

Mark Pruhenski
Town Manager

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

Selectboard and GBHA Joint Meeting
Order of Agenda for Monday December 21, 2020, at 6:00 PM, Via Zoom

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84256781451?pwd=cnhjaEVGVm0wbWlkN1FNZzRxaDFxdz09>

Webinar ID: 842 5678 1451

Passcode: 731731

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 March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Great Barrington Selectboard will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org. For this meeting, members of the public who wish to listen to the meeting may do so by following the instructions at the top of the agenda. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

*****ALL VOTES ARE ROLL CALL*****

1. CALL TO ORDER SELECTBOARD AND GB HOUSING AUTHORITY JOINT MEETING
 - a. Appointment of member to the GB Housing Authority.
 - b. Citizen Speak
 - c. Adjournment of Joint Meeting
2. CALL TO ORDER SELECTBOARD REGULAR MEETING
3. APPROVAL OF MINUTES
 - a. July 27, 2020
4. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
 - a. Chief Walsh- Retirement
5. TOWN MANAGER'S REPORT
 - a. HWW Updates
 - b. Police Chief Search updates and Transition Plans
 - c. Community Impact Funding updates
 - d. Town-wide municipal phone system updates
6. LICENSES AND PERMITS
 - a. Ruby Chang & Ron Wojcik for a driveway permit for 251-253 Long Pond Road.
 - b. Jane Bronson for a driveway permit for 305 North Plain Road.
 - c. Selectboard License Fees
 - d. 2021 License Renewals (as per attached list)

7. NEW BUSINESS

- a. Building Permit Fee Schedule- fee adjustment-Ed May
- b. Selectboard Special Permit Fee Schedule
- c. Acceptance of donation of park/playground equipment at Lake Mansfield from Susan and Judd Shoval.
- d. David Gasser, Program Manager, Citizens Housing and Planning Association (CHAPA):
 - i. Request for a Waiver of the Town's Right of First Refusal on property at 6 Emily Court (part of Blue Hill Commons Chapter 40B/Affordable Housing), allowing seller and CHAPA to work to find an eligible buyer;
 - ii. Request to apply a new Universal Deed Rider to all the 40B/Affordable Housing Units at Blue Hill Commons.
- e. Economic Development Committee – Recommendation from the EDC to disband the committee.
- f. Proposed meeting schedule for FY22 budget season

8. CITIZEN SPEAK TIME

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

9. SELECTBOARD'S TIME

10. MEDIA TIME

11. ADJOURNMENT

NEXT SELECTBOARD MEETING

Regular Meeting January 11, 2021

Regular Meeting January 25, 2021

Goal Setting Meeting January 27, 2021

Regular Meeting February 8, 2021

Regular Meeting February 21, 2021



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.

Amy Pulver

From: Jamie Goldenberg <jamiegoldenberg@gmail.com>
Sent: Wednesday, December 2, 2020 5:19 PM
To: Amy Pulver
Subject: Housing Authority vacancy
Attachments: Goldenberg - HA Board.pdf

Hello Amy, I have attached a letter in response to the Housing Board vacancy. I have also pasted it below in case there is an issue with opening my attachment.

Warm regards,
Jamie

December 2, 2020

To Whom it May Concern,

I am writing to express interest in joining the housing authority board.

My background as a landlord and as a tenant have given me a lot of insight into the issues that face those seeking, providing, living in and maintaining affordable housing. I have a deep interest in making sure housing is available and affordable for anyone who wants to live or continue to live here.

I am an active member of the community, having relocated here from Connecticut in 2001 and staying until 2010. Since I returned to the Berkshires in 2018 I renovated the former Country Curtains mill in Housatonic to provide artist spaces, and received a grant of \$149,000 from the Mass Development to do so. I also co-founded an artist retail co-op in downtown Great Barrington called Workshop this holiday season. I also founded a textile studio called Hart Housatonic where I teach classes and hold free events (when not limited by the pandemic). Above all, community is at the heart of everything I do.

My board experience is as follows:

- **Upper Hudson Planned Parenthood, Albany, NY.** Board member, Governing and Nominating Committee member. 2018-present.
- **Joyce and Irving Goldman Family Foundation G3, New York, NY.** Non-voting member. 2013-2019
- **Project Native, Housatonic, MA.** Member of the Board of Corporators. 2009-2015

Thank you kindly for considering me for this vacancy.

Sincerely,

Jamie Goldenberg

63 East Street
Great Barrington, MA 01230
413-717-2490
jamiegoldenberg@gmail.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jamie Goldenberg
63 East Street
Great Barrington, MA 01230
jamigoldenberg@gmail.com
(413) 717-2490

December 2, 2020

To Whom it May Concern,

I am writing to express interest in joining the housing authority board.

My background as a landlord and as a tenant have given me a lot of insight into the issues that face those seeking, providing, living in and maintaining affordable housing. I have a deep interest in making sure housing is available and affordable for anyone who wants to live or continue to live here.

I am an active member of the community, having relocated here from Connecticut in 2001 and staying until 2010. Since I returned to the Berkshires in 2018 I renovated the former Country Curtains mill in Housatonic to provide artist spaces, and received a grant of \$149,000 from the Mass Development to do so. I also co-founded an artist retail co-op in downtown Great Barrington called Workshop this holiday season. I also founded a textile studio called Hart Housatonic where I teach classes and hold free events (when not limited by the pandemic). Above all, community is at the heart of everything I do.

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- **Joyce and Irving Goldman Family Foundation G3, New York, NY.** Non-voting member. 2013-2019
- **Project Native, Housatonic, MA.** Member of the Board of Corporators. 2009-2015

Thank you kindly for considering me for this vacancy.

Sincerely,

A handwritten signature in black ink, appearing to be 'JG', with a stylized, flowing script.

Jamie Goldenberg

From: wodena@aol.com
To: [Amy Pulver](#)
Subject: housing board
Date: Friday, December 18, 2020 1:02:12 PM

Hello Amy,

I am writing this to you, I would like to apply to be on the housing board. I am currently the president of the tenet organization. I have lived there 11 years and I feel as because of the LTO and living there for a time and I work close with Tina and Mr. Mercer. In the coming months legislation will be passing the bill for an LTO member to be on the board. I would like to be put on now so I could gain experience and knowledge so I can be a positive member on the board into the coming year. I also have 120 residents behind me that would like to see me on the board. I have volunteered 100 of hours through the covid pandemic and i feel as i will be a positive asset on the board.

sincerely,
Marlene Koloski

Sent via the Samsung Galaxy S10e, an AT&T 5G Evolution capable smartphone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town of Great Barrington

Form date: August 2015

Selectboard

Fee \$50.00

Application for Access to a Public Way / Driveway Permit

Number _____

INSTRUCTIONS

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

Application Date 11/10/2020

Name of Applicant / Property Owner Ruby Chang / Ron Wojcik

Mailing address 1 Roger Road, Great Barrington, MA 01230

Phone number 413-531-5908

Location of proposed driveway / highway entrance 251-253 Long Pond Road - Tax Map 33, Lot 4A

Contractor who will perform the work Great River Construction Company

Address & phone number of contractor 60 West Sheffield Road, Great Barrington, MA 01230 - (413) 528-4121

Proposed construction date 11/20/2020

Type of driveway (gravel, asphalt, etc.) Gravel

Print Form

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

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

Applicant's Signature: _____

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

After consultation with review staff, and after full consideration of the application and the applicable requirements, I recommend that this application be:

- ☐ approved as submitted
- ☐ approved with conditions attached
- ☐ disapproved for reasons attached
- ☐ resubmitted with changes suggested per attached

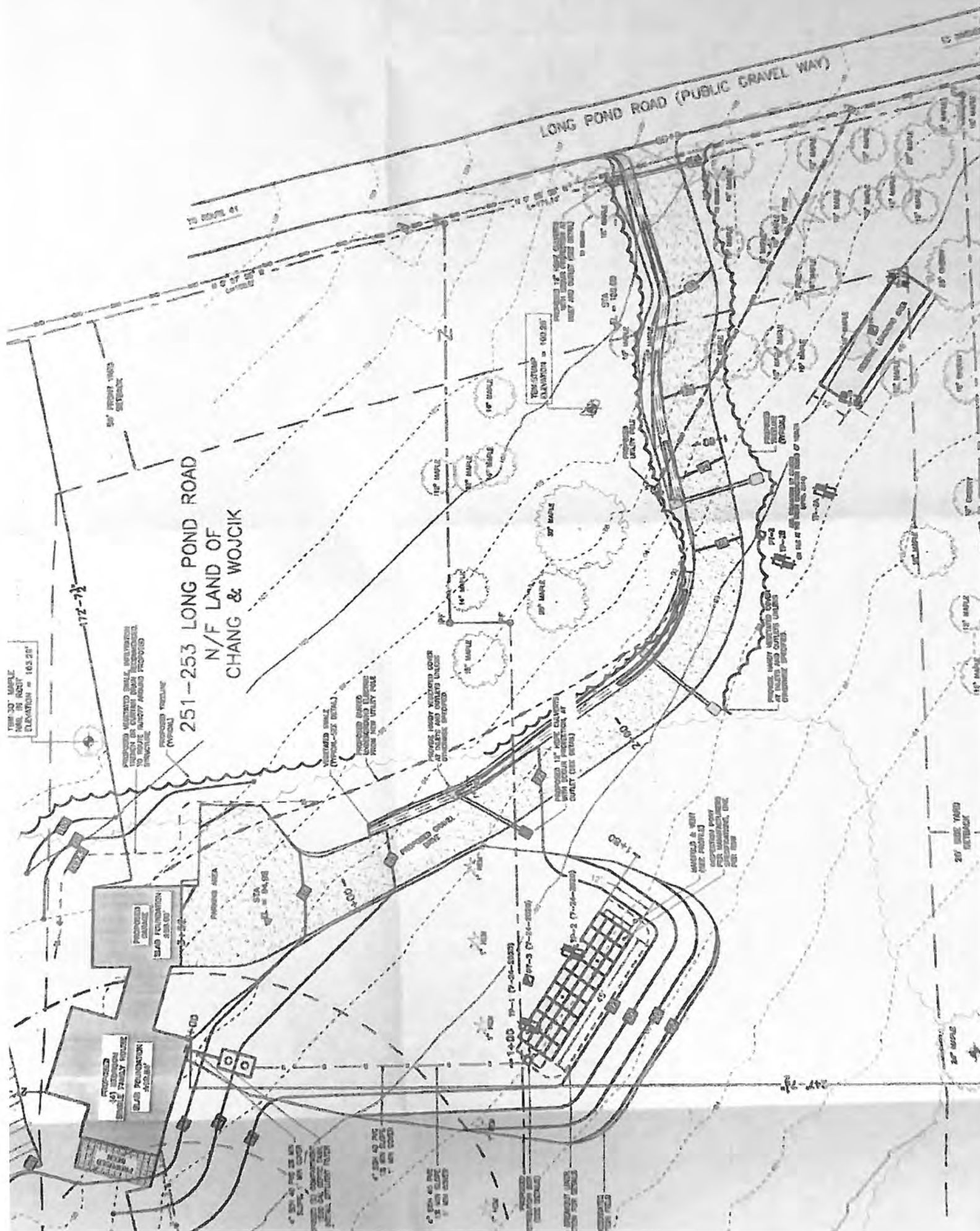
Staff Reviews Received:

	Received	Conditions Recommended	Other Permits Required
Conservation:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fire Chief:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planning:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

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

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



John Malumphy
Highway-Facilities Superintendent

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



20 East Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

Department of Public Works
Highway Division

Conditions on Application for Access to Public Way

Applicant: Ruby Chang/Ron Wojcik
Location: 251-253 long pond road
From: John Malumphy Highway Superintendent/Sean VanDeusen, Public Works Director
Date: 12/14/20

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

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

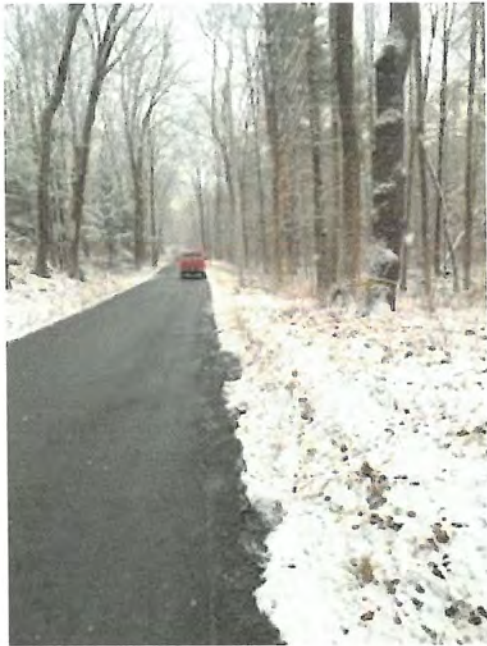
The applicant agrees to notify the Highway Superintendent (528-2500) at least 48 hours prior to the installation of the paved apron.

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

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

Please note that when the old driveway is abandoned that new curbing will need to be added along the road edge.





Jackie Dawson

From: Chris Rembold
Sent: Monday, December 14, 2020 9:33 AM
To: Jackie Dawson; Charles Burger; John Malumphy; Great Barrington Conservation Commission
Subject: RE: Driveway Permit Application for 251-253 Long Pond Road

I have no Planning issues with this proposal.



Christopher Rembold, AICP

Assistant Town Manager
Director of Planning and
Community Development
413-528-1619 ext. 108
crembold@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



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

From: Jackie Dawson <jdawson@Townofgb.org>
Sent: Friday, December 11, 2020 1:49 PM
To: Chris Rembold <crembold@Townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: Driveway Permit Application for 251-253 Long Pond Road

Please see the attached documents for a driveway permit application. Comments are needed by Noon on Wednesday December 16, 2020.

Thank You!

Jackie



Jackie Dawson

Administrative Assistant

413-528-0867

jdawson@townofgb.org

Town of Great Barrington

334 Main Street

Great Barrington MA 01230



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Jackie Dawson

From: Charles Burger
Sent: Monday, December 14, 2020 5:02 PM
To: Jackie Dawson; Chris Rembold; John Malumphy; Great Barrington Conservation Commission
Subject: RE: Driveway Permit Application for 251-253 Long Pond Road

The turn in the driveway is tight. Keeping it as wide or gradual as possible would be helpful. We can access the house from the road if necessary, though.



Charles Burger

Fire Chief

413-528-0788 ex 101
cburger@townofgb.org

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



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Thank You!

Jackie



Jackie Dawson

Administrative Assistant

413-528-0867

jdawson@townofgb.org

Town of Great Barrington

334 Main Street

Great Barrington MA 01230



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Selectboard

Application for Access to a Public Way / Driveway Permit

Fee \$50.00

Number

INSTRUCTIONS

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Application Date 10/26/2020

Name of Applicant / Property Owner Jane Bronson

Mailing address 6 Mead Street, New Canaan, CT 06840

Phone number 203-561-8908

Location of proposed driveway / highway entrance 305 North Plain Road

Contractor who will perform the work K&S Hicks Construction

Address & phone number of contractor Kent Hicks Construction - 634 Main Road, West Chesterfield, OH 41229
Phone: 413.296.0123

Proposed construction date Spring 2021

Type of driveway (gravel, asphalt, etc.) Gravel

Print Form

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

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

Applicant's Signature: [Signature]

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

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

Staff Reviews Received:

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

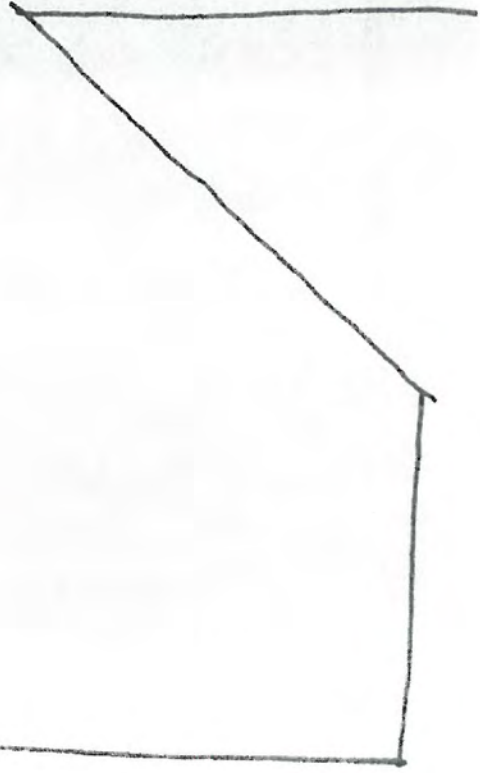
PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

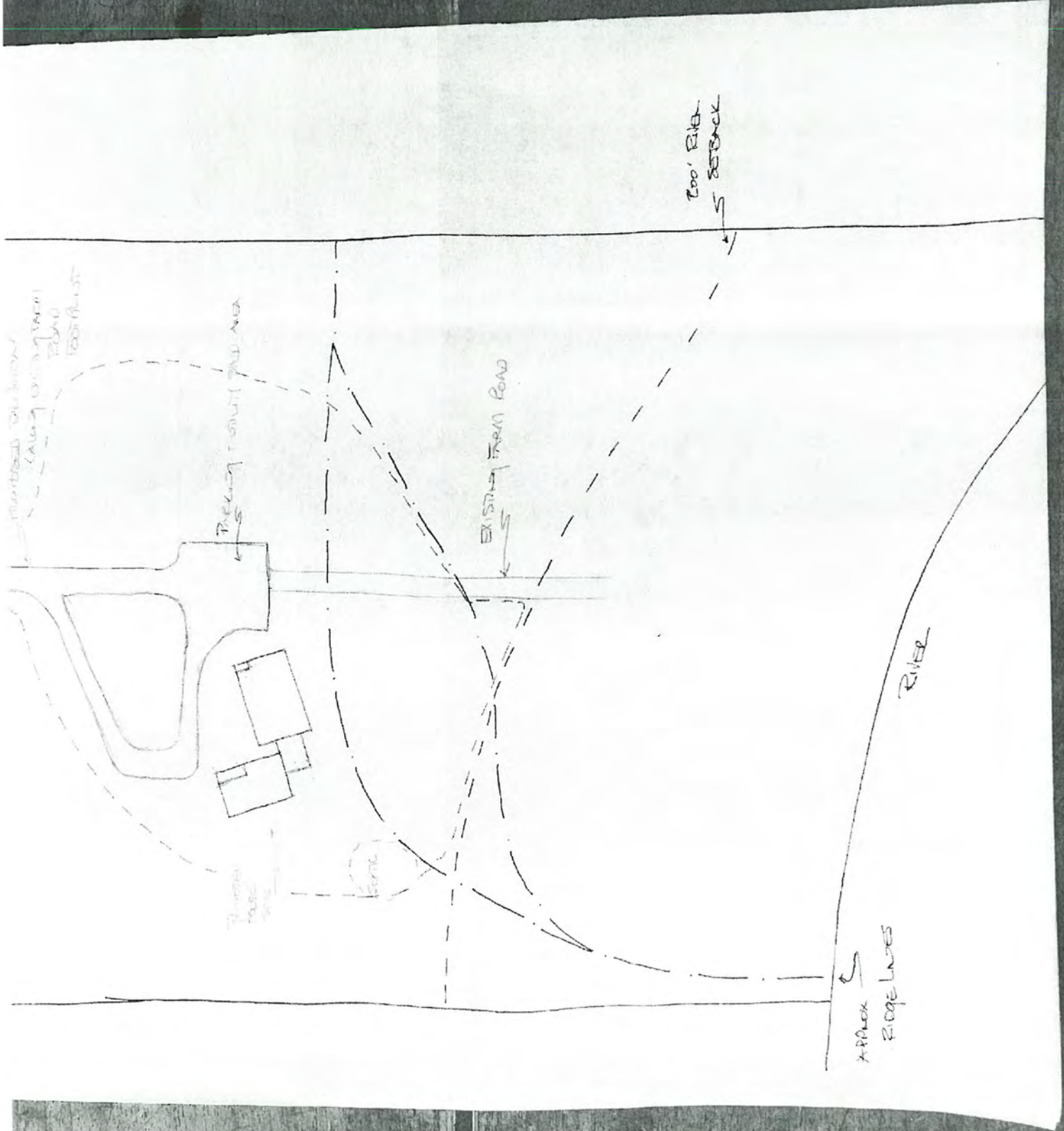
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For the Selectboard: _____, its _____
(signature) (title) (date)

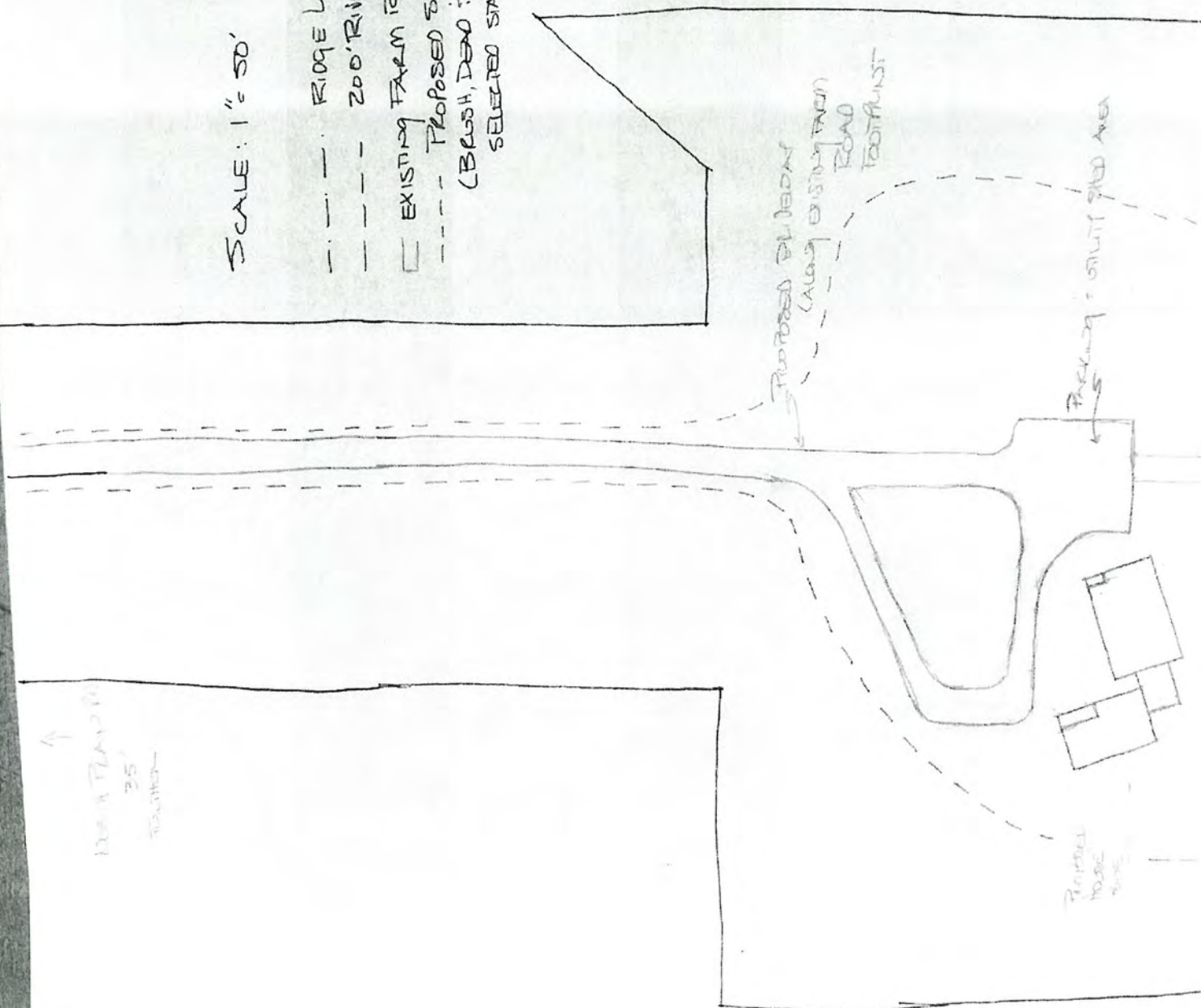
SCALE: 1" = 50'

- . - . - . RIDGE LINES (APPROX)
- - - - - 200' RIVER SETBACK
- - - - - EXISTