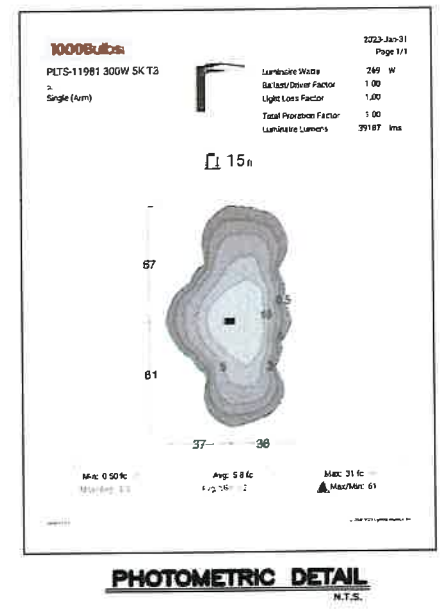
APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

**PERFORMANCE SUMMARY**

|  |           |
|--|-----------|
| Mounting Accessories (Sold Separately) |           |
| Mounting Brackets                      | 240 W     |
| Ballast/Driver Factor                  | 1.00      |
| Light Loss Factor                      | 1.00      |
| Total Projection Factor                | 1.00      |
| Luminaire Lumens                       | 39187 lms |

**PHOTOMETRICS**

PHOTOMETRIC DETAIL (N.T.S.)



**CUT SHEET**  
N.T.S.

**PROPOSED LIGHTING PLAN**  
for  
**TOWN OF GREAT BARRINGTON**

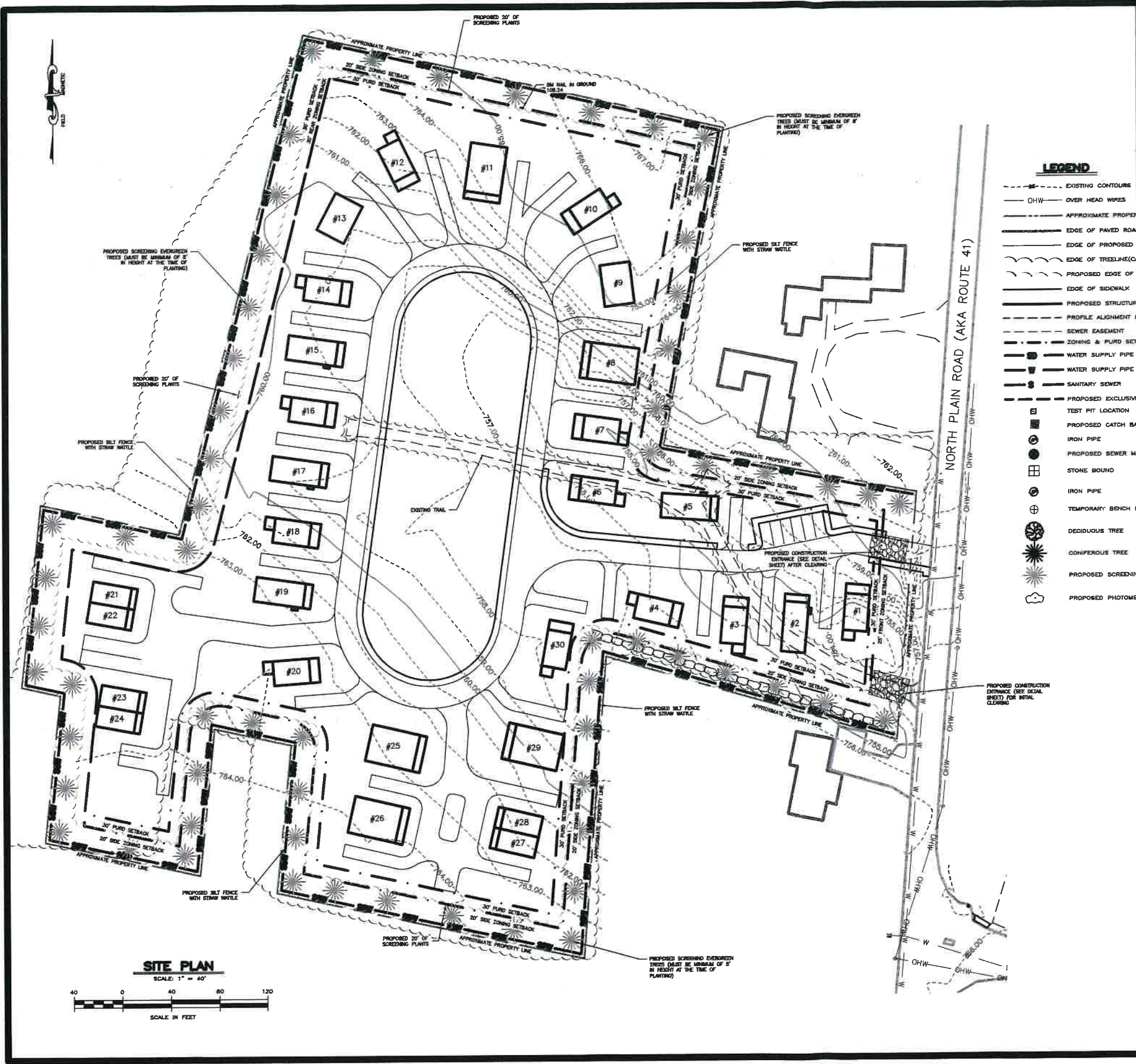
NORTH PLAIN ROAD MAP #28, LOT #53A GREAT BARRINGTON, MA

**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL  
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012  
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

FEBRUARY 2, 2023  
 DESIGNED BY: AJB  
 CHECKED BY: BAW  
 DRAWN BY: BAW  
 SCALE: AS SHOWN

**21-07-09**  
SHEET 7 OF 8





- LEGEND**
- EXISTING CONTOURS
  - OHW
  - APPROXIMATE PROPERTY LINE
  - EDGE OF PAVED ROAD
  - EDGE OF PROPOSED ROAD
  - EDGE OF TREELINE(CANOPY)
  - PROPOSED EDGE OF TREELINE(CANOPY)
  - EDGE OF SIDEWALK
  - PROPOSED STRUCTURE
  - PROFILE ALIGNMENT LINES
  - SEWER EASEMENT
  - ZONING & PURD SETBACKS
  - WATER SUPPLY PIPE
  - WATER SUPPLY PIPE
  - SANITARY SEWER
  - PROPOSED EXCLUSIVE COMMON AREA EASEMENT
  - TEST PIT LOCATION
  - PROPOSED CATCH BASIN
  - IRON PIPE
  - PROPOSED SEWER MANHOLE
  - STONE BOUND
  - IRON PIPE
  - ⊕ TEMPORARY BENCH MARK (TBM)
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - PROPOSED SCREENING EVERGREEN
  - PROPOSED PHOTOMETRIC IMPRINT

**GENERAL NOTES:**

CONTOUR INTERVAL IS 1' REFERENCED TO A USGS DATUM. ELEVATION REFERENCE IN PLAN "MAIN STREET - SIDE EXTENSION AND RELATED WORK" FOR MAIN STREET VILLAGE OF HOUSTON, MA BY FOREBENT LAND SERVICES DATED JANUARY 31ST, 2020.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARIBGE DISPOSABLE ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL DISCHARGED INTO THE PROPOSED SYSTEM.

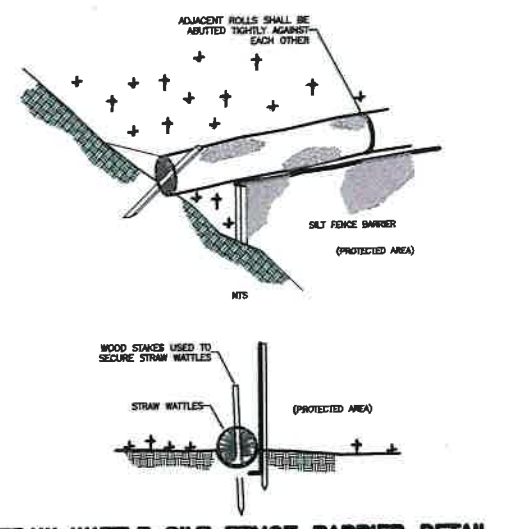
ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.

CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM "PLAN OF LAND IN GREAT BARRINGTON, MASSACHUSETTS" PREPARED FOR GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND, PREPARED BY BEH ASSOCIATES ON DECEMBER 16, 2021 AND MONUMENTATION FOUND IN THE FIELD.

TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

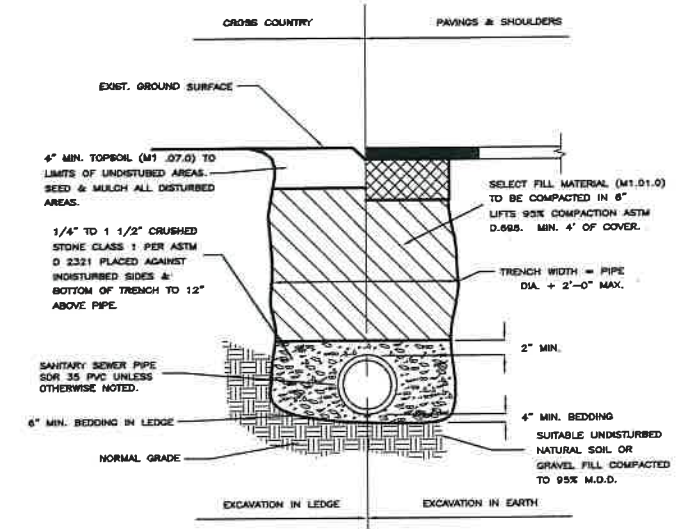


**PROPOSED EROSION & SEDIMENT CONTROL PLAN**  
 for  
**TOWN OF GREAT BARRINGTON**

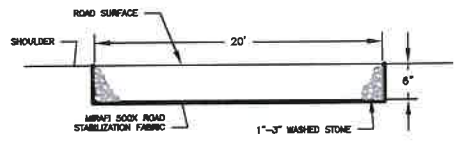
2 NORTH PLAIN ROAD MAP #28, LOT #53A GREAT BARRINGTON, MA

**WHITE ENGINEERING INC.**  
 CIVIL & ENVIRONMENTAL  
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
 PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012  
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

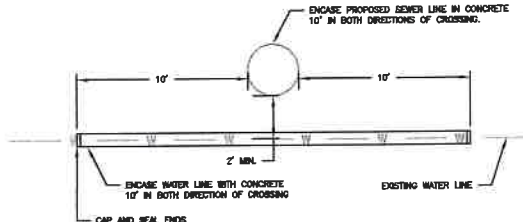
FEBRUARY 2, 2023 A/E/B/B/M 21-07-09



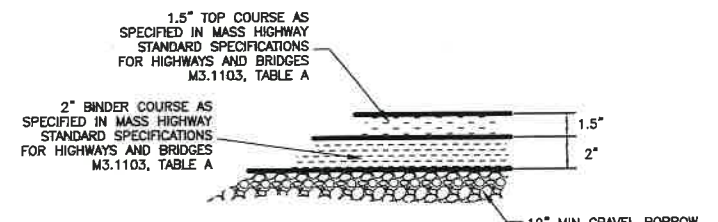
**SEWER TRENCH DETAIL**  
N.T.S.



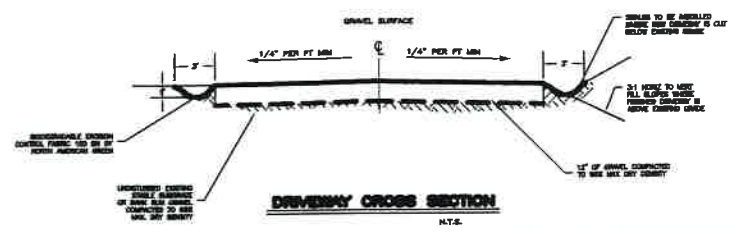
**CONSTRUCTION ENTRANCE DETAIL**  
N.T.S.



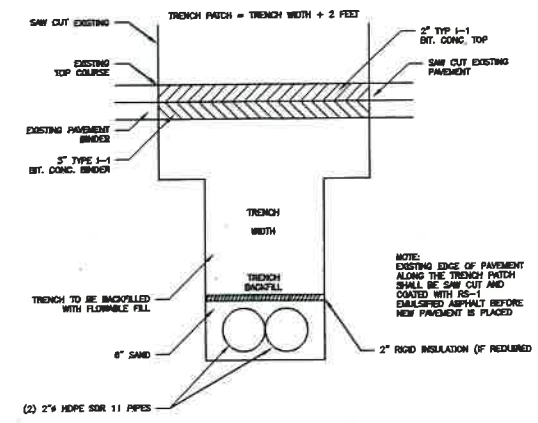
**WATER LINE/SEWER CROSSING DETAIL**  
N.T.S.



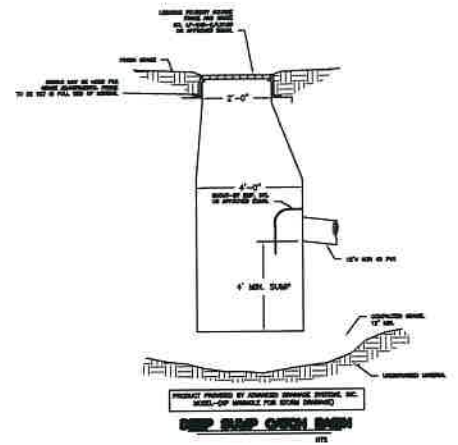
**PAVEMENT DETAIL**  
N.T.S.



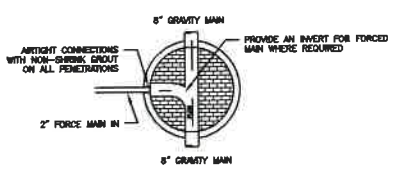
**DRIVEWAY CROSS SECTION**  
N.T.S.



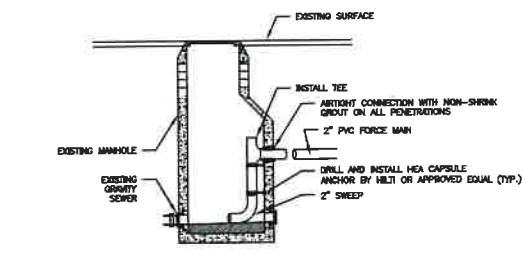
**PAVEMENT TRENCH PATCH**  
N.T.S.



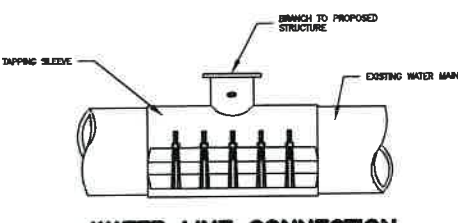
**DEEP SWAP OPEN MANHOLE**  
N.T.S.



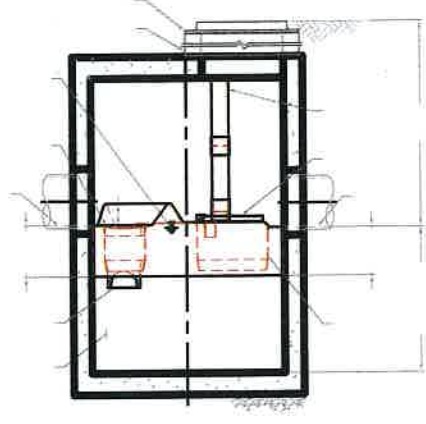
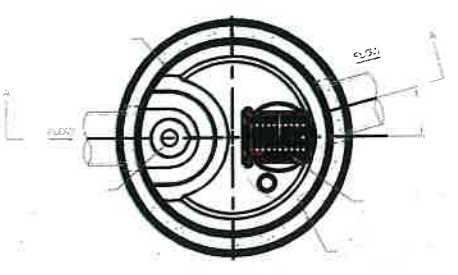
**MANHOLE PENETRATION DETAIL**  
N.T.S.



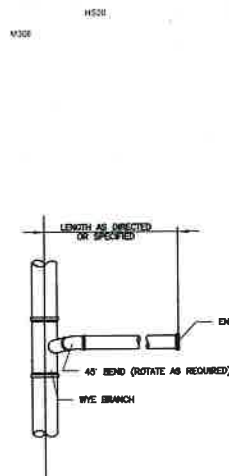
**MANHOLE PENETRATION DETAIL**  
N.T.S.



**WATER LINE CONNECTION**  
N.T.S.



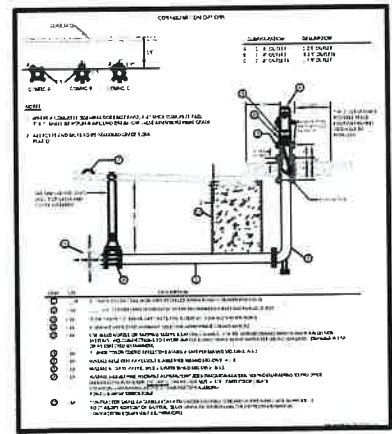
**Stormceptor**



**CONNECTION/STUB DETAIL**

| DIAMETER CHOICES |     | W-SERIES QUADPLEX STATIONS |      |
|------------------|-----|----------------------------|------|
| 48               | 48  | COVER OVER DISCH CHOICES   | 1000 |
| 60               | 60  | 100                        | 100  |
| 72               | 72  | 120                        | 120  |
| 84               | 84  | 144                        | 144  |
| 96               | 96  | 168                        | 168  |
| 108              | 108 | 192                        | 192  |
| 120              | 120 | 216                        | 216  |
| 132              | 132 | 240                        | 240  |
| 144              | 144 | 264                        | 264  |
|                  |     | 288                        | 288  |
|                  |     | 312                        | 312  |
|                  |     | 336                        | 336  |
|                  |     | 360                        | 360  |
|                  |     | 384                        | 384  |
|                  |     | 408                        | 408  |
|                  |     | 432                        | 432  |
|                  |     | 456                        | 456  |
|                  |     | 480                        | 480  |
|                  |     | 504                        | 504  |
|                  |     | 528                        | 528  |
|                  |     | 552                        | 552  |
|                  |     | 576                        | 576  |
|                  |     | 600                        | 600  |
|                  |     | 624                        | 624  |
|                  |     | 648                        | 648  |
|                  |     | 672                        | 672  |
|                  |     | 696                        | 696  |
|                  |     | 720                        | 720  |
|                  |     | 744                        | 744  |
|                  |     | 768                        | 768  |
|                  |     | 792                        | 792  |
|                  |     | 816                        | 816  |
|                  |     | 840                        | 840  |
|                  |     | 864                        | 864  |
|                  |     | 888                        | 888  |
|                  |     | 912                        | 912  |
|                  |     | 936                        | 936  |
|                  |     | 960                        | 960  |
|                  |     | 984                        | 984  |
|                  |     | 1008                       | 1008 |

**E1 SEWER PUMP MODEL W-SERIES QUAD**  
N.T.S.



**DETAIL SHEET**  
for  
**TOWN OF GREAT BARRINGTON**

NORTH MAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA

**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL  
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
PHONE: (413) 443-8911 WEB: WWW.WEENG.COM FAX: (413) 443-8912  
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

FEBRUARY 2, 2023 AUB A-00 B/W  
DWG: 21-07-09 SHEET 2 OF 2



# 300 foot Abutters List Report

Great Barrington, MA

February 07, 2023

## Subject Property:

Parcel Number: 26-53-A  
 CAMA Number: 26-53-A  
 Property Address: NORTH PLAIN RD

Mailing Address: GREAT BARRINGTON AFFORDABLE  
 HOUSING TRUST FUND  
 334 MAIN ST  
 GT BARRINGTON, MA 01230-1818

## Abutters:

Parcel Number: 26-11-0  
 CAMA Number: 26-11-0  
 Property Address: 392 NORTH PLAIN RD

Mailing Address: LOUISON RICHARD J & BARBARA  
 392 NORTH PLAIN RD  
 HOUSATONIC, MA 01236-9745

Parcel Number: 26-13-0  
 CAMA Number: 26-13-0  
 Property Address: 390 NORTH PLAIN RD

Mailing Address: TROIANO PETER TRUSTEE PETER  
 TROIANO 2001 FAMILY TR  
 P O BOX 417  
 HOUSATONIC, MA 01236-0417

Parcel Number: 26-15-0  
 CAMA Number: 26-15-0  
 Property Address: 386 NORTH PLAIN RD

Mailing Address: STORTI JANICE L  
 PO BOX 169  
 HOUSATONIC, MA 01236-0169

Parcel Number: 26-17-0  
 CAMA Number: 26-17-0  
 Property Address: 384 NORTH PLAIN RD

Mailing Address: MARKS DARRELL J  
 384 NORTH PLAIN RD  
 HOUSATONIC, MA 01236-9745

Parcel Number: 26-18-0  
 CAMA Number: 26-18-0  
 Property Address: 380 NORTH PLAIN RD

Mailing Address: STEVENS FRANK C & JACQUELINE  
 PO BOX 574  
 HOUSATONIC, MA 01236-0574

Parcel Number: 26-19-0  
 CAMA Number: 26-19-0  
 Property Address: 1002 MAIN ST NORTH

Mailing Address: DICKINSON PAUL S  
 PO BOX 146  
 HOUSATONIC, MA 01236-0146

Parcel Number: 26-2-57-C  
 CAMA Number: 26-2-57-C  
 Property Address: 14 LINDAS LN

Mailing Address: DELAND JOHN A JR  
 KAY PENNY  
 18 LINDAS LN  
 HOUSATONIC, MA 01236-9721

Parcel Number: 26-45 & 47  
 CAMA Number: 26-45-0  
 Property Address: 4 LINDAS LN

Mailing Address: NOURSE BEVERLY ANN  
 4 LINDAS LN  
 HOUSATONIC, MA 01236-9721

Parcel Number: 26-46-0  
 CAMA Number: 26-46-0  
 Property Address: 393 NORTH PLAIN RD

Mailing Address: BRANDT CATHY E  
 P O BOX 601  
 HOUSATONIC, MA 01236-0601



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2/7/2023

Page 1 of 5



# 300 foot Abutters List Report

Great Barrington, MA  
February 07, 2023

GREAT BARRINGTON AFFORDABLE HOUSING TRUST

|  |   |
|--|---|
| Parcel Number: 26-49-0<br>CAMA Number: 26-49-0<br>Property Address: 6 LINDAS LN        | Mailing Address: TROIANO SAMANTHA NETTLETONCHRISTOPHEE<br>6 LINDAS LANE<br>HOUSATONIC, MA 01236-9721  |
| Parcel Number: 26-50-0<br>CAMA Number: 26-50-0<br>Property Address: 7 LINDAS LN        | Mailing Address: ANDERSON EILEEN M<br>7 LINDA LANE<br>HOUSATONIC, MA 01236-9721   |
| Parcel Number: 26-51-0<br>CAMA Number: 26-51-0<br>Property Address: 10 LINDAS LN       | Mailing Address: REINERS COLLIN WAYNE & GINA MARIE<br>PO BOX 154<br>HOUSATONIC, MA 01236-0154   |
| Parcel Number: 26-51-A<br>CAMA Number: 26-51-A<br>Property Address: 12 LINDAS LN       | Mailing Address: PEEBLES CHRISTOPHER PEEBLES ALYSSA<br>PO BOX 747<br>HOUSATONIC, MA 01236-0747  |
| Parcel Number: 26-52-0<br>CAMA Number: 26-52-0<br>Property Address: 9 LINDAS LN        | Mailing Address: BAILLY BARBARA T<br>P O BOX 415<br>HOUSATONIC, MA 01236-0415   |
| Parcel Number: 26-53-0<br>CAMA Number: 26-53-0<br>Property Address: 391 NORTH PLAIN RD | Mailing Address: BINGER SUSAN S TRUSTEE SUSAN S<br>BINGER NOMINEE RLTY TR<br>C/O LUCIE SPIELER 6820 TORDERA ST<br>CORAL GABLES, FL 33146-3840 |
| Parcel Number: 26-54-B<br>CAMA Number: 26-54-B<br>Property Address: 10 WYANTENUCK ST   | Mailing Address: BERKSHIRE OMEGA CORP<br>PO BOX 421<br>PITTSFIELD, MA 01202-0421  |
| Parcel Number: 26-57-B<br>CAMA Number: 26-57-B<br>Property Address: 19 LINDAS LN       | Mailing Address: MCGRAW ARTHUR A & MARGARET MAR<br>P O BOX 713<br>HOUSATONIC, MA 01236-0713   |
| Parcel Number: 26-57-H<br>CAMA Number: 26-57-H<br>Property Address: 1 COMSTOCK LN      | Mailing Address: REMBISZ DONALD J<br>1 COMSTOCK LN<br>HOUSATONIC, MA 01236-9716   |
| Parcel Number: 26-57-I<br>CAMA Number: 26-57-I<br>Property Address: 3 COMSTOCK LN      | Mailing Address: GRAY ROBERT J JR & MARY ELLEN<br>3 COMSTOCK LN<br>HOUSATONIC, MA 01236-9716  |
| Parcel Number: 26-57-J<br>CAMA Number: 26-57-J<br>Property Address: 5 COMSTOCK LN      | Mailing Address: DUPONT ALBERT JR/DUPONT LAURA N<br>5 COMSTOCK LN<br>HOUSATONIC, MA 01236-9716  |
| Parcel Number: 26-57-K<br>CAMA Number: 26-57-K<br>Property Address: 7 COMSTOCK LN      | Mailing Address: BELAIR MONIQUE<br>GRANGER KRISTOFER<br>7 COMSTOCK LANE<br>HOUSATONIC, MA 01236-9716  |



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2/7/2023

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# 300 foot Abutters List Report

Great Barrington, MA  
February 07, 2023

Selectboard Meeting Packet for March 6, 2023  
Item 6. b. Special Permit application from GB Affordable Housing Trust  
GREAT BARRINGTON AFFORDABLE  
HOUSING TRUST FUND

Parcel Number: 26-57-M & 58C  
CAMA Number: 26-57-M  
Property Address: 11 COMSTOCK LN

Mailing Address: HOLCOMB IRENE C/O I BARA  
11 COMSTOCK LN  
HOUSATONIC, MA 01236-9716

Parcel Number: 26-57-N  
CAMA Number: 26-57-N  
Property Address: 13 COMSTOCK LN

Mailing Address: SAPORITO JOSEPH L & LYNNE  
13 COMSTOCK LN  
HOUSATONIC, MA 01236-9716

Parcel Number: 26-57-O  
CAMA Number: 26-57-O  
Property Address: 15 COMSTOCK LN

Mailing Address: 6 M INC JAMES MERCER  
80 MAPLE AVE SUITE 1  
GT BARRINGTON, MA 01230-2211

Parcel Number: 26-57-P  
CAMA Number: 26-57-P  
Property Address: 26 WYANTENUCK ST

Mailing Address: OBRIEN JOHN E & ROSLIE P  
26 WYANTENUCK ST  
HOUSATONIC, MA 01236-9731

Parcel Number: 26-57-Q  
CAMA Number: 26-57-Q  
Property Address: 25 WYANTENUCK ST

Mailing Address: ROBITAILLE HAROLD B & LORNA E  
25 WYANTENUCK ST  
HOUSATONIC, MA 01236-9750

Parcel Number: 26-57-X  
CAMA Number: 26-57-X  
Property Address: COMSTOCK LN

Mailing Address: MORO LORIANN J  
29 LINDAS LN  
HOUSATONIC, MA 01236-9721

Parcel Number: 26-57-Z  
CAMA Number: 26-57-Z  
Property Address: LINDAS LN

Mailing Address: PTAK THEODORE C & JEANIE S  
25 LINDAS LN  
HOUSATONIC, MA 01236-9721

Parcel Number: 26-58-A & 61  
CAMA Number: 26-58-A  
Property Address: WYANTENUCK ST

Mailing Address: NOBLE MELLONIE A  
14 WYANTENUCK ST  
HOUSATONIC, MA 01236-9748

Parcel Number: 26-58-F  
CAMA Number: 26-58-F  
Property Address: 377 NORTH PLAIN RD

Mailing Address: RACE JENNIFER  
P O BOX 396  
HOUSATONIC, MA 01236-0396

Parcel Number: 26-58-H  
CAMA Number: 26-58-H  
Property Address: 383 NORTH PLAIN RD

Mailing Address: LOVETT THOMAS E JR & JUNE M  
383 NORTH PLAIN RD  
HOUSATONIC, MA 01236-9744

Parcel Number: 26-59-0  
CAMA Number: 26-59-0  
Property Address: 8 WYANTENUCK ST

Mailing Address: DIMANT MENAHEM/AKEL VIVIAN M  
145 98TH ST  
BROOKLYN, NY 11209-7604



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2/7/2023

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# 300 foot Abutters List Report

Great Barrington, MA  
February 07, 2023

## GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND

Parcel Number: 26-60-0  
CAMA Number: 26-60-0  
Property Address: 12 WYANTENUCK ST

Mailing Address: BERKSHIRE OMEGA CORP  
PO BOX 421  
PITTSFIELD, MA 01202-0421

Parcel Number: 26-62-0  
CAMA Number: 26-62-0  
Property Address: 16 WYANTENUCK ST

Mailing Address: DUPONT ROBERT R & ROSEMARIE T  
PO BOX 215  
LEE, MA 01238-0215

Parcel Number: 26-63-0  
CAMA Number: 26-63-0  
Property Address: 18 WYANTENUCK ST

Mailing Address: MCPHAIL ALEX & TILLOU ARIELLE  
18 WYANTENUCK ST  
HOUSATONIC, MA 01236-9748

Parcel Number: 26-64-0  
CAMA Number: 26-64-0  
Property Address: 20 WYANTENUCK ST

Mailing Address: BABCOCK RONALD & NORA  
PO BOX 702  
HOUSATONIC, MA 01236-0702

Parcel Number: 26-66-0  
CAMA Number: 26-66-0  
Property Address: 24 WYANTENUCK ST

Mailing Address: MARTIN DAVID L TRUSTEE  
MARTIN BRUCE J TRUSTEE  
15 WRIGHT LANE  
HOUSATONIC, MA 01236-9747

Parcel Number: 26-67-0  
CAMA Number: 26-67-0  
Property Address: 375 NORTH PLAIN RD

Mailing Address: HUNT THOMAS E TRUSTEE  
HUNT BRADLEY P TRUSTEE  
375 NORTH PLAIN RD  
HOUSATONIC, MA 01236-9744

Parcel Number: 26-68-0  
CAMA Number: 26-68-0  
Property Address: 7 WYANTENUCK ST

Mailing Address: SMITH KEVIN D/SMITH BRIAN A  
7 WYANTENUCK ST  
HOUSATONIC, MA 01236-9712

Parcel Number: 26-70-0  
CAMA Number: 26-70-0  
Property Address: 9 WYANTENUCK ST

Mailing Address: HATCH THOMAS J & DIANE C  
9 WYANTENUCK ST  
HOUSATONIC, MA 01236-9712

Parcel Number: 26-71-0  
CAMA Number: 26-71-0  
Property Address: 11 WYANTENUCK ST

Mailing Address: GREENE PENELOPE  
11 WYANTENUCK ST  
HOUSATONIC, MA 01236-9712

Parcel Number: 26-72-0  
CAMA Number: 26-72-0  
Property Address: 13 WYANTENUCK ST

Mailing Address: ARMSTRONG FRANK J JR  
13 WYANTENUCK ST  
HOUSATONIC, MA 01236-9712

Parcel Number: 26-73-0  
CAMA Number: 26-73-0  
Property Address: 15 WYANTENUCK ST

Mailing Address: ANDERSEN THERESA A  
15 WYANTENUCK ST  
HOUSATONIC, MA 01236-9713



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2/7/2023

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# 300 foot Abutters List Report

Great Barrington, MA  
February 07, 2023

## GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND

|  |  |
|--|--|
| Parcel Number: 26-76-0<br>CAMA Number: 26-76-0<br>Property Address: 21 WYANTENUCK ST   | Mailing Address: PGA HOLDINGS LLC<br>4 PALMETTO COURT<br>HOLMDEL, NJ 07733-2819                          |
| Parcel Number: 26-77-0<br>CAMA Number: 26-77-0<br>Property Address: 373 NORTH PLAIN RD | Mailing Address: HERMAN DEBRA<br>373 NORTH PLAIN RD<br>HOUSATONIC, MA 01236-9741                         |
| Parcel Number: 26-78-A & 75<br>CAMA Number: 26-78-A<br>Property Address: WYANTENUCK ST | Mailing Address: BENHAM BARBARA A<br>19 WYANTENUCK ST<br>HOUSATONIC, MA 01236-9714                       |
| Parcel Number: 26-78-B & 74<br>CAMA Number: 26-78-B<br>Property Address: WYANTENUCK ST | Mailing Address: OBRIEN LAWRENCE A JR OBRIEN<br>NANCY E<br>17 WYANTENUCK ST<br>HOUSATONIC, MA 01236-9713 |
| Parcel Number: 26-78-D<br>CAMA Number: 26-78-D<br>Property Address: WYANTENUCK ST      | Mailing Address: GREENE PENELOPE<br>11 WYANTENUCK ST<br>HOUSATONIC, MA 01236-9712                        |
| Parcel Number: 26-78-E<br>CAMA Number: 26-78-E<br>Property Address: WYANTENUCK ST      | Mailing Address: HATCH THOMAS J & DIANE C<br>9 WYANTENUCK ST<br>HOUSATONIC, MA 01236-9712                |
| Parcel Number: 26-90-0<br>CAMA Number: 26-90-0<br>Property Address: MAIN ST NORTH      | Mailing Address: MASSACHUSETTS ELECTRIC CO<br>PROPERTY TAX DEPT 40 SYLVAN RD<br>WALTHAM, MA 02451-2286   |

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

Feb. 8, 2023

Ross Vivori, MAA  
Principal Assessor



www.cai-tech.com

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.



# LED AREA LIGHT

PLTS-11981

## DESCRIPTION

Outlasting and outperforming 1000W metal halide fixtures, this 300W LED area light is ideal for a variety of outdoor applications.

## FEATURES

- Up to 130 LPW ultra-high efficiency delivers superior performance over older HID fixtures
- Type III light distribution projects light outwards with a lateral width of 40 degrees
- 0-10V dimming
- Instant on with no warmup

## LISTINGS

- IP65
- UL Listed for wet locations
- FCC Part 15, Part B, Class A
- DesignLights Consortium® 5.1 Premium - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance; DLC PN - PLTB7513

## PERFORMANCE

- CRI: 80+
- CCT: 5000K
- LED L70 Life Hours: ≥100,000 hours
- Surge Protection: 6kV
- Light Distribution: Type III
- Philips Lumileds LEDs and Sosen driver

## THERMAL

- -40°F to 113°F (-40°C to 45°C) operating temperature

## ELECTRICAL

- THD: <20%
- Power Factor: >0.95
- Input Voltage: 120-277V
- Dimmable power supply (0-10V)

## INSTALLATION

- Designed to be mounted with Excel Series and select Grandview Series slip fitters, straight arms, or U brackets (all sold separately), see Mounting Accessories section for full list of compatible products. See installation instructions for more information on how to install these fixtures.

## CONSTRUCTION

- Low profile die-cast aluminum housing
- Durable dark bronze powder coat finish

## WARRANTY

- 5 year limited warranty; see [pltsolutions.com](http://pltsolutions.com) for warranty details

|                |         |
|----------------|---------|
| project name   | type    |
| catalog number |         |
| comments       | voltage |
| approved by    | date    |



EXCEL

FC



LISTED



## APPLICATIONS

- Parking Lots
- Automotive Dealerships
- Roadways
- Campuses
- Area Security Lighting
- Airports



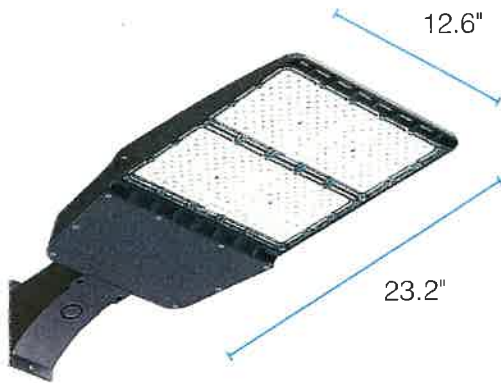
## PERFORMANCE SUMMARY

| Item #     | Family       | Watts | Lumens | LPW | CCT   | CRI | Dimming | Voltage  | Replaces | Light Distribution | DLC Level   | DLC #     |
|------------|--------------|-------|--------|-----|-------|-----|---------|----------|----------|--------------------|-------------|-----------|
| PLTS-11981 | Excel Series | 300   | 39000  | 130 | 5000K | 80+ | 0-10V   | 120-277V | MH1000   | Type III           | 5.1 Premium | PLTBF7513 |

## MOUNTING ACCESSORIES (SOLD SEPARATELY)

| Item #     | Family           | Description                                     |
|------------|------------------|---|
| PLTS-11989 | Excel Series     | Adjustable U-bracket for 100W and 150W fixtures |
| PLTS-11990 | Excel Series     | Adjustable U-bracket for 220W and 300W fixtures |
| PLT-11564  | Grandview Series | Slipfitter for Tenons up to 2.38" in Diameter   |
| PLT-11565  | Grandview Series | 6" Mounting Arm for Square Poles                |
| PLT-11102  | Grandview Series | 6" Mounting Arm for Square or Round Poles       |

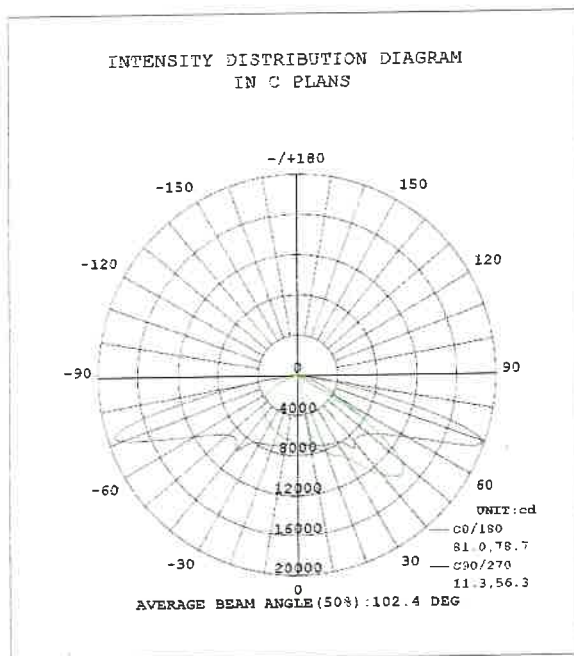
## DIMENSIONS



### DIMENSIONS

Length: 23.2"  
 Height: 3.2"  
 Width: 12.6"  
 Weight: 16.5 lbs.

## PHOTOMETRICS





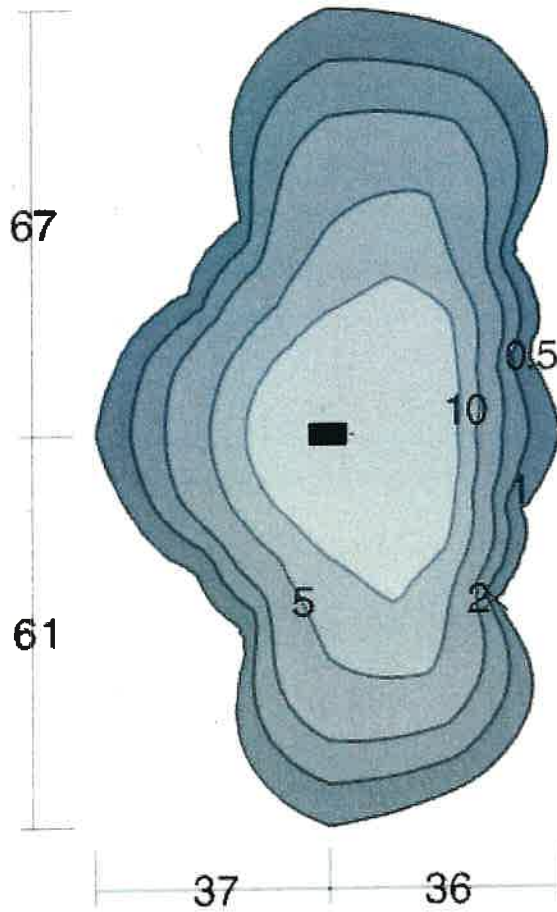
PLTS-11981 300W 5K T3

GL  
Single (Arm)



|                        |           |
|------------------------|-----------|
| Luminaire Watts        | 269 W     |
| Ballast/Driver Factor  | 1.00      |
| Light Loss Factor      | 1.00      |
| Total Proration Factor | 1.00      |
| Luminaire Lumens       | 39187 lms |

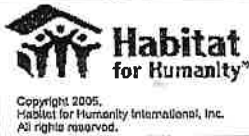
 15 ft



Min: 0.50 fc ✕  
Max/Avg: 5.3

Avg: 5.8 fc  
Avg/Min: 12

Max: 31 fc +  
! Max/Min: 61



D3T-01HW

Scale: N.T.S.

| Revisions: |            | Page No.: |
|------------|------------|-----------|
| 01         | 28/11/2001 | T - 1.0   |
|            |            |           |
|            |            |           |
|            |            |           |

THIS STRUCTURE HAS BEEN DESIGNED IN CONFORMANCE WITH  
 THE IRC 2015/MASSACHUSETTS STATE BUILDING CODE, 9TH  
 EDITION, RESIDENTIAL VOLUME.



**FRONT ELEVATION**

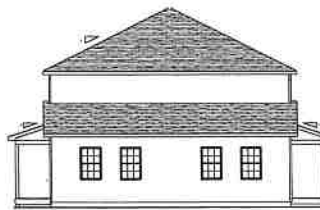
SCALE: 1/4" = 1'-0"

ALL WINDOWS AND DOORS TO BE 1/2" OVER

A FINISH OF 1/2" BEELS GRADE MUST BE  
 PROVIDED ON ALL FOOTINGS  
 11-0" MAXIMUM VERTICAL STEP AND 2-0" MINIMUM  
 HORIZONTAL STEP, IN ACCORDANCE TO STATE AND  
 LOCAL CODES. RATIO OF RISE GIVEN RUN OF ANY STEP  
 IN FOOTING NOT TO EXCEED 1 : 2  
 GRADE SHOWN IS FOR INFORMATION ONLY -  
 ACTUAL GRADE MAY VARY ON SITE



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"

|      |             |
|------|-------------|
| DATE | DESCRIPTION |
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| NO. | REVISION |
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IN-HOUSE  
 GUY LEBLANC

CENTRAL BERKSHIRE  
 HABITAT

82 & 84 ROBBINS AVE  
 PITTSFIELD, MA 01201

ELEVATIONS

|      |     |      |     |
|------|-----|------|-----|
| DATE | NO. | DATE | NO. |
|      |     |      |     |

PROJECT NO.  
 71946

SHEET 1 OF 3

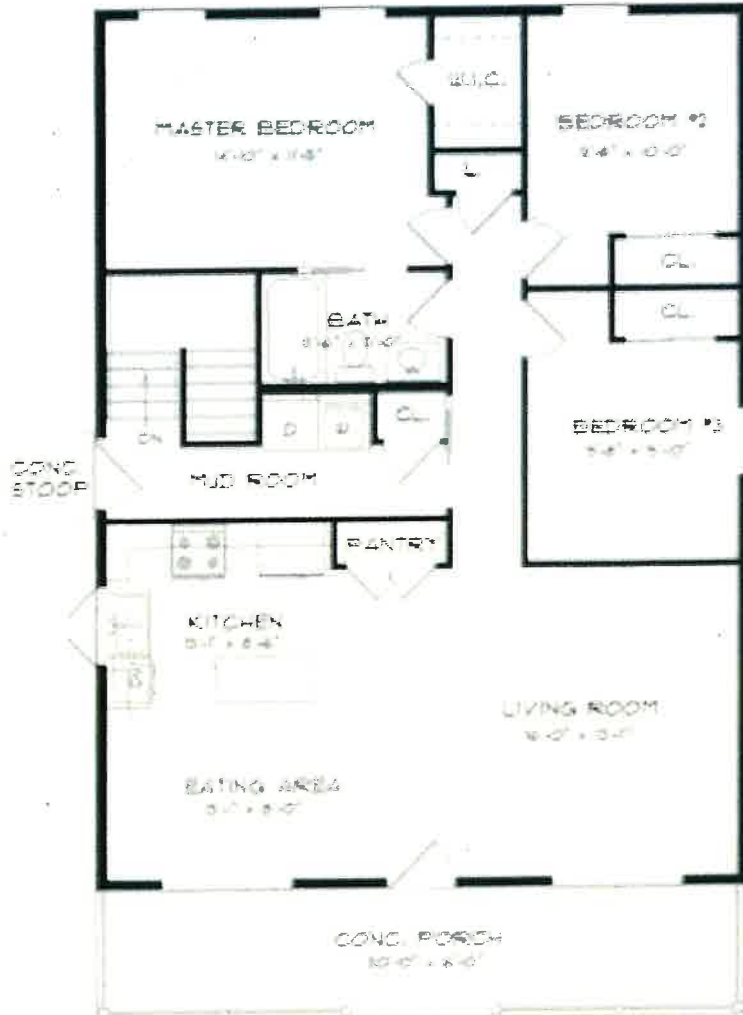


# La Petite

1200 sq ft    3 Bedrooms    1 Baths

30'-0"

40'-0"





## The Patricia, a Barden Standard

This cozy two-story home is a great investment or vacation opportunity for your family. Remove the attached two-car garage and this home has a footprint width of only 20' making it perfect for the hard to develop narrow or irregular lots. The home includes a great covered front porch that opens up to a spacious living room with fireplace. The efficient gallery style kitchen includes a breakfast bar that opens up to the dining room, perfect for quick snacks or placing drinks. Enjoy family meals or playing cards at the dining room table that has a nice view of the backyard while an exterior door provides easy access. With the two-car garage you will be thankful for the convenient pantry and closet space that is ideal for unloading groceries and removing outdoor clothing. Two adequately sized bedrooms, a larger master bedroom, and a nice family bath complete the upstairs of this cozy home.

Customizing Panelized  
Homes throughout the  
Northeast and Canada



HOUSES • COMMERCIAL • CHURCHES

# The Patricia

**Square Footage: 1,200 sq. ft.**

**Bedrooms: 2-3**

**Baths: 1-2**



# Stormwater Management Report for the Great Barrington Affordable Housing Trust

February 2023



White Engineering, Inc.  
55 South Merriam Street  
Pittsfield, MA 01201  
(P) 413-443-8011  
(F) 413-443-8012  
[bwhite@whiteeng.com](mailto:bwhite@whiteeng.com)



## Introduction:

The applicant proposed to construct a residential neighborhood with 30 residential units, a paved road, and gravel driveways. Existing utility poles and water main will help service the facilities for electricity and water. The applicant is proposed a new pump sewer hook up to the existing sewer located at the intersection of main Street North and Oak Street. The applicant proposes to use best management practices from the 1997 Stormwater Management Vol. 2 Handbook, for proper stormwater management to accommodate the proposed improvements. There is no wetland, or water resource areas on the property or nearby that will be impacted. Soil reports for the subject indicate the presence of Copake Fine Sandy Loam throughout the property. This type of soil is described to have extremely well drained soils with a hydrologic class grade of an A. Soil test pits and perc test records on file with the Great Barrington Board of health indicate the presence of groundwater beyond 96-inches. Typical soil profiles in this area show the presence gravel outwash roughly two feet below grade in all five (5) test pits. This type of soil is very well drained and evidence of groundwater was not found.

To manage the runoff generated from the proposed driveway and development of the site white engineering has proposed to include stormwater chambers underneath the common area in the center of proposed road loop to help promote infiltration for impervious runoff. Any roof runoff will be directly piped directly into the nearest catch basin. The stormwater pipe will be 12-inch ADS pipe. To achieve our total suspended solids removal requirements, we propose to utilize seventeen (15) deep sump catch basins and two (2) proprietary Stormceptor units. The runoff from the paved surfaces will discharge to a subsurface chamber bed of ADS Stormtech chambers (Model MC-3500).

To provide a conservative design, the project as proposed would allow for 7.87" of rainfall to fall over the impervious areas proposed on site to be stored within the chamber bed and rain garden prior to accounting for any infiltration throughout the duration of the 100-year, 24-hour storm. It should also be noted that the system as designed would retain the complete runoff volume from the 100 Year, 6-hour event which is important as the rainfall events occurring more frequently have a higher intensity of rainfall over shorter durations. The proposed project includes two different subsurface stormwater chamber collection points to manage runoff from the northern portion of the property and the southern portion of the property. The northern set of chambers can hold up 4.10 inches of water from runoff, while the southern set of chambers can hold 3.85 inches of water prior to infiltration. It would take approximately 6.55 hours to infiltration an entire 100 Year Storm event (7.87" of rainfall) in the system, assuming the percolation rate of the soils is 20 minutes per inch. Given the extremely well drained soils the infiltration rate would be less than 20 minutes per inch.

## Conclusion:

The proposed stormwater management plan and attached plans and documentation will properly manage the stormwater runoff generated from the expansion of the subject property.

## Summary of Stormwater Report Checklist

Included in the Appendix of this report is a copy of the Department of Environmental Protection (DEP) Checklist for Stormwater Report. Below is a narrative and calculations describing the compliance with each of the standard.

Standard 1- There are no untreated discharges proposed.

Standard 2- Calculations are shown that the peak rate of runoff for the 2, 10, 25 and 100 Year storms will not increase with the proposed work based upon the proposed storage of runoff from the 100 year storm.

Standard 3- Soil analysis was completed on the site as well as review of the Soil Survey and it was determined the soils are very well drained and capable of infiltration and the reason the subsurface infiltration chamber and other BMP's were chosen. The underlying soils in the work area are Hydrologic Group A.

Standard 4- A Long Term Pollution Prevention Plan is enclosed as a portion of the Appendix and the requirements are met

Standard 5- The property is not a Land Use with Higher Potential Pollutant Loads (LUHPPL's)

Standard 6- There are no impacts to Critical Areas as a part of the proposed development.

Standard 7- The project complies with the stormwater management standards.

Standard 8- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan is included.

Standard 9- A Post Construction Operation and Maintenance Plan is included.

Standard 10- The Long Term Pollution Prevention Plan includes measures to prevent illicit discharges and an Illicit Discharge Statement is included.

Supplemental Items to this report:

1. Stormwater Pollution Prevention Plan (including blank inspection form)
2. Mass DEP Stormwater Checklist
3. Excel Worksheet showing catchment area calculations
4. Stormceptor and Stormwater Chamber data sheet
5. Soil Survey map and soils description
6. Illicit Discharge Statement



**Massachusetts Department of Environmental Protection**  
Bureau of Resource Protection - Wetlands Program

# Checklist for Stormwater Report

## A. Introduction

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the [Massachusetts Stormwater Handbook](#). The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



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# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

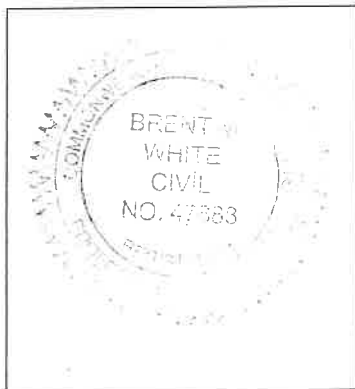
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.


A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



  
Signature and Date

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



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# Checklist for Stormwater Report

## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): Stormceptor, subsurface chamber bed

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



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# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
- Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
- is within the Zone II or Interim Wellhead Protection Area
  - is near or to other critical areas
  - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
  - involves runoff from land uses with higher potential pollutant loads.
- The Required Water Quality Volume is reduced through use of the LID site Design Credits.
- Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



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# Checklist for Stormwater Report

## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does *not* cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.





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Bureau of Resource Protection - Wetlands Program

# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands Program

# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

# Stormwater Pollution Prevention Plan (SWPPP)

For the

Great Barrington Affordable Housing Trust

February 2023



White Engineering, Inc.  
55 South Merriam Street  
Pittsfield, MA 01201  
(P) 413-443-8011  
(F) 413-443-8012  
[bwhite@whiteeng.com](mailto:bwhite@whiteeng.com)

## **Stormwater Pollution Prevention Plan Prepared for the Great Barrington Affordable Housing Trust Fund**

This project involves the construction of a new neighborhood for low income housing in Great Barrington, MA. This includes in phases the process of building 30 housing units of various styles. There will be a paved road that has loop around the center portion of the property and two dead roads off the southeast and southwest corners to access more of property for units. Each unit will have an associated gravel driveway along with it, and small area will be set aside for guest parking.

The order of activities will be as follows:

1. Install all required silt fencing and straw bales.
2. Tree clearing, rough grading of proposed road and construction entrance
3. Finish site grading of the site
4. Marking out individual house locations
5. Installation of water, sewer, and drainage infrastructure including catch basins, and stormwater chambers
6. Installation of final subsurface chamber beds
7. Final planting of landscape buffer
8. Re-seed and stabilize all disturbed areas on the property

Of the disturbed areas on-site, a stockpile area shall have additional straw bales placed around the base of the stockpiles and be tarped.

### **Illicit Discharge Statement**

There will be no illicit discharges on-site and into the stormwater management system.

### **Controls:**

**Temporary Stabilization** - Topsoil stockpile areas and disturbed portions of the site where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed and mulch no later than 7 days from the last construction activity in that area. The temporary seed shall be erosion seed mix, as specified in Mass Highway Standard Specifications for Highways and Bridges, M6.03.1, applied at the rate of 100 pounds per acre. After seeding, each area shall be mulched with 4,000 pounds per acre of straw. Areas of the site which are to be paved will be temporarily stabilized by applying geotextile fabric and stone sub-base until bituminous pavement can be applied.

**Permanent Stabilization** - Disturbed portions of the site where construction activities permanently cease shall be stabilized with permanent seed no later than 7 days after the last construction activity. The permanent seed shall be seed mix for grassplots and islands, as specified in Mass Highway Standard Specifications for Highways and Bridges, M6.03.0, applied at the rate of 100 pounds per acre. After seeding, each area shall be mulched with 4,000 pounds per acre of straw.

**Construction Entrance** - A stabilized construction entrance shall be installed in the gravel driveway just beyond the curb cut into the site to help reduce vehicle tracking of sediments onto public ways. Streets adjacent to the site entrance will be inspected weekly, and swept monthly to remove any excess mud, dirt or rock tracked from the site. Should the weekly inspections reveal excess accumulation on abutting roadways, the roadways will be swept within one week from the date of discovery. Dump trucks hauling material from the construction site will be covered with a tarpaulin to prevent fugitive materials.

**Storm Water Management** - Runoff, including that which will be generated from the installation of new impervious surfaces as well as that which will be intercepted by the placement of impervious surfaces including structures, roadways and the driveways, will flow through a series of deep sump catch basins, proprietary Stormceptor unit and ultimately to a subsurface chamber infiltration bed. Annual recharge rates at the site are improved by the roof runoff and runoff from the roadways being directed into the nearest catch basin. The ability to maintain or exceed current recharge rates will be achieved by the infiltration of treated runoff in the infiltration bed as well as a dry well.

The stormwater management system is designed to remove 80% of the average annual load of total suspended solids. This standard will be met by deep sump catch basin units, Stormceptor, and subsurface chamber bed.

Erosion and sedimentation controls shall be installed prior to commencement of work to prevent impacts during construction. Throughout construction it is likely that portions of silt fence, bales and wattles may need to have sediments accumulated against them to be removed and the barriers replaced.

**Other Controls:**

**Waste Materials** - All waste will be collected, stored and disposed of properly so as not to pollute the construction site. Any such disposal shall be removed by a licensed solid waste management company. If deemed required, a dumpster shall be located at the site and shall meet all local and state regulations. The dumpster will be emptied a minimum of once a week or more often, if necessary. No construction waste material shall be permitted to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted in the site trailer and the individual who manages the day-to-day on-site operations will be responsible for seeing that these practices are followed.

**Hazardous Waste** - All hazardous waste materials will be disposed of in a manner specified by local or state regulations or by the manufacturer. Site personnel will be instructed in these practices and the individual who manages day-to-day site operations will be responsible for seeing that these practices are followed.

**Sanitary Waste** - All sanitary waste will be collected from the portable units a minimum of once per week by a licensed sanitary waste management contractor as required by local regulation.

**Maintenance and Inspections** - The following are the minimum requirements for maintenance and inspection of the above controls to ensure that they are functioning properly as intended and to ensure that if additional measures are required, they are installed when the need arises.

- All control measures will be inspected at least once each week and following any storm event of 0.5 inches or greater. If no rain gauge is present on-site, then inspections shall be following any storm event.
- All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report. Sufficient stockpiles of controls shall be kept on-site in reserve in the event that immediate repair is required.
- Built up sediment will be removed from silt fence when it has reached a 6-inch height of the fence. In the case of hay bale barriers, it is preferable to place a second row of bales or fence upstream of the first row when the sediment reaches the specified level.
- Silt fence/straw bale barriers will be inspected for depth of sediment, tears, gaps, etc. and to see if the fabric or bales are secure and firmly in the ground.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth initially on a daily basis until growth is established and weekly thereafter until fully established.
- Maintenance and inspection reports shall be kept, and a copy of the report retained on-site. The form shall state the date of inspection or maintenance with a sketch of the area and activity along with responsibility of required actions and follow up dates, and completion due dates.

- Individuals shall be designated responsible for inspections, maintenance, repair activities, and filling out the inspection and maintenance report. These individuals shall be properly-trained in the designated areas.

**Inventory for Pollution Prevention Plan:**

The materials or substances listed below are expected to be present onsite during construction:

- Petroleum base products
- Solvents
- Adhesives
- Concrete

**Material Management Practices:**

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to storm water runoff.

**Good Housekeeping:**

The following good housekeeping practices will be followed onsite during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The onsite superintendent will inspect daily to ensure proper use and disposal of materials onsite.

**Hazardous Products:**

These practices are used to reduce the risk associated with hazardous materials.

- Products will be kept in original containers unless they are not resealable.
- Original labels and material safety data will be retained; they contain important product information. MSDS's will be available onsite in the event of an emergency. If materials are transferred to another container, it will be labeled accordingly.
- If surplus product must be disposed of, manufacturers' or local and state recommended methods for proper disposal will be followed.

**Product Specific Practices:**

The following product specific practices will be followed onsite:

**Petroleum Products:**

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substance used onsite will be applied according to the manufacturer's recommendations.

### **Spill Control Practices:**

In addition to the good housekeeping and management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup:

- Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite. Equipment and materials will include but not limited to brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust, and plastic and metal trash containers specifically for this purpose
- All spills will be cleaned up immediately after discovery.
- The spill area will be kept well ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance
- Spills of a toxic or hazardous material will be reported to the appropriate State or local government agency, regardless of the size.
- The spill prevention plan will be adjusted to include measures to prevent this type of spill from reoccurring and how to clean up the spill if there is another one. A description of the spill, what caused it, and the cleanup measures will also be included.
- The site superintendent responsible for the day-to-day site operations will be the spill prevention and cleanup coordinator. The site superintendent will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of responsible spill personnel will be posted in the material storage area and in the office trailer onsite.

### **Post Construction Requirements:**

The Town of Great Barrington will be responsible for the ongoing maintenance and inspection of the proposed system. Ongoing tasks that they will be responsible for include:

- Periodic cleaning of the deep sump catch basins, and Stormceptor. Inspections shall occur quarterly for the first year to determine appropriate ongoing cleaning schedule.

After any single rain event which yields the 2 Year Storm (2.96 inches in 24 hours) or any series of rain events within a short period of time, the rain gardens should be inspected and cleaned if necessary. If for some reason this amount of rain has not occurred, the sumps shall be inspected quarterly at least for the first year to determine appropriate cleaning schedule. Without this cleaning, the rain garden will become clogged and eventually fail.

Any questions with regard to this plan may be directed to Brent M. White, MCE, PE, at White Engineering, Inc.

Included with this document are the following:

- Final Design Drawing Set
- Blank Inspection Report
- Stormwater Management Report

Construction Inspection Form for the Great Barrington Affordable Housing Trust  
Fund

Prepared By:

White Engineering, Inc.

Inspector: \_\_\_\_\_

Date: \_\_\_\_\_

Weather Conditions: \_\_\_\_\_

Purpose for  
Inspection: \_\_\_\_\_  
\_\_\_\_\_

Items/Activity  
Inspected: \_\_\_\_\_  
\_\_\_\_\_

Items Found in  
Compliance: \_\_\_\_\_  
\_\_\_\_\_

Items Found needing  
Repair: \_\_\_\_\_  
\_\_\_\_\_

If Yes, was corrective action taken: Y / N

If No, expected timeline for completion of  
tasks: \_\_\_\_\_  
\_\_\_\_\_



**Habitat for Humanity Catchment Area Summary**

0 North Plain Road (Route 41), Great Barrington, MA  
 Prepared By: White Engineering, Inc.

Area 2- Proposed Project Site Southern Catchment Area

| South Stormwater    | SF    |
|---------------------|-------|
| House               | 14834 |
| Road                | 13933 |
| Driveway            | 4539  |
| Additional Road     | 16949 |
| Sidewalk            | 3280  |
| Total Impervious    | 32047 |
| Overall Disturbance | 53535 |

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

11 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 82.57' Row Length +12.0" End Stone x 2 = 84.57' Base Length

8 Rows x 77.0" Wide + 9.0" Spacing x 7 + 12.0" Side Stone x 2 = 58.58' Base Width

9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Covei = 5.50' Field Height

88 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 8 Rows = 9,914.2 cf Chamber Storage

27,249.2 cf Field - 9,914.2 cf Chambers = 17,335.0 cf Stone x 40.0% Voids = 6,934.0 cf Stone Storage

Chamber Storage + Stone Storage = 16,848.2 cf = 0.387 af

Overall Storage Efficiency = 61.8%

Overall System Size = 84.57' x 58.58' x 5.50'

88 Chambers  
 1,009.2 cy Field  
 642.0 cy Stone

| Proposed Catchment Pipe Storage Volume |         |    |
|--|---------|----|
| Length of 12" ADS                      | 725     | ft |
| Volume                                 | 569.125 | cf |

**Chamber Bed Sizing, Driveway Upper Catchment with ADS StormTech MC-4500**

|                                      |        |    |
|--------------------------------------|--------|----|
| Total area =                         | 53,535 | sf |
| 100 Year Storm = 7.87"               |        |    |
| 100 Year Storm total Runoff Volume = | 35110  | cf |
| 100 Year Storm Runoff Volume =       | 1300   | cy |

| Subsurface Chamber Bed Areas |                             |    |
|------------------------------|-----------------------------|----|
| Location: Parking Lot        | Model: ADS Stormtech MC3500 |    |
| System Width =               | 58.58                       | ft |
| System Length =              | 84.57                       | ft |
| Individual chamber storage   | 109.9                       | cf |
| number of chambers           | 88                          |    |

|  |       |    |
|--|-------|----|
| Chamber Storage                          | 9,671 | cf |
| Stone Storage Around Chambers (40%voids) | 6934  | cf |

|  |          |       |
|--|----------|-------|
| Infiltration @ 20 mpi (8 in/hr) per hour | 3302.74  | cf/hr |
| 24 Hours Infiltration =                  | 79265.77 | cf    |

|                      |        |    |
|----------------------|--------|----|
| Total System Storage | 17,174 | cf |
|----------------------|--------|----|

|                 |      |    |
|-----------------|------|----|
| Rainfall Stored | 3.85 | in |
|-----------------|------|----|

|   |      |                               |
|---|------|-------------------------------|
| Duration to Infiltration 100 Year Storm at 20 mpi | 6.56 | Hours to drain 100 year storm |
|---|------|-------------------------------|

**Habitat for Humanity Catchment Area Summary**

0 North Plain Road (Route 41), Great Barrington, MA  
 Prepared By: White Engineering, Inc.

**Area 3- Proposed Project Site Northern Catchment Area**

| North Stormwater    | SF    |
|---------------------|-------|
| House               | 12320 |
| Ruof                | 9931  |
| Driveway            | 10437 |
| Sidewalk            | 2756  |
| Total Impervious    | 25007 |
| Overall Disturbance | 35444 |

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

9 Chambers/Row x 7.17' Long + 1.85' Cap Length x 2 = 68.23' Row Length + 12.0" End Stone x 2 = 70.23' Base Length

8 Rows x 77.0" Wide + 9.0" Spacing x 7 + 12.0" Side Stone x 2 = 58.58' Base Width

9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

72 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 8 Rows = 8,154.9 cf Chamber Storage

22,628.7 cf Field - 8,154.9 cf Chambers = 14,473.8 cf Stone x 40.0% Voids = 5,789.5 cf Stone Storage

Chamber Storage + Stone Storage = 13,944.4 cf = 0.320 af

Overall Storage Efficiency = 61.6%

Overall System Size = 70.23' x 58.58' x 5.50'

72 Chambers  
 838.1 cy Field  
 53b.1 cy Stone

| Proposed Catchment Pipe Storage Volume |         |    |
|--|---------|----|
| Length of 12" ADS                      | 475     | ft |
| Volume                                 | 372.875 | cf |

**Chamber Bed Sizing, Driveway Upper Catchment with ADS StormTech MC-4500**

|                                      |        |    |
|--------------------------------------|--------|----|
| Total area =                         | 35,444 | sf |
| 100 Year Storm = 7.87"               |        |    |
| 100 Year Storm total Runoff Volume = | 23245  | cf |
| 100 Year Storm Runoff Volume =       | 861    | cy |

| Subsurface Chamber Bed Areas |                             |    |
|------------------------------|-----------------------------|----|
| Location: Parking Lot        | Model: ADS Stormtech MC3500 |    |
| System Width =               | 58.58                       | ft |
| System Length =              | 70.23                       | ft |
| Individual chamber storage   | 109.9                       | cf |
| number of chambers           | 54                          |    |

|  |            |       |
|--|------------|-------|
| Chamber Storage                          | 5,935      | cf    |
| Stone Storage Around Chambers (40%voids) | 5789       | cf    |
| Infiltration @ 20 mpi (8 in/hr) per hour | 2742.7156  | cf/hr |
| 24 Hours Infiltration =                  | 65825.1744 | cf    |

|                      |        |    |
|----------------------|--------|----|
| Total System Storage | 12,096 | cf |
|----------------------|--------|----|

|                 |      |    |
|-----------------|------|----|
| Rainfall Stored | 4.10 | in |
|-----------------|------|----|

|   |      |                               |
|---|------|-------------------------------|
| Duration to infiltration 100 Year Storm at 20 mpi | 6.56 | Hours to drain 100 year storm |
|---|------|-------------------------------|

**CBHFH**

Prepared by HP Inc.  
HydroCAD® 10.10-6a s/n 01563 © 2020 HydroCAD Software Solutions LLC

*Rainfall file not specified*  
Printed 2/2/2023

**Pond 1P: (new Pond) - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)**

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

Overall Size= 77.0"W x 45.0"H x 7.50'L with 0.33' Overlap

Cap Storage= 14.9 cf x 2 x 8 rows = 238.4 cf

77.0" Wide + 9.0" Spacing = 86.0" C-C Row Spacing

11 Chambers/Row x 7.17' Long +1.85' Cap Length x 2 = 82.57' Row Length +12.0" End Stone x 2 = 84.57' Base Length

8 Rows x 77.0" Wide + 9.0" Spacing x 7 + 12.0" Side Stone x 2 = 58.58' Base Width

9.0" Stone Base + 45.0" Chamber Height + 12.0" Stone Cover = 5.50' Field Height

88 Chambers x 110.0 cf + 14.9 cf Cap Volume x 2 x 8 Rows = 9,914.2 cf Chamber Storage

27,249.2 cf Field - 9,914.2 cf Chambers = 17,335.0 cf Stone x 40.0% Voids = 6,934.0 cf Stone Storage

Chamber Storage + Stone Storage = 16,848.2 cf = 0.387 af

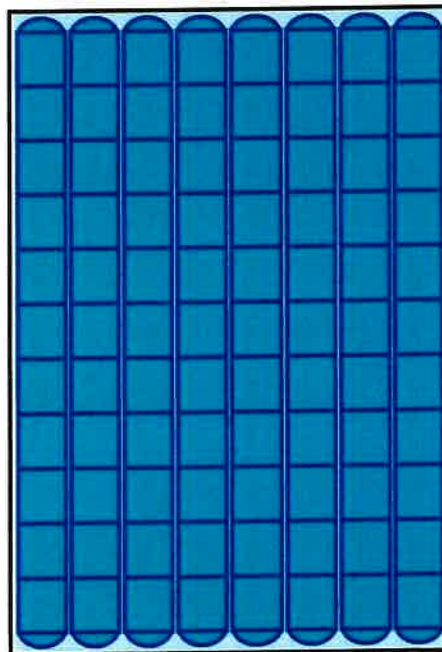
Overall Storage Efficiency = 61.8%

Overall System Size = 84.57' x 58.58' x 5.50'

88 Chambers

1,009.2 cy Field

642.0 cy Stone



**CBHFH**

Prepared by HP Inc.

HydroCAD® 10.10-6a s/n 01563 © 2020 HydroCAD Software Solutions LLC

*Rainfall file not specified*

Printed 2/2/2023

**Pond 1P: (new Pond) - Chamber Wizard Field A**

**Chamber Model = ADS\_StormTech MC-3500 d +Cap (ADS StormTech® MC-3500 d rev 03/14 with Cap volume)**

Effective Size= 70.4"W x 45.0"H => 15.33 sf x 7.17'L = 110.0 cf

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Chamber Storage + Stone Storage = 13,944.4 cf = 0.320 af

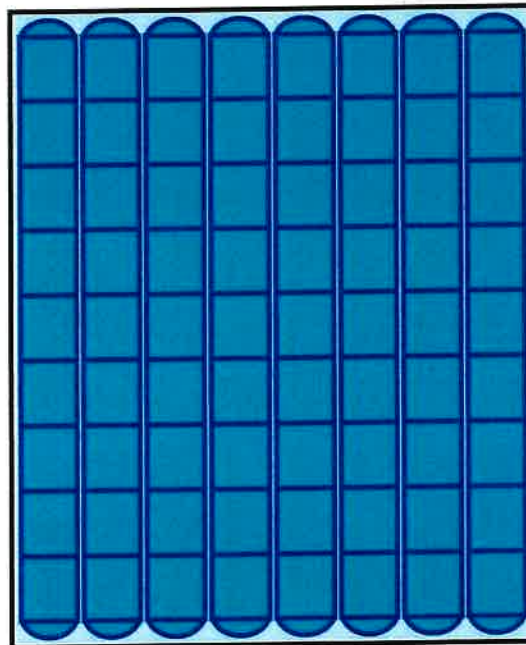
Overall Storage Efficiency = 61.6%

Overall System Size = 70.23' x 58.58' x 5.50'

72 Chambers

838.1 cy Field

536.1 cy Stone



Soil Map—Berkshire County, Massachusetts  
(0 North Plain Road, Great Barrington, MA)



Soil Map may not be valid at this scale.

Map Scale: 1:1,640 if printed on A landscape (11" x 8.5") sheet.

0 20 40 80 120 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84







































Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

Soil Map—Berkshire County, Massachusetts  
 (0 North Plain Road, Great Barrington, MA)

**MAP LEGEND**

- |   |                        |   |                       |
|---|------------------------|---|-----------------------|
|    | Area of Interest (AOI) |  | Spoil Area            |
|    | Soil Map Unit Polygons |  | Stony Spot            |
|    | Soil Map Unit Lines    |  | Very Stony Spot       |
|    | Soil Map Unit Points   |  | Wet Spot              |
|    | Blowout                |  | Other                 |
|    | Borrow Pit             |  | Special Line Features |
|    | Clay Spot              |  | Streams and Canals    |
|    | Closed Depression      |  | Rails                 |
|    | Gravel Pit             |  | Interstate Highways   |
|    | Gravelly Spot          |  | US Routes             |
|    | Landfill               |  | Major Roads           |
|    | Lava Flow              |  | Local Roads           |
|    | Marsh or swamp         |  | Aerial Photography    |
|    | Mine or Quarry         |   |                       |
|   | Miscellaneous Water    |   |                       |
|  | Perennial Water        |   |                       |
|  | Rock Outcrop           |   |                       |
|  | Saline Spot            |   |                       |
|  | Sandy Spot             |   |                       |
|  | Severely Eroded Spot   |   |                       |
|  | Sinkhole               |   |                       |
|  | Slide or Slip          |   |                       |
|  | Sodic Spot             |   |                       |

**MAP INFORMATION**

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Berkshire County, Massachusetts  
 Survey Area Data: Version 17, Sep 9, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2021—Nov 8, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                 | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| 267A                               | Copake fine sandy loam, 0 to 3 percent slopes | 6.3          | 100.0%         |
| <b>Totals for Area of Interest</b> |   | <b>6.3</b>   | <b>100.0%</b>  |

## Berkshire County, Massachusetts

### 267A—Copake fine sandy loam, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* 98sr  
*Elevation:* 570 to 1,340 feet  
*Mean annual precipitation:* 32 to 50 inches  
*Mean annual air temperature:* 45 to 50 degrees F  
*Frost-free period:* 145 to 240 days  
*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Copake and similar soils:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Copake

##### Setting

*Landform:* Ridges  
*Landform position (two-dimensional):* Summit  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Friable coarse-loamy eolian deposits over loose sandy glaciofluvial deposits derived from limestone and/or loose sandy and gravelly glaciofluvial deposits derived from limestone

##### Typical profile

*H1 - 0 to 4 inches:* fine sandy loam  
*H2 - 4 to 26 inches:* gravelly fine sandy loam  
*H3 - 26 to 64 inches:* stratified gravelly loamy fine sand to very gravelly coarse sand

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Runoff class:* Very low  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.60 to 6.00 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 4.0 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 1  
*Hydrologic Soil Group:* A



Map Unit Description: Copake fine sandy loam, 0 to 3 percent slopes—Berkshire County,  
Massachusetts

0 North Plain Road, Great  
Barrington, MA

---

*Ecological site:* F144AY044VT - Semi-Rich Well Drained Outwash  
*Hydric soil rating:* No

#### **Minor Components**

##### **Hero**

*Percent of map unit:* 7 percent  
*Hydric soil rating:* No

##### **Groton**

*Percent of map unit:* 5 percent  
*Hydric soil rating:* No

##### **Fredon**

*Percent of map unit:* 3 percent  
*Landform:* Terraces  
*Hydric soil rating:* Yes

### **Data Source Information**

Soil Survey Area: Berkshire County, Massachusetts  
Survey Area Data: Version 17, Sep 9, 2022



Commonwealth of Massachusetts  
City/Town of Great Barrington

Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal

A. Facility Information

Great Barrington Affordable Housing Trust

Owner Name

0 North Plain Road

Street Address

Great Barrington

City

MA

State

26/53A

Map/Lot #

01230

Zip Code

B. Site Information

1. (Check one)  New Construction  Upgrade  Repair

2. Soil Survey Available?  Yes  No

If yes:

NRCS

Source

267A

Soil Map Unit

Copake Fine Sandy Loam

Soil Name

None

Soil Limitations

Friable coarse loamy eolian

Soil Parent material

Ridge

Landform

3. Surficial Geological Report Available?  Yes  No

If yes:

2018 Stone

Year Published/Source

Coarse Deposits

Map Unit

Outwash and Coarse Deposits

Description of Geologic Map Unit:

4. Flood Rate Insurance Map Within a regulatory floodway?  Yes  No

5. Within a velocity zone?  Yes  No

6. Within a Mapped Wetland Area?  Yes  No

If yes, MassGIS Wetland Data Layer:

Wetland Type

7. Current Water Resource Conditions (USGS):

11/9/2021

Month/Day/ Year

Range:  Above Normal

Normal

Below Normal

8. Other references reviewed:

Searchwell

Not in Zone I, Zone II or IWPA



Commonwealth of Massachusetts  
 City/Town of Great Barrington

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**C. On-Site Review** (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP1      11/9/2021      9:00 AM      Sunny  
Hole #      Date      Time      Weather

1. Land Use Woodland      Shrubs      None      \_\_\_\_\_  
(e.g., woodland, agricultural field, vacant lot, etc.)      Vegetation      Surface Stones (e.g., cobbles, stones, boulders, etc.)      Longitude: 0-3 Slope (%)

Description of Location: \_\_\_\_\_

2. Soil Parent Material: Outwash      Kame Terrace      SH  
Landform      Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from:      Open Water Body N/A feet      Drainage Way +100 feet      Wetlands N/A feet  
    Property Line +10 feet      Drinking Water Well N/A feet      Other N/A feet

4. Unsuitable Materials Present:  Yes  No      If Yes:  Disturbed Soil       Fill Material       Weathered/Fractured Rock       Bedrock

5. Groundwater Observed:  Yes       No      If yes: \_\_\_\_\_ Depth Weeping from Pit      \_\_\_\_\_ Depth Standing Water in Hole

**Soil Log**

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |       |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|-------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-16       | FILL                |                     |                                    |                        |       |         |                              |                  |                |                          |       |
| 16-20      | A                   | Loamy Sand          |                                    | -                      | -     | -       | -                            | -                | Granular       | Friable                  |       |
| 20-42      | Bw                  | Sandy Loam          |                                    | -                      | -     | -       | -                            | -                | Massive        | Friable                  |       |
| 42-96+     | C                   | Coarse Sand         |                                    | -                      | -     | -       | 25                           | 5                | Single Grain   | Loose                    |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |

Additional Notes:



**Commonwealth of Massachusetts**  
**City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**C. On-Site Review** (minimum of two holes required at every proposed primary and reserve disposal area)

**Deep Observation Hole Number:** TP2      11/9/21      9:15 AM      Sunny  
Hole #      Date      Time      Weather

Latitude \_\_\_\_\_ Longitude: \_\_\_\_\_

1. Land Use: Woodland      Shrubs      None  
(e.g., woodland, agricultural field, vacant lot, etc.)      Vegetation      Surface Stones (e.g., cobbles, stones, boulders, etc.)

0-3  
Slope (%)

Description of Location: Northwestern corner of the property

2. Soil Parent Material: Outwash      Kame Terrace      SH  
Landform      Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body N/A feet      Drainage Way +100 feet      Wetlands N/A feet  
 Property Line +10 feet      Drinking Water Well N/A feet      Other N/A feet

4. Unsuitable Materials Present:  Yes  No      If Yes:  Disturbed Soil     Fill Material     Weathered/Fractured Rock     Bedrock

5. Groundwater Observed:  Yes  No      If yes: \_\_\_\_\_ Depth Weeping from Pit      \_\_\_\_\_ Depth Standing Water in Hole

**Soil Log**

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |       |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|-------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-8        | A                   | Loamy Sand          |                                    | -                      | -     | -       | -                            | -                | Granular       | Friable                  |       |
| 8-16       | Bw                  | Loamy Sand          |                                    | -                      | -     | -       | -                            | 5                | Massive        | Friable                  |       |
| 16-76+     | C                   | Coarse Sand         |                                    | -                      | -     | -       | 20                           | 5                | Single Grain   | Friable                  |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |

Additional Notes:



**Commonwealth of Massachusetts**  
**City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**D. Determination of High Groundwater Elevation**

1. Method Used:
- |  |                        |                        |
|--|------------------------|------------------------|
|  | Obs. Hole # <u>TP1</u> | Obs. Hole # <u>TP2</u> |
| <input type="checkbox"/> Depth observed standing water in observation hole                           | _____ inches           | _____ inches           |
| <input type="checkbox"/> Depth weeping from side of observation hole                                 | _____ inches           | _____ inches           |
| <input type="checkbox"/> Depth to soil redoximorphic features (mottles)                              | _____ inches           | _____ inches           |
| <input type="checkbox"/> Depth to adjusted seasonal high groundwater ( $S_h$ )<br>(USGS methodology) | _____ inches           | _____ inches           |

Index Well Number \_\_\_\_\_

Reading Date \_\_\_\_\_

$$S_h = S_c - [S_r \times (OW_c - OW_{max}) / OW_r]$$

Obs. Hole/Well# \_\_\_\_\_  $S_c$  \_\_\_\_\_  $S_r$  \_\_\_\_\_  $OW_c$  \_\_\_\_\_  $OW_{max}$  \_\_\_\_\_  $OW_r$  \_\_\_\_\_  $S_h$  \_\_\_\_\_

2. Estimated Depth to High Groundwater: Bottom of Hole 96 inches

**E. Depth of Pervious Material**

1. Depth of Naturally Occurring Pervious Material

a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?

Yes     No

b. If yes, at what depth was it observed (exclude A and O Horizons)?

Upper boundary: 16 inches      Lower boundary: 76 inches

c. If no, at what depth was impervious material observed?

Upper boundary: \_\_\_\_\_ inches      Lower boundary: \_\_\_\_\_ inches



**Commonwealth of Massachusetts**  
**City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**C. On-Site Review** (*minimum of two holes required at every proposed primary and reserve disposal area*)

Deep Observation Hole Number: TP3      11/9/2021      9:30 AM      Sunny  
Hole #      Date      Time      Weather

1. Land Use Woodland      Shrubs      None  
(e.g., woodland, agricultural field, vacant lot, etc.)      Vegetation      Surface Stones (e.g., cobbles, stones, boulders, etc.)

Latitude \_\_\_\_\_ Longitude: 0-3  
 Slope (%) \_\_\_\_\_

Description of Location: \_\_\_\_\_

2. Soil Parent Material: Outwash      Kame Terrace      SH  
Landform      Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from:      Open Water Body N/A feet      Drainage Way +100 feet      Wetlands N/A feet  
    Property Line +10 feet      Drinking Water Well N/A feet      Other N/A feet

4. Unsuitable Materials Present:  Yes  No      If Yes:  Disturbed Soil       Fill Material       Weathered/Fractured Rock       Bedrock

5. Groundwater Observed:  Yes  No      If yes: \_\_\_\_\_ Depth Weeping from Pit      \_\_\_\_\_ Depth Standing Water in Hole

**Soil Log**

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |       |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|-------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-10       | A                   | Loamy Sand          |                                    | -                      | -     | -       | -                            | -                | Granular       | Friable                  |       |
| 10-23      | Bw                  | Loamy Sand          |                                    | -                      | -     | -       | -                            | 5                | Massive        | Friable                  |       |
| 23-100+    | C                   | Coarse Sand         |                                    | -                      | -     | -       | 20                           | 5                | Single Grain   | Loose                    |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |

Additional Notes: \_\_\_\_\_



**Commonwealth of Massachusetts**  
**City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**C. On-Site Review** (minimum of two holes required at every proposed primary and reserve disposal area)

**Deep Observation Hole Number:** TP4      11/9/21      9:45 AM      Sunny  
 Hole #      Date      Time      Weather      Latitude      Longitude:

1. Land Use: Woodland      Shrubs      None  
 (e.g., woodland, agricultural field, vacant lot, etc.)      Vegetation      Surface Stones (e.g., cobbles, stones, boulders, etc.)      Slope (%)

Description of Location: Near the Western boundary of the property

2. Soil Parent Material: Outwash      Kame Terrace      SH  
    Landform      Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from: Open Water Body N/A feet      Drainage Way +100 feet      Wetlands N/A feet  
 Property Line +10 feet      Drinking Water Well N/A feet      Other N/A feet

4. Unsuitable  
 Materials Present:  Yes  No      If Yes:  Disturbed Soil     Fill Material       Weathered/Fractured Rock     Bedrock

5. Groundwater Observed:  Yes     No      If yes: \_\_\_\_\_ Depth Weeping from Pit      \_\_\_\_\_ Depth Standing Water in Hole

**Soil Log**

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |       |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|-------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-11       | A                   | Loamy Sand          |                                    | -                      | -     | -       | -                            | -                | Granular       | Friable                  |       |
| 11-18      | Bw                  | Loamy Sand          |                                    | -                      | -     | -       | -                            | 5                | Massive        | Friable                  |       |
| 18-96+     | C                   | Coarse Sand         |                                    | -                      | -     | -       | 20                           | 5                | Single Grain   | Friable                  |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |

Additional Notes:



**Commonwealth of Massachusetts**  
**City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**D. Determination of High Groundwater Elevation**

1. Method Used:
- |  |                        |                        |
|--|------------------------|------------------------|
|  | Obs. Hole # <u>TP3</u> | Obs. Hole # <u>TP4</u> |
| <input type="checkbox"/> Depth observed standing water in observation hole                           | _____ inches           | _____ inches           |
| <input type="checkbox"/> Depth weeping from side of observation hole                                 | _____ inches           | _____ inches           |
| <input type="checkbox"/> Depth to soil redoximorphic features (mottles)                              | _____ inches           | _____ inches           |
| <input type="checkbox"/> Depth to adjusted seasonal high groundwater ( $S_h$ )<br>(USGS methodology) | _____ inches           | _____ inches           |

Index Well Number \_\_\_\_\_

Reading Date \_\_\_\_\_

$$S_h = S_c - [S_r \times (OW_c - OW_{max}) / OW_r]$$

Obs. Hole/Well# \_\_\_\_\_  $S_c$  \_\_\_\_\_  $S_r$  \_\_\_\_\_  $OW_c$  \_\_\_\_\_  $OW_{max}$  \_\_\_\_\_  $OW_r$  \_\_\_\_\_  $S_h$  \_\_\_\_\_

2. Estimated Depth to High Groundwater: Bottom of Hole 96 inches

**E. Depth of Pervious Material**

1. Depth of Naturally Occurring Pervious Material

a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?

Yes  No

b. If yes, at what depth was it observed (exclude A and O Horizons)?

Upper boundary: 11 inches Lower boundary: 96 inches

c. If no, at what depth was impervious material observed?

Upper boundary: \_\_\_\_\_ inches Lower boundary: \_\_\_\_\_ inches





**Commonwealth of Massachusetts**  
**City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**C. On-Site Review** (minimum of two holes required at every proposed primary and reserve disposal area)

Deep Observation Hole Number: TP5      11/9/2021      10:00 AM      Sunny  
Hole #      Date      Time      Weather

Latitude \_\_\_\_\_ Longitude: 0-3  
Latitude      Longitude: Slope (%)

1. Land Use Woodland      Shrubs      None  
(e.g., woodland, agricultural field, vacant lot, etc.)      Vegetation      Surface Stones (e.g., cobbles, stones, boulders, etc.)

Description of Location: \_\_\_\_\_

2. Soil Parent Material: Outwash      Kame Terrace      SH  
Landform      Position on Landscape (SU, SH, BS, FS, TS)

3. Distances from:      Open Water Body N/A feet      Drainage Way +100 feet      Wetlands N/A feet  
    Property Line +10 feet      Drinking Water Well N/A feet      Other N/A feet

4. Unsuitable Materials Present:  Yes  No      If Yes:  Disturbed Soil     Fill Material     Weathered/Fractured Rock     Bedrock

5. Groundwater Observed:  Yes     No      If yes: \_\_\_\_\_ Depth Weeping from Pit      \_\_\_\_\_ Depth Standing Water in Hole

**Soil Log**

| Depth (in) | Soil Horizon /Layer | Soil Texture (USDA) | Soil Matrix: Color-Moist (Munsell) | Redoximorphic Features |       |         | Coarse Fragments % by Volume |                  | Soil Structure | Soil Consistence (Moist) | Other |
|------------|---------------------|---------------------|------------------------------------|------------------------|-------|---------|------------------------------|------------------|----------------|--------------------------|-------|
|            |                     |                     |                                    | Depth                  | Color | Percent | Gravel                       | Cobbles & Stones |                |                          |       |
| 0-7        | A                   | Loamy Sand          |                                    | -                      | -     | -       | -                            | -                | Granular       | Friable                  |       |
| 7-17       | Bw1                 | Loamy Sand          |                                    | -                      | -     | -       | -                            | -                | Massive        | Friable                  |       |
| 17-25      | Bw2                 | Loamy Sand          |                                    | -                      | -     | -       | -                            | -                | Massive        | Friable                  |       |
| 25-96+     | C                   | Coarse Sand         |                                    | -                      | -     | -       | 25                           | 5                | Single Grain   | Loose                    |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |
|            |                     |                     |                                    |                        |       |         |                              |                  |                |                          |       |

Additional Notes: \_\_\_\_\_



**Commonwealth of Massachusetts  
City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**D. Determination of High Groundwater Elevation**

1. Method Used:

- Depth observed standing water in observation hole
- Depth weeping from side of observation hole
- Depth to soil redoximorphic features (mottles)
- Depth to adjusted seasonal high groundwater (S<sub>h</sub>) (USGS methodology)

|                        |                   |
|------------------------|-------------------|
| Obs. Hole # <u>TP5</u> | Obs. Hole # _____ |
| _____ inches           | _____ inches      |
| _____ inches           | _____ inches      |
| _____ inches           | _____ inches      |
| _____ inches           | _____ inches      |

|   |                      |                      |                       |                         |                       |                      |
|---|----------------------|----------------------|-----------------------|-------------------------|-----------------------|----------------------|
| Index Well Number                                   | Reading Date         |                      |                       |                         |                       |                      |
| $S_h = S_c - [S_r \times (OW_c - OW_{max}) / OW_r]$ |                      |                      |                       |                         |                       |                      |
| Obs. Hole/Well# _____                               | S <sub>c</sub> _____ | S <sub>r</sub> _____ | OW <sub>c</sub> _____ | OW <sub>max</sub> _____ | OW <sub>r</sub> _____ | S <sub>h</sub> _____ |

2. Estimated Depth to High Groundwater: Bottom of Hole 96 inches

**E. Depth of Pervious Material**

1. Depth of Naturally Occurring Pervious Material

a. Does at least four feet of naturally occurring pervious material exist in all areas observed throughout the area proposed for the soil absorption system?  
 Yes     No

|  |                                    |                                     |  |
|--|------------------------------------|-------------------------------------|--|
| b. If yes, at what depth was it observed (exclude A and O Horizons)? | Upper boundary: <u>7</u><br>inches | Lower boundary: <u>96</u><br>inches |  |
| c. If no, at what depth was impervious material observed?            | Upper boundary: _____<br>inches    | Lower boundary: _____<br>inches     |  |



**Commonwealth of Massachusetts**  
**City/Town of Great Barrington**

**Form 11 - Soil Suitability Assessment for On-Site Sewage Disposal**

**F. Certification**

I certify that I am currently approved by the Department of Environmental Protection pursuant to 310 CMR 15.017 to conduct soil evaluations and that the above analysis has been performed by me consistent with the required training, expertise and experience described in 310 CMR 15.017. I further certify that the results of my soil evaluation, as indicated in the attached Soil Evaluation Form, are accurate and in accordance with 310 CMR 15.100 through 15.107.

*Aaron Biasin*

Signature of Soil Evaluator

Aaron Biasin SE14367

Typed or Printed Name of Soil Evaluator / License #

November 9, 2011

Date

6/30/2025

Expiration Date of License

Name of Approving Authority Witness

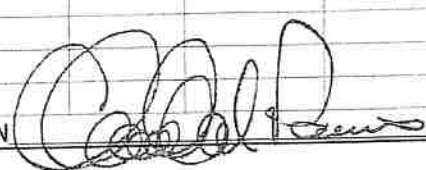
Approving Authority

**Note:** In accordance with 310 CMR 15.018(2) this form must be submitted to the approving authority within 60 days of the date of field testing, and to the designer and the property owner with [Percolation Test Form 12](#).

**Field Diagrams:** Use this area for field diagrams:





| SOIL ASSESSMENT / PERCOLATION TEST INFORMATION |  |  |                |                         |                       |               |
|--|--|--|----------------|-------------------------|-----------------------|---------------|
| DATE:  | <b>12/27/2006</b>  |  |                | WEATHER                 | <b>SUNNY</b>          | OPENWTR >100' |
| OWNER:   | <b>ALDEN</b>   | HOUSE                                    |                | LOCATION                | <b>FLAGGED</b>        | WETAREA >100' |
| TOWN:  | <b>GT.BARRINGTON</b>   |  |                | LAND USE                | <b>RESIDENTIAL</b>    | WELL >100'    |
| STREET:  | <b>NORTH PLAIN ROAD</b>  |  |                | VEGETATION              | <b>GRASSES</b>        |               |
| SOIL MAP                                       | <b>34</b>  |  |                | SLOPE                   | <b>1.00%</b>          | DRAIN TBD     |
| SOIL TYPE                                      | <b>COA</b>   |  |                | SURFACE STONES          | <b>NONE</b>           | PROLINE TBD   |
| NEW  |  | REPAIR                                   | X              | SITE PASSED             | <b>X</b>              | SITE FAILED   |
| GRNDWATERLEVEL                                 |  |  |                | <b>Soil Evaluator -</b> | <b>C.M. Parsons</b>   |               |
| MONTH  | <b>NOVEMBER</b>  | RANGE                                    | <b>ABOVE</b>   | Witnessed By-           | <b>MARK PRUHENSKI</b> |               |
|  |  |  |                |                         |                       |               |
| TEST PIT                                       | 1A   |  |                |                         |                       |               |
| DEPTH  | HORIZON  | TEXTURE                                  | COLOR          | MOTTLING                | OTHER                 |               |
| <b>0-11"</b>                                   | <b>A</b>   | <b>SL</b>                                | <b>10YR3/2</b> | <b>0</b>                | <b>CRMB/FRI</b>       |               |
| <b>11"-20"</b>                                 | <b>B</b>   | <b>SL</b>                                | <b>10YR4/4</b> | <b>0</b>                | <b>CRMB/FRI</b>       |               |
| <b>20"-96"</b>                                 | <b>C</b>   | <b>SAND</b>                              | <b>10YR5/2</b> | <b>NONE TO 96"</b>      | <b>MASS/FRM</b>       |               |
|  |  |  |                |                         |                       |               |
| TIME   | Depth to bedrock   | Standing Water                           | Weep from Face | Est/Hgw                 |                       |               |
| 8:45   | >8'  | >8'                                      | >8'            | >96"                    |                       |               |
| Parent Material                                | <i>Outwash</i>   | 4' Naturally occurring pervious material |                | YES                     | X                     | NO            |
| TEST PIT                                       | 1B   |  |                |                         |                       |               |
| DEPTH  | HORIZON  | TEXTURE                                  | COLOR          | MOTTLING                | OTHER                 |               |
| <b>0-8"</b>                                    | <b>A</b>   | <b>SL</b>                                | <b>10YR3/2</b> | <b>0</b>                | <b>CRMB/FRI</b>       |               |
| <b>8"-22"</b>                                  | <b>B</b>   | <b>SL</b>                                | <b>10YR4/4</b> | <b>0</b>                | <b>CRMB/FRI</b>       |               |
| <b>22"-90"</b>                                 | <b>C</b>   | <b>SAND</b>                              | <b>10YR5/2</b> | <b>NONE TO 90"</b>      | <b>MASS/FRM</b>       |               |
|  |  |  |                |                         |                       |               |
| TIME   | Depth to bedrock   | Standing Water                           | Weep from Face | Est/Hgw                 |                       |               |
| 10AM   | >90"   | >90"                                     | >90"           | >90"                    |                       |               |
| Parent Material                                | <i>Outwash</i>   | 4' Naturally occurring pervious material |                | YES                     | X                     | NO            |
| Site Sketch                                    |  |  |                |                         |                       |               |
| PERC TEST #                                    | <b>1</b>   |  |                |                         |                       |               |
| DEPTH OF PERC                                  | <b>36"</b>   |  |                |                         |                       |               |
| START PRE-SOAK                                 | <b>9:37</b>  |  |                |                         |                       |               |
| END PRE-SOAK                                   | <b>9:52</b>  |  |                |                         |                       |               |
| TIME @ 12"                                     | <b>9:52</b>  |  |                |                         |                       |               |
| TIME @ 9"                                      | <b>9:54</b>  |  |                |                         |                       |               |
| TIME @ 6"                                      | <b>9:56</b>  |  |                |                         |                       |               |
| TIME @ (9-6")                                  | <b>2MIN</b>  |  |                |                         |                       |               |
| RATEMIN/IN                                     | <b>.67MIN/IN</b>   |  |                |                         |                       |               |
| SIGN   |  |  |                |                         |                       |               |

Questions contact – Ken Creigle 413-207-5733

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the Board of Selectmen  
Of Great Barrington, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

South Main St - National Grid to install 1 JO Pole on South Main St beginning at a point approximately 1450 feet south of the centerline of the intersection of Brookside Rd. Installing new mid span pole # 63-50 approximately 55' from adjacent poles.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – South Main St - Great Barrington- Massachusetts.

No. 30727829 January 23, 2023

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a

NATIONAL GRID *Jim Kehrer*

BY \_\_\_\_\_

Engineering Department

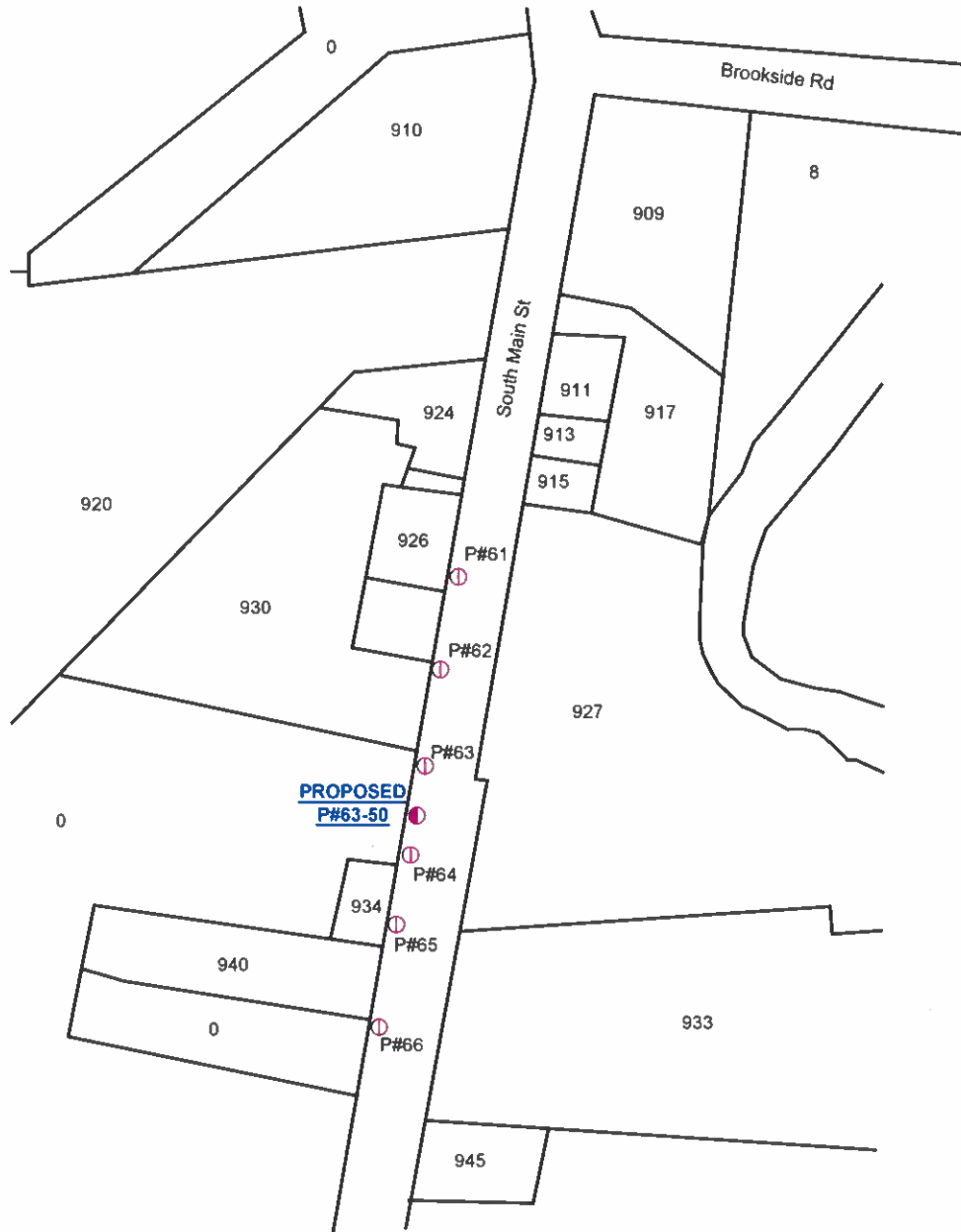
VERIZON NEW ENGLAND, INC.

BY *Albert C. Bessette* \_\_\_\_\_

Manager / Right of Way

**Exhibit A – Not to Scale**

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.



**SOLEY OWNED POLE PETITION**



- Proposed JO Pole Locations
- ⊕ Existing JO Pole Locations
- △ Proposed JO Anchor Locations

Date: 1/17/2023

Plan Number: WR# 30727829

To Accompany Petition Dated:

To The: TOWN Of GREAT BARRINGTON

For Proposed: JO Pole: 63-50 Location: SIDE OF ROAD

Date Of Original Grant:

NGRID CONTACT: KEN CREIGLE 413-207-5733

DISTANCES ARE APPROXIMATE



Questions contact – Steven Hayward 413-528-7018

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the Board of Selectmen  
Of Great Barrington, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Blue Hill Rd - National Grid to install 11 JO Poles on Blue Hill Road beginning at a point approximately 700' feet northeast of the centerline of the intersection of South Undermountain Rd and continuing approximately 3100' feet in a northeast direction. Install 11 utility poles within public right of way. Existing utility poles are currently leaning and have low wire from pole to pole along road. New poles will help raise wire and alleviate tensions along existing poles.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Blue Hill Rd - Great Barrington - Massachusetts.

No. 30707497 February 13, 2023

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a

NATIONAL GRID *Jim Kehrer*

BY \_\_\_\_\_

Engineering Department

VERIZON NEW ENGLAND, INC.

BY *Albert C. Bessette* \_\_\_\_\_

Manager / Right of Way

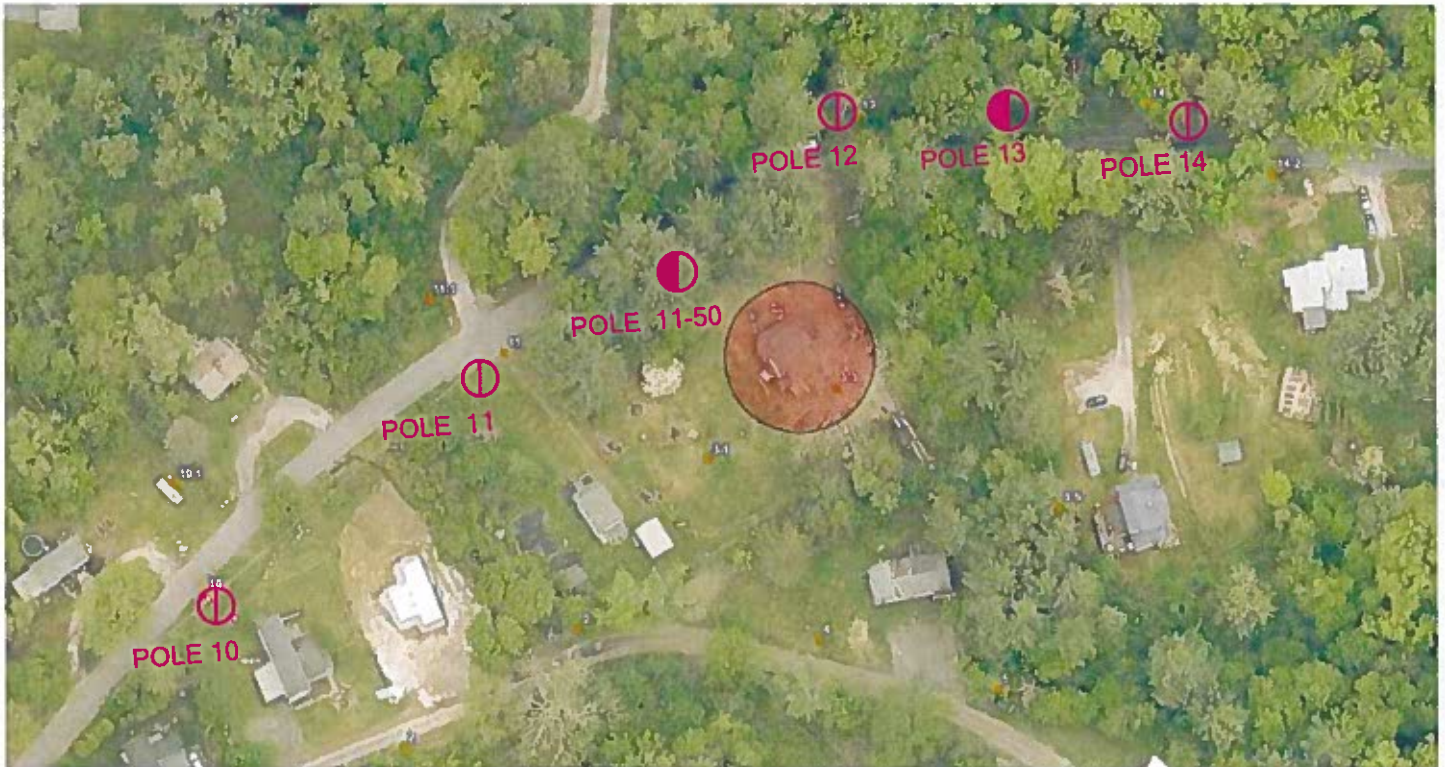
Exhibit A – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

National Grid requesting to install (11) utility poles within public right-of-way. Existing utility poles are currently leaning and have low wire from pole to pole along road. New poles will help raise wire and alleviate tensions along existing poles.



PAGE 1 OF 5



| POLE PETITION             |  | nationalgrid   |
|---------------------------|--|--|
| ●                         | Proposed NGRID Pole Locations                |  |
| ○                         | Existing NGRID Pole Locations                |  |
| ●                         | Proposed J.O. Pole Locations                 | Date: 03 JAN 2023                                      |
| ⓪                         | Existing J.O. Pole Locations                 | Plan Number: 30707497                                  |
| ⊕                         | Existing J.O. Pole Locations To Be Replaced  | To Accompany Petition Dated:                           |
| ⊙                         | Existing NGRID Pole Location To Be Made J.O. | To The: TOWN Of GREAT BARRINGTON                       |
| ⊗                         | Existing Pole Locations To Be Removed        | For Proposed: JO Pole: 11 POLES Location: SIDE OF ROAD |
| DISTANCES ARE APPROXIMATE |  | Date Of Original Grant:                                |

Exhibit A – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

National Grid requesting to install (11) utility poles within public right-of-way. Existing utility poles are currently leaning and have low wire from pole to pole along road. New poles will help raise wire and alleviate tensions along existing poles.



PAGE 2 OF 5



|  |  |  |
|--|--|--|
| <b>POLE PETITION</b>   |  |  |
| <input checked="" type="radio"/> Proposed NGRID Pole Locations               |  |  |
| <input type="radio"/> Existing NGRID Pole Locations                          |  |  |
| <input checked="" type="radio"/> Proposed J.O. Pole Locations                | Date: 03 JAN 2023                                      |  |
| <input type="radio"/> Existing J.O. Pole Locations                           | Plan Number: 30707497                                  |  |
| <input checked="" type="radio"/> Existing J.O. Pole Locations To Be Replaced | To Accompany Petition Dated:                           |  |
| <input type="radio"/> Existing NGRID Pole Location To Be Made J.O.           | To The: TOWN Of GREAT BARRINGTON                       |  |
| <input checked="" type="checkbox"/> Existing Pole Locations To Be Removed    | For Proposed: JO Pole: 11 POLES Location: SIDE OF ROAD |  |
| DISTANCES ARE APPROXIMATE  | Date Of Original Grant:                                |  |

Exhibit A – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

National Grid requesting to install (11) utility poles within public right-of-way. Existing utility poles are currently leaning and have low wire from pole to pole along road. New poles will help raise wire and alleviate tensions along existing poles.



PAGE 3 OF 5



| POLE PETITION             |  | nationalgrid   |
|---------------------------|--|--|
| ●                         | Proposed NGRID Pole Locations                |  |
| ○                         | Existing NGRID Pole Locations                |  |
| ⦿                         | Proposed J.O. Pole Locations                 | Date: 03 JAN 2023                                      |
| ⊕                         | Existing J.O. Pole Locations                 | Plan Number: 30707497                                  |
| ⦿                         | Existing J.O. Pole Locations To Be Replaced  | To Accompany Petition Dated:                           |
| ⊕                         | Existing NGRID Pole Location To Be Made J.O. | To The: TOWN Of GREAT BARRINGTON                       |
| ⊗                         | Existing Pole Locations To Be Removed        | For Proposed: JO Pole: 11 POLES Location: SIDE OF ROAD |
| DISTANCES ARE APPROXIMATE |  | Date Of Original Grant:                                |

Exhibit A – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

National Grid requesting to install (11) utility poles within public right-of-way. Existing utility poles are currently leaning and have low wire from pole to pole along road. New poles will help raise wire and alleviate tensions along existing poles.

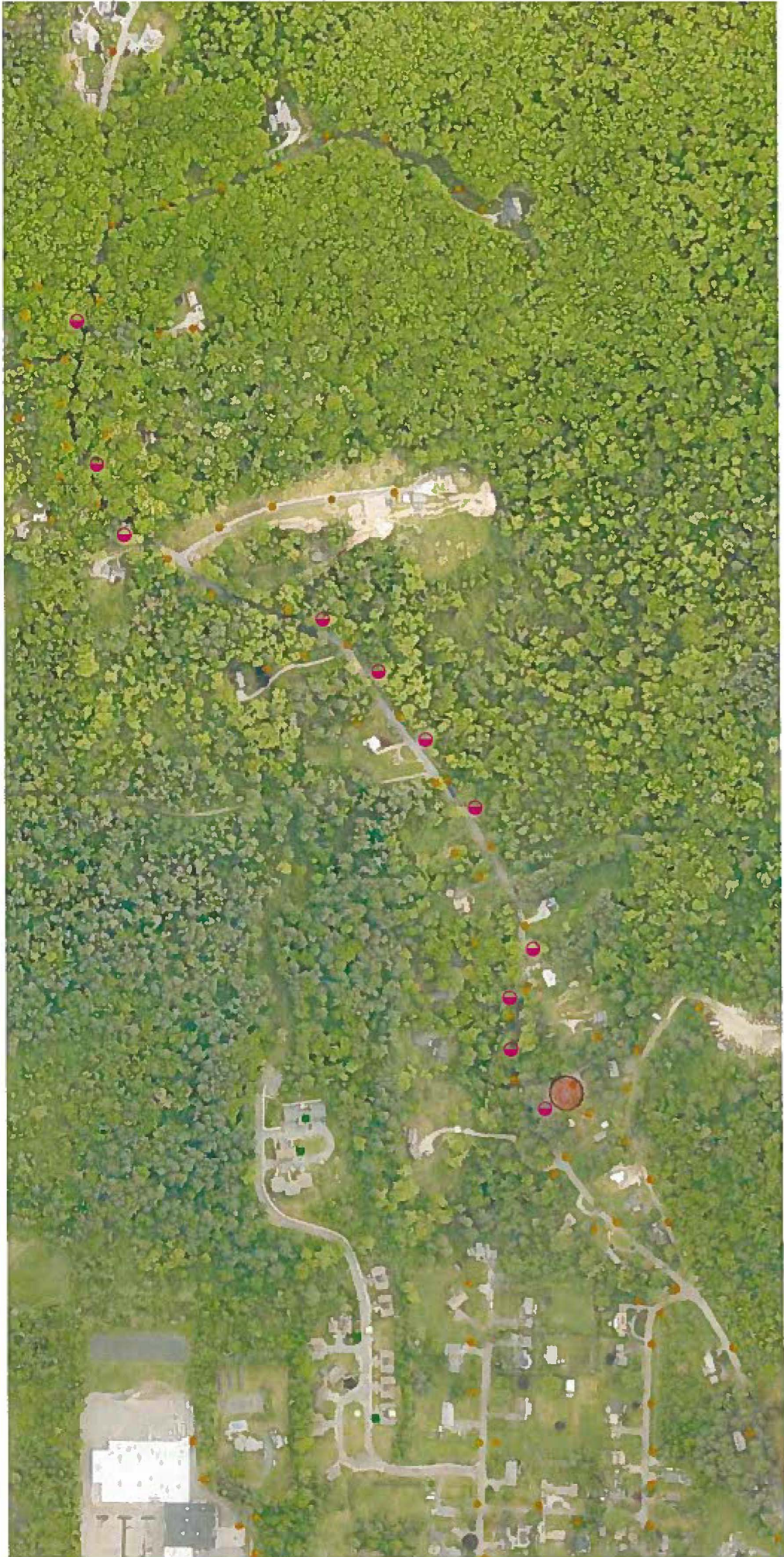


PAGE 4 OF 5



|  |  |  |
|--|--|--|
| <b>POLE PETITION</b>   |  |  |
| <input checked="" type="radio"/> Proposed NGRID Pole Locations               |  |  |
| <input type="radio"/> Existing NGRID Pole Locations                          |  |  |
| <input checked="" type="radio"/> Proposed J.O. Pole Locations                |  | Date: 03 JAN 2023                                      |
| <input type="radio"/> Existing J.O. Pole Locations                           |  | Plan Number: 30707497                                  |
| <input checked="" type="radio"/> Existing J.O. Pole Locations To Be Replaced |  | To Accompany Petition Dated:                           |
| <input type="radio"/> Existing NGRID Pole Location To Be Made J.O.           |  | To The: TOWN Of GREAT BARRINGTON                       |
| <input checked="" type="checkbox"/> Existing Pole Locations To Be Removed    |  | For Proposed: JO Pole: 11 POLES Location: SIDE OF ROAD |
| DISTANCES ARE APPROXIMATE  |  | Date Of Original Grant:                                |

PAGE 5 OF 5



Questions contact – Adam Dion #774-643-1826  
**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the Board of Selectmen  
Of Great Barrington, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Seekonk Road - Install three JO Poles on Seekonk Road. Beginning at a point approximately 0 feet West of the centerline of the intersection of Seekonk Road and Division Street and continuing approximately 787 feet in a West direction. Install three midspan poles P23-50, P22-50, P21-50 along the South side of Seekonk Road.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Seekonk Road - Great Barrington, Massachusetts.

**No.# 30611198**

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a

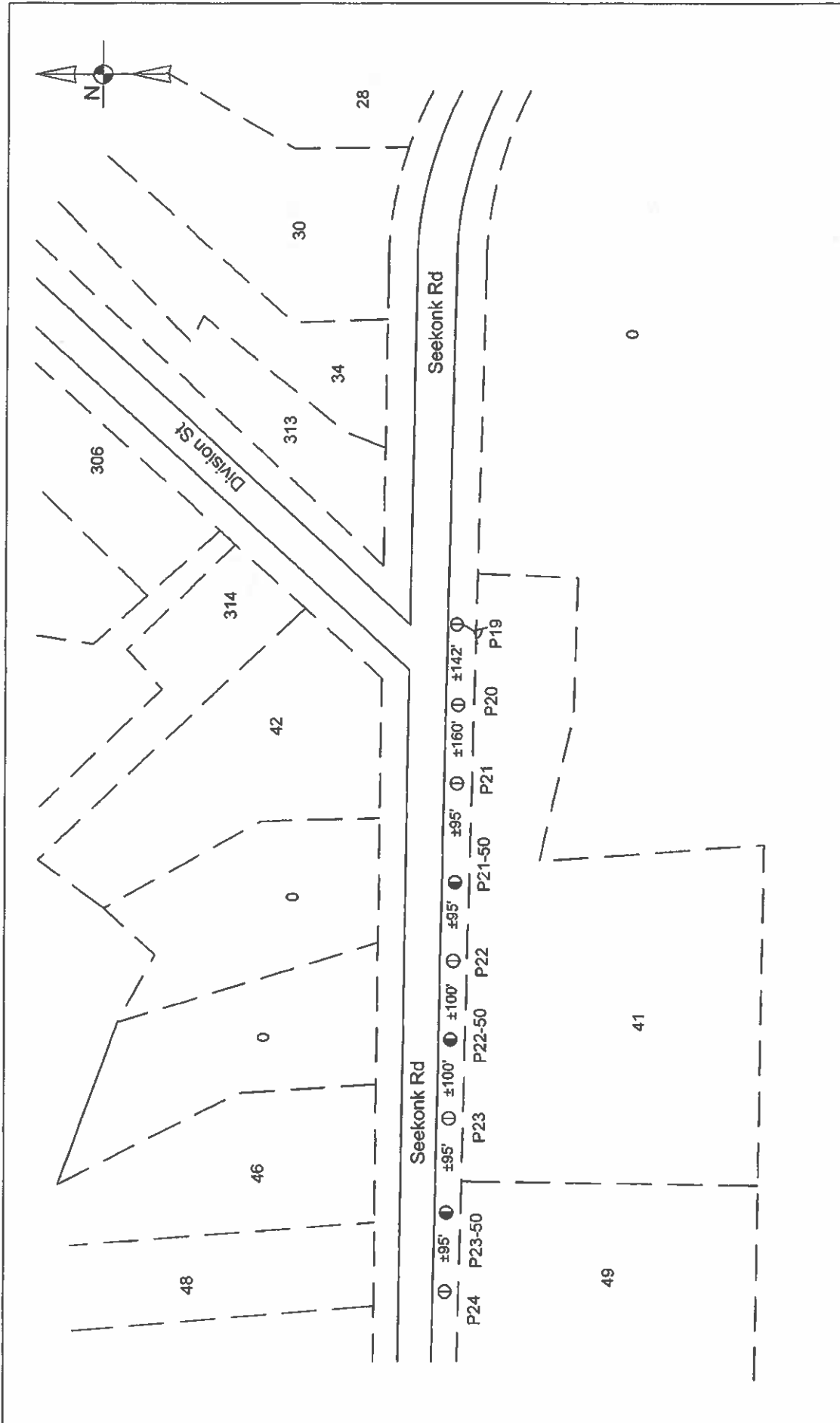
NATIONAL GRID *Jim Kehrer*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY \_\_\_\_\_  
Manager / Right of Way

Dated: January 11, 2023



|                                  |  |                         |                                  |
|----------------------------------|--|-------------------------|----------------------------------|
| <b>POLE PETITION</b>             |  | <b>nationalgrid</b>     |                                  |
| ● Proposed NGRID Pole Locations  | ○ Existing J.O. Pole Locations                 | Date: 8/25/2022         | To Accompany Petition Dated:     |
| ○ Existing NGRID Pole Locations  | ● Existing Telephone Co. Pole Locations        | Plan Number: 30611198   | To The: Town Of Great Barrington |
| ● Proposed J.O. Pole Locations   | ○ Existing NGRID Pole Location To Be Made J.O. | For Proposed: JO        | Pole: N/A Location: Seekonk Rd   |
| ⊠ J.O. Anchor Locations          | ⊠ Existing Pole Locations To Be Removed        | Date Of Original Grant: |                                  |
| <b>DISTANCES ARE APPROXIMATE</b> |  |                         |                                  |



Questions contact – Adam Dion 774-643-1826

**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

North Andover, Massachusetts

To the Board of Selectmen  
Of Great Barrington, Massachusetts

Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Seekonk Rd - National Grid to install 5 JO Poles on Seekonk Road beginning at a point approximately 537' feet east of the centerline of the intersection of Division St @ Seekonk Rd and continuing approximately 2063' feet in an east direction. Install P15-50 on South side of Seekonk Rd. Install P13-50 on South side of Seekonk Rd. Install P9-50 and anchor on South side of Seekonk Rd. Install P3-75 and two anchors on South side of Seekonk Rd. Install P3-25 and anchor on South side of Seekonk Rd.

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Seekonk Rd - Great Barrington - Massachusetts.

No. 30611209 January 9, 2023

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

Massachusetts Electric Company d/b/a

NATIONAL GRID *Jim Kehrer*

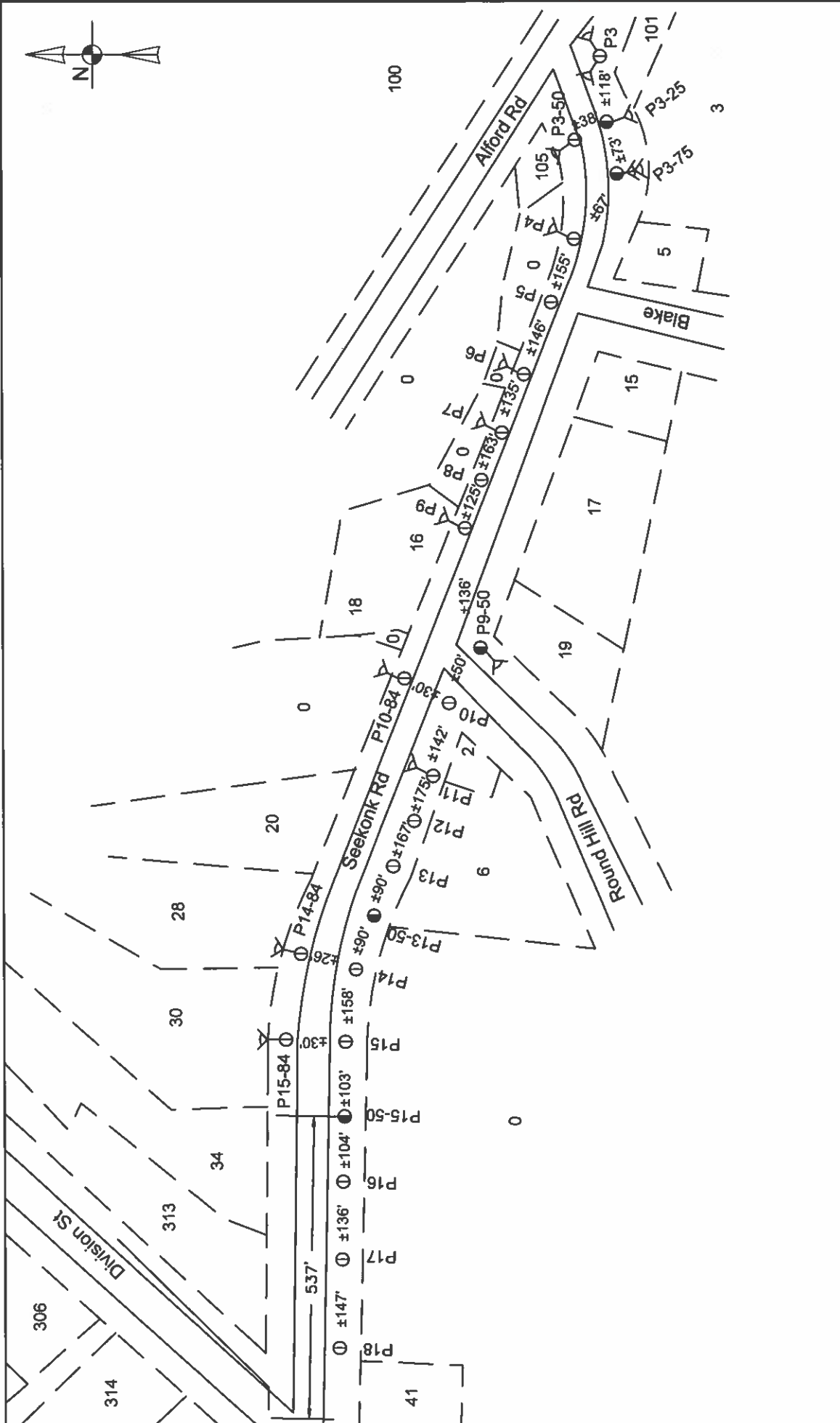
BY \_\_\_\_\_

Engineering Department

VERIZON NEW ENGLAND, INC.

BY *Albert E. Bessette* \_\_\_\_\_

Manager / Right of Way



**nationalgrid**

Date: 10/14/2022 To Accompany Petition Dated:

Plan Number: 30611209 To The: Town Of Great Barrington

For Proposed: JO Pole: N/A Location: Seekonk Rd

Date Of Original Grant:

| POLE PETITION                    |  |
|----------------------------------|--|
| ●                                | Proposed NGRID Pole Locations                |
| ○                                | Existing J.O. Pole Locations                 |
| ⊕                                | Existing Telephone Co. Pole Locations        |
| ⊙                                | Proposed J.O. Pole Locations                 |
| ⊗                                | Existing NGRID Pole Location To Be Made J.O. |
| ⊘                                | J.O. Anchor Locations                        |
| ⊚                                | Existing Pole Locations To Be Removed        |
| <b>DISTANCES ARE APPROXIMATE</b> |  |

Questions contact – Adam Dion #774-643-1826  
**PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS**

To the Board of Selectmen  
Of Great Barrington, Massachusetts

Massachusetts Electric Company d/b/a NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Seekonk Road - Install six JO Poles on Seekonk Road. Beginning at a point approximately 0 feet East of the centerline of the intersection of Seekonk Cross Road and Seekonk Road and continuing approximately 1,793 feet in an East direction. Install six midspan poles P33-50, P32-50, P31-50, P30-50, P25-50, P24-50 along the South side of Green River Road.

Location approximately as shown on plan attached.

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Seekonk Road - Great Barrington, Massachusetts.

**No.# 30611198**

Also, for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

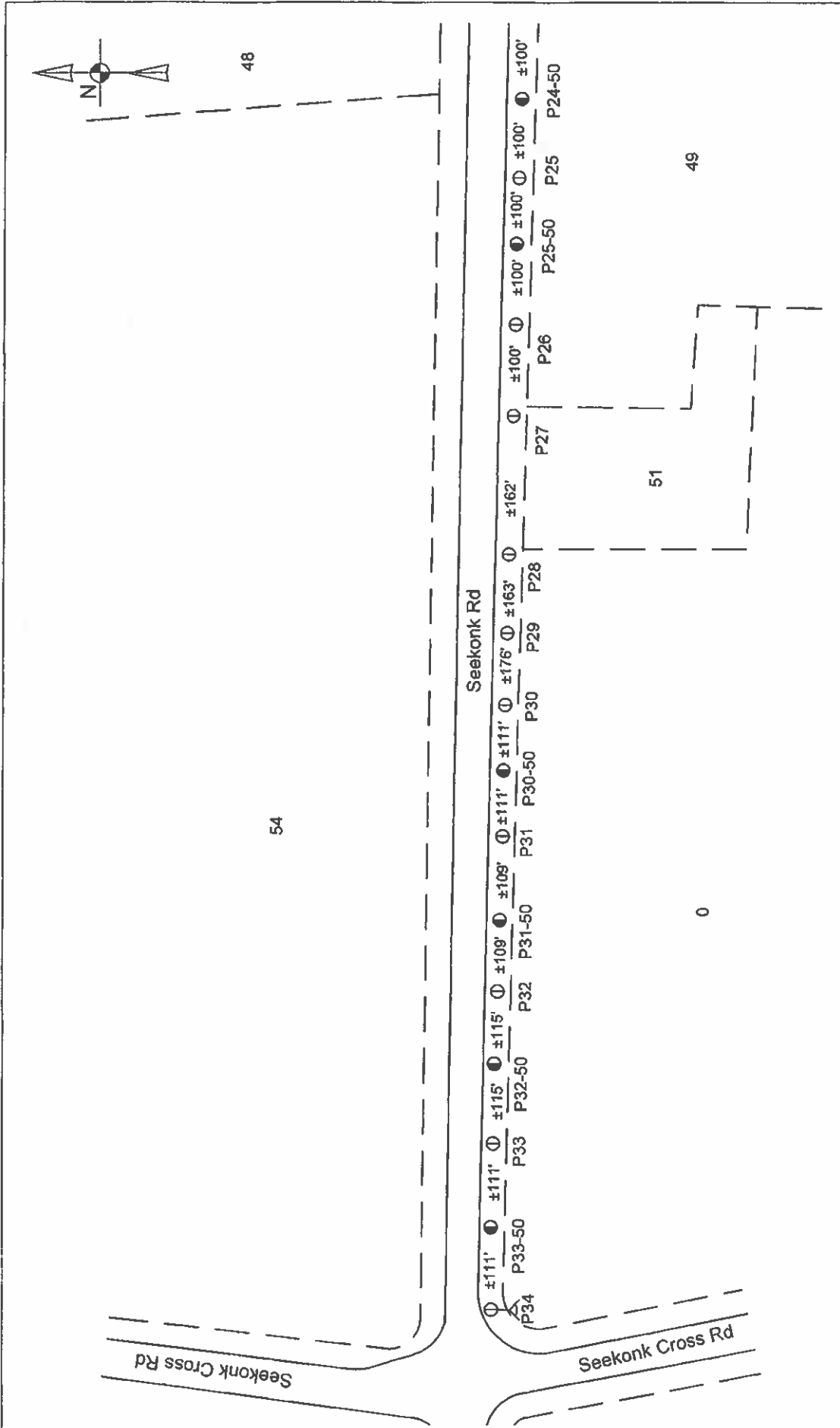
Massachusetts Electric Company d/b/a  
NATIONAL GRID *Jim Kehrer*

BY \_\_\_\_\_  
Engineering Department

VERIZON NEW ENGLAND, INC.

BY \_\_\_\_\_  
Manager / Right of Way

Dated: January 11, 2023



|                                  |  |
|----------------------------------|--|
| <b>nationalgrid</b>              |  |
| Date: 8/25/2022                  | To Accompany Petition Dated:                   |
| Plan Number: 30611198            | To The: Town Of Great Barrington               |
| For Proposed: JO                 | Pole: N/A Location: Seekonk Rd                 |
| Date Of Original Grant:          |  |
| <b>POLE PETITION</b>             |  |
| ● Proposed NGRID Pole Locations  | ○ Existing J.O. Pole Locations                 |
| ○ Existing NGRID Pole Locations  | ⊕ Existing Telephone Co. Pole Locations        |
| ● Proposed J.O. Pole Locations   | ⊙ Existing NGRID Pole Location To Be Made J.O. |
| ⊖ J.O. Anchor Locations          | ⊗ Existing Pole Locations To Be Removed        |
| <b>DISTANCES ARE APPROXIMATE</b> |  |

## CURRENT SERVICE ALERTS

 **Vehicle Location Tracking Issues**

Due to the end of 3G cell service - most BRTA buses are not automatically reporting their location on our bus tracking map or RouteShout mobile app. We appreciate your continued patience as we work to upgrade our equipment as soon as possible. Please call Operations at 499-2782 ext 1 for specific bus locations or schedule information.

Effective February 14th, 2023

 **Snow Storm -- Friday Evening 3/3 and Saturday Morning 3/4**

Due to snow storm impacting our region on Friday evening , 3/3, and Saturday morning, 3/4, - all BRTA fixed routes and paratransit services will operate as normal, but expect delays caused by weather or detours. Check back regularly for updated delays or snow detours. If you need more information- call Operations at 413-499-2782 ext. 1 or Paratransit Scheduling at 413-499-2782 ext. 3

Effective March 3rd, 2023 - March 5th, 2023

 **Route 14 -- Limited Service Hours****Menu** 

# Leadership

[Home](#) > [About](#) > [Leadership](#)

## BRTA Administrators

Administrator: Robert Malnati

Deputy Administrator: Sarah Vallieres

## Advisory Board Members

July 1, 2022 – June 30, 2023

| Town           | Elected Official       | Board Representative |
|----------------|------------------------|----------------------|
| Adams          | John Duval             | John Duval           |
| Alford         | Charles Ketchen        | Charles Ketchen      |
| Becket         | William Elovirta       | William Elovirta     |
| Cheshire       | Michelle Francesconi   | Michelle Francesconi |
| Clarksburg     | Jeff Levanos           | Jeff Levanos         |
| Dalton         | Joseph Diver           | John Boyle           |
| Egremont       | George McGurn          | Melanie Torrico      |
| Florida        | Neil Olsen             | Cynthia Bosley       |
| Gt. Barrington | Stephen Bannon         | John Morrell         |
| Hinsdale       | Earl Peck              | Earl Peck            |
| Lanesborough   | John Goerlach          | Rob Reilly           |
| Lee            | Sean Regneir           | Andrea Wadsworth     |
| Lenox          | Dave Roche             | Jenn Nacht           |
| Monterey       | Justin Makuc           | Justin Makuc         |
| Mt. Washington | James Lovejoy          | James Lovejoy        |
| New Ashford    | Jason Jayko            | Sherry Youngkin      |
| North Adams    | Mayor Jennifer Macksey | Sandra Lamb          |
| Otis           | Larry Southard         | Brandi Page          |
| Peru           | Verne Leach            | James Welch          |
| Pittsfield     | Mayor Linda Tyer       | Sheila Irvin         |

| Town         | Elected Official | Board Representative |
|--------------|------------------|----------------------|
| Richmond     | Roger Manzolini  | Roger Manzolini      |
| Savoy        | Russell Clarke   | Andrew Provost       |
| Sheffield    | Rene Wood        | Rene Wood            |
| Stockbridge  | Patrick White    | Jamie Minacci        |
| Washington   | Kent Lew         | Kent Lew             |
| Williamstown | Hugh Daley       | Brian O'Grady        |
| Windsor      | Douglas McNally  | Douglas McNally      |

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TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

PLANNING BOARD

SPECIAL PERMIT # **935-23**

NAME, ADDRESS, AND PROJECT: Special Permit application from Saint James Place, Inc. c/o White Engineering, Inc. to permit the construction an electronic marquee sign at 352 Main Street, Great Barrington, per Section 146- 9 of the Sign Bylaw and Section 10.4 of the Zoning Bylaw.

**REVIEW MEETINGS**

These Boards and Commissions will hold meetings on the following dates to consider your application and **make a recommendation to the Planning Board** (dates may be subject to change):

CONSERVATION COMMISSION Wednesday, February 22, 2023, 6:30 PM  
*Contact Conservation Agent to confirm*

**SELECTBOARD** Monday, March 6, 2023, 6:00 PM  
*Applicant must attend*

BOARD OF HEALTH Thursday, March 2, 2023, 6:30 PM  
*Contact Health Dept. to confirm*

SPECIAL PERMIT PUBLIC HEARING

The **PUBLIC HEARING** before the **PLANNING BOARD** is scheduled for Thursday, March 23, 2023, at 6:00 PM, in person at Town Hall with a remote option via Zoom video/teleconference meeting.

The applicant and/or representatives must attend each meeting, unless otherwise directed by that board/committee staff or chairperson, as well as the public hearing.

935-23

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

FORM SP-1  
REV. 12-2020

FEB 9 2023 AM 10:20

FOR OFFICE USE ONLY

Number Assigned 935-23 Date Received 2/8/23  
Special Permit Granting Authority PB  
Copy to Recommending Boards 2/9/23  
Advertised 2/15 & 2/22  
Public Hearing 3/23/23  
Fee: \$300.00 Paid: ✓

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

MAP 19 LOT 92 BOOK 2008 PAGE 346 ZONING DISTRICT(s) B

Site Address: 352 Main Street

Date of Application 02/10/2023

Applicant's name and complete mailing address Saint James Place c/o White Engineering, Inc.,  
55 South Merriam Street, Pittsfield, MA 01201

Applicant's phone number (413) 443-8011 Applicant's email address: bwhite@whiteeng.com

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

St. James Place Inc., 352 Main Street, Great Barrington, MA 01230-1876

I (we) request a Special Permit for: Please see attached narrative.

Under Section(s) 146 Town Code 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.

Brent M. White/mce  
Signature of Applicant

\_\_\_\_\_  
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 Brent M. White/mce

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

Date 2/7/2023

Sign Special Permit Narrative for Proposed Marquee  
Saint James Place, Inc.  
352 Main Street, Great Barrington, MA

Saint James Place, Inc., is a state-of-the-art cultural center and event space located in downtown Great Barrington at 352 Main Street. Visitors have opportunities throughout the year to enjoy music, theatre and dance performances as well as hosting lectures and classes since reopening in 2017 after years of substantial renovation by the owners. Along with these opportunities, the facility serves as the permanent home for the People's Pantry as well as providing affordable office space for non-profit groups to utilize.

In an effort to enhance notification to the public of the opportunities available at Saint James Place, the owners purchased an electronic marquee that was once located at The Clark Art Institute in Williamstown, MA. Enclosed with this application are a site plan identifying the proposed location of the sign in front of the building facing Main Street as well as schematics from when the sign was originally constructed as well as renderings of the appearance of the sign with the church in the background. This sign will fall under the jurisdiction of Chapter 146 of the Town of Great Barrington Regulations, specifically Section 146-9, Signs Requiring a Special Permit. Below please find the requirements of Section 146-9:

*Marquee signs. Marquee signs may be permitted only on the premises of theaters or cinemas within business and industrial districts and shall comply with all the conditions set forth herein, as well as any other conditions of this chapter. No marquee sign shall be permitted in any residential district. Marquee signs shall not exceed 50 square feet on each visible surface of the marquee. No under-marquee signs are allowed. A special permit from the Planning Board is required as well as a sign permit from the Building Inspector and payment of a fee. Marquee signs shall require the posting of a bond or liability insurance coverage.*

The marquee proposed for Saint James Place has a visible illuminated area of 11'- ½" x 4'-2 ½" for a total displayable area of 46.37 square feet. These dimensions are shown on the enclosed sign schematic verifying compliance with the size requirements. Upon receipt of this Special Permit as well as a Special Permit from the Select Board for work in the Village Center Overlay District (VCOD,) the applicant's contractors will apply for the appropriate building permits and work with the owner to ensure that the bond or liability insurance coverage is in place.

In order for a Special Permit to be granted, the Planning Board is required to make a series of findings with respect to the proposed application. Below please find the requirements of the bylaw in italics with the response immediately below:

*1. Social, economic, or community needs which are served by the proposal*

The marquee proposed will help provide public information and education to help further support the work of Saint James Place and the numerous artists, cultural institutions and not-for-profit agencies whose work supports the residents of Great Barrington and the greater Southern Berkshire Region. With greater public education for the thousands of motorists and pedestrians who pass by this property daily, they will have the opportunity to be better informed of the activities and amenities available for entertainment as well as opportunities to support local organizations.

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

The marquee will be set back far enough from the street to not cause a safety issue for those walking, cycling or driving past Saint James Place or utilizing driveways on abutting properties.

*3. Adequacy of utilities and other public services*

The proposal will have a negligible impact on public utilities or services.

*4. Neighborhood character and social structures*

The marquee will only help to serve the neighborhood character and social structures by helping to provide greater information to the public about all of the opportunities available at Saint James Place.

*5. Impacts on the natural environment*

The project will not have any impacts on the natural environment.

*6. Potential fiscal impact, including impact on town services, tax base, and employment*

The marquee will help support the variability of Saint James Place as well as the artists and organizations who will be able to more clearly inform the public of the opportunities available for patrons to support them. While the proposal will help draw more patrons to Saint James Place, that increase is not expected to have a detrimental impact on town services.

Fabrication Intent  
 Final Shop Drawing  
 Engineered



▲ BACK ACCESS DOOR ADDED  
 UPDATED PER ENGINEER REDLINES  
 ▲ UPDATED PER DESIGNER REDLINES  
 • REMOVED ILLUMINATED LOGO GRAPHIC  
 AND LIGHT BOX ON BACK, AND REDUCED THE  
 DEPTH OF THE SIGN FROM 14" TO 12 1/4"  
 ▲ MODIFIED BASE EXTENDING  
 BELOW GRADE  
 ▲ REC'D FINAL ART FOR BACK AND  
 PERF PATTERN FOR VENTS

**GENERAL DESCRIPTION:**  
 EXTERIOR, FABRICATED ALUMINUM SIGN CABINET  
 WITH FULL COLOR LED DISPLAY ON FRONT AND  
 PAINTED LOGO ON BACK  
 MOUNTED TO EXISTING CONCRETE FOUNDATION

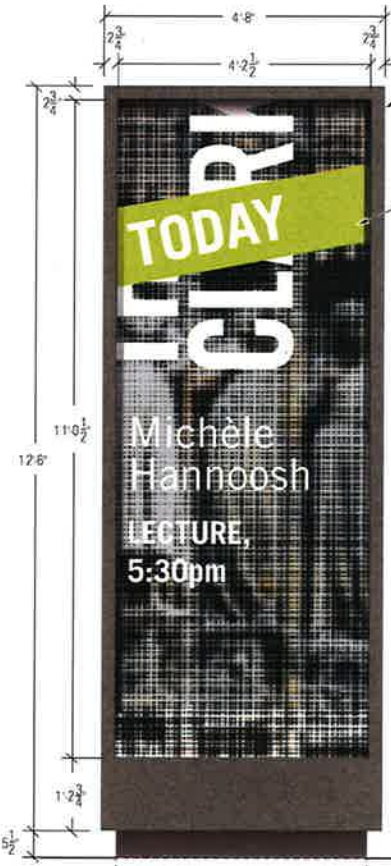
**POWER REQUIREMENTS:**  
 (3) 20 AMP, 120 VOLT CIRCUITS WITH (36) AMP LOAD

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE  
 WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL  
 ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES  
 THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS  
 SIGN

**SIGN AREA:** 64.79 SQ. FT.  
**EST WEIGHT:** 850 LBS.



4 TOP VIEW  
 SCALE: 1/2" = 1'-0"



1 FRONT VIEW  
 SCALE: 1/2" = 1'-0"

BASE OF SIGN EXTENDS  
 BELOW GRADE AND ANCHORS  
 TO CONCRETE FOUNDATION  
 WITH OVERSIZE BASE PLATE

FABRICATED ALUMINUM  
 CABINET PAINTED P2  
 ALL EXPOSED SURFACES  
 REVEALS AND EDGES

FULL COLOR LED DISPLAY  
 P16V6-FA BY LIGHTHOUSE

LOCATION OF UL LABEL AND  
 DISCONNECT SWITCH  
 FOR SERVICE

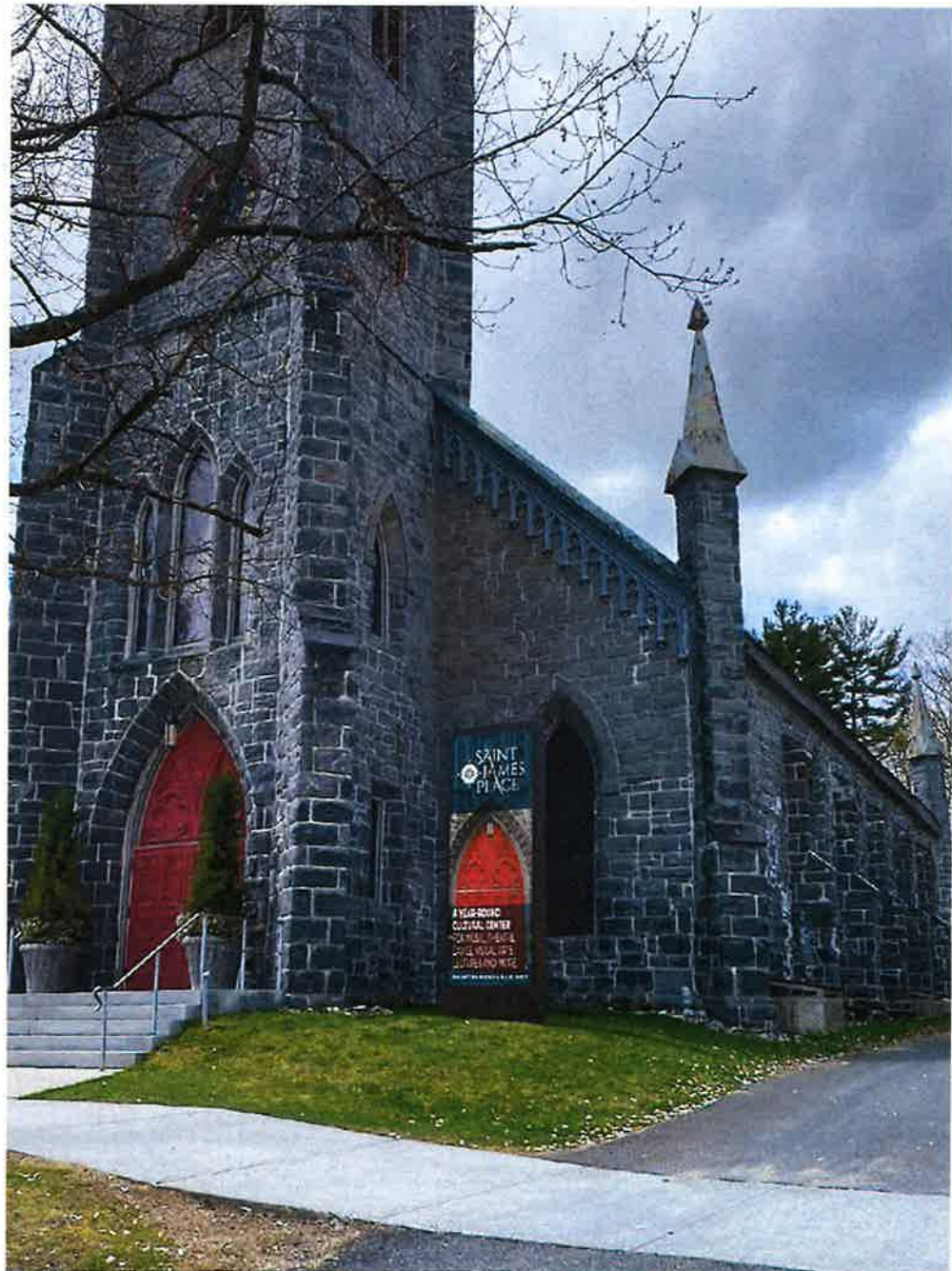


2 SIDE VIEW  
 SCALE: 1/2" = 1'-0"

LOGO GRAPHIC PAINTED  
 P5b



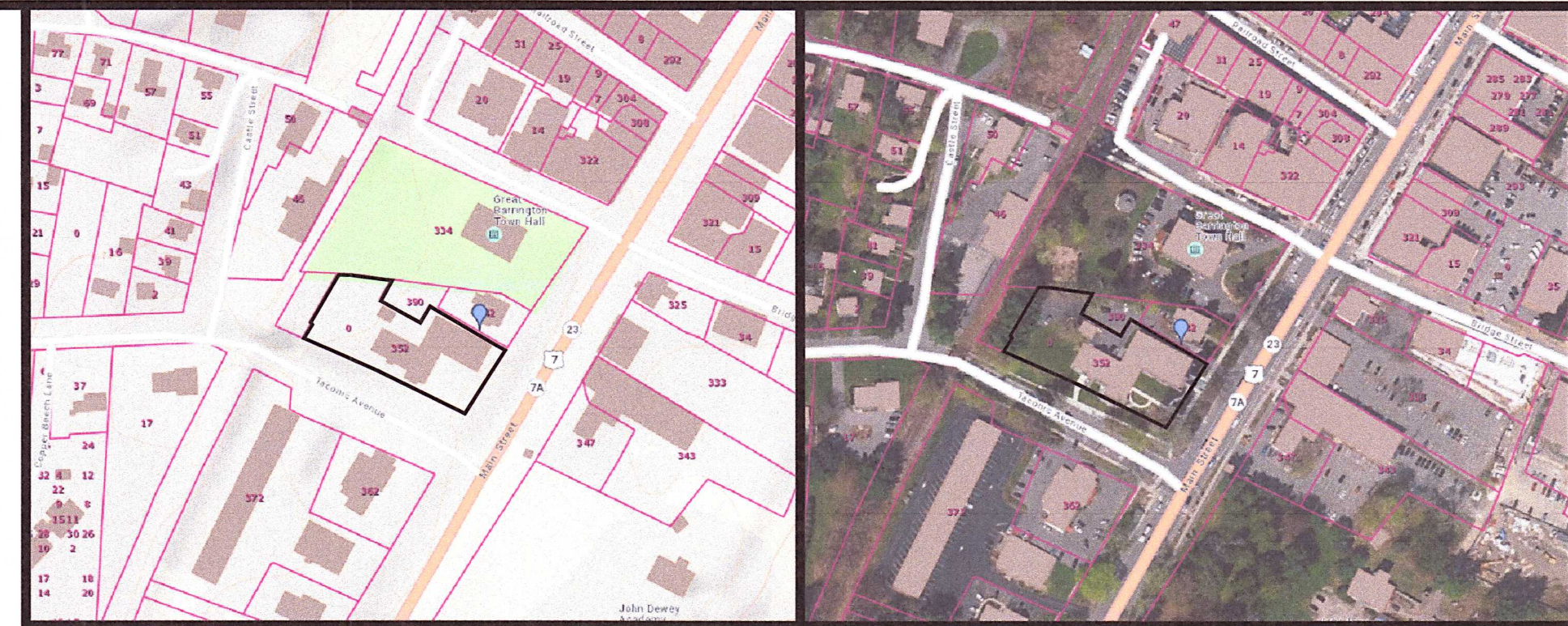
3 BACK VIEW  
 SCALE: 1/2" = 1'-0"



# Saint James Place

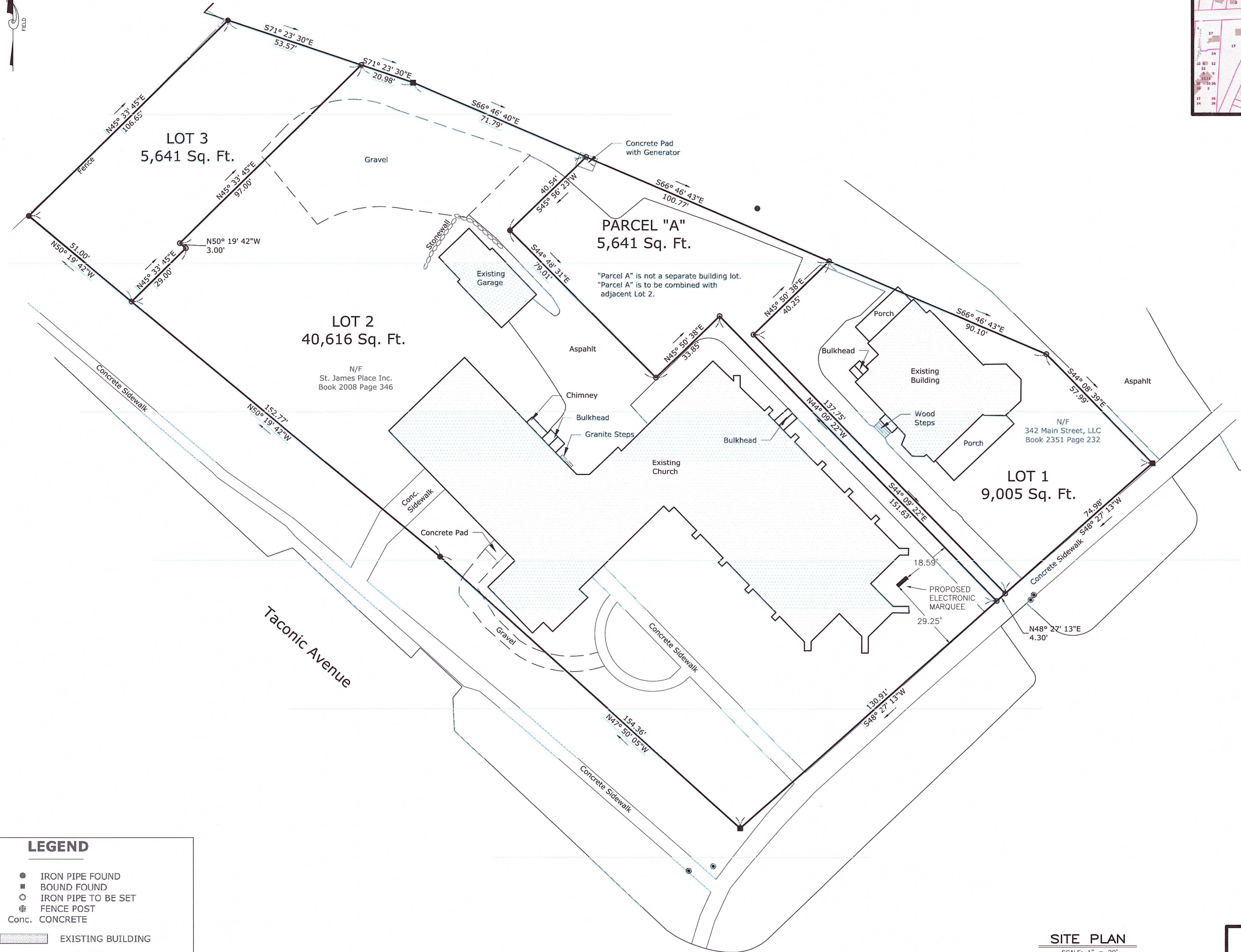
Proposed Digital Sign

MAY 2022



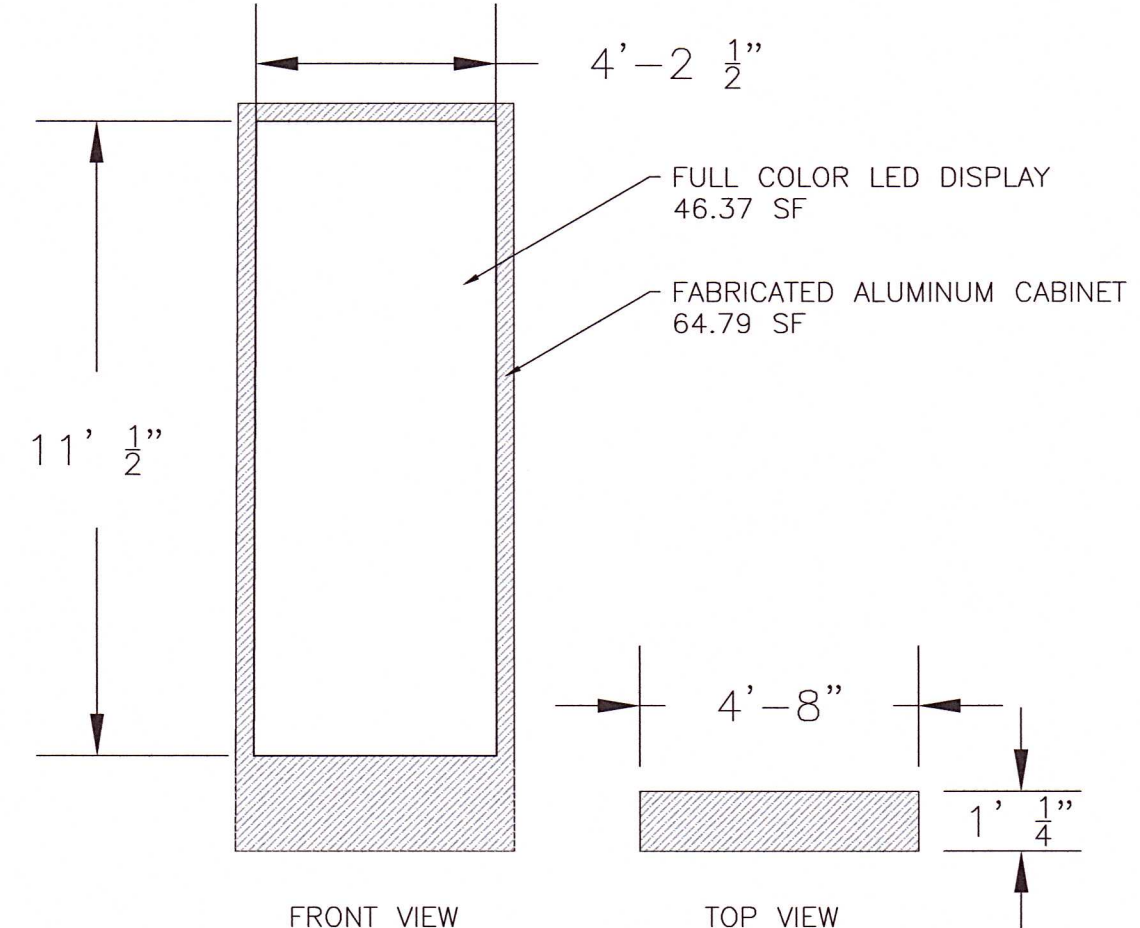
KEY MAP

LOCUS MAP



**GENERAL NOTES:**

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.  
 ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.  
 ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.  
 CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.  
 PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM PLAN OF LAND FOR ST. JAMES PLACE INC. BY FORESIGHT LAND SERVICES AND MONUMENTATION FOUND IN THE FIELD, AND ARE REPRESENTED AS APPROXIMATE ONLY.  
 PLAN OF LAND PREPARED FOR ST. JAMES PLACE INC. BY FORESIGHT LAND SERVICES DATED NOVEMBER 14, 2016.  
 APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

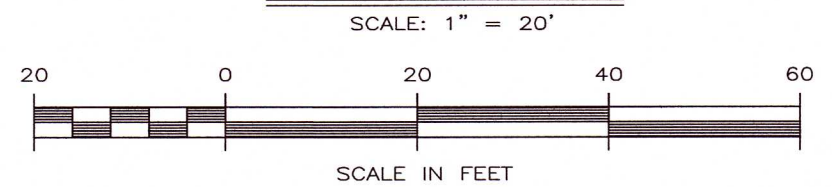


PROPOSED MARQUEE  
 NOT TO SCALE

**LEGEND**

- IRON PIPE FOUND
- BOUND FOUND
- IRON PIPE TO BE SET
- ⊙ FENCE POST
- Conc. CONCRETE
- ▭ EXISTING BUILDING
- x FENCE
- STONEWALL
- EDGE OF ASPHALT
- - - EDGE OF GRAVEL
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE

**SITE PLAN**



| PROPOSED MARQUEE PLAN<br>for<br>ST. JAMES PLACE INC  |                              |                      |                  |
|--|------------------------------|----------------------|------------------|
| 352 MAIN STREET  | PARCEL ID: 019.0-0000-0092.0 | GREAT BARRINGTON, MA |                  |
| NO.  | REVISION                     | BY                   | DATE             |
|  |                              |                      |                  |
| <b>WHITE ENGINEERING INC.</b><br>CIVIL & ENVIRONMENTAL<br>55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201<br>PHONE: (413) 443-8011    WEB: WHITEENG.COM    FAX: (413) 443-8012<br>LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT |                              |                      |                  |
| DATE: FEBRUARY 7, 2023   | DRN: RMJ                     | APPD: BMW            | DWG NO: 22-10-01 |
| BY: BMW  | CHK: CJM/BMW                 | SCALE: AS NOTED      | SHEET 1 OF 1     |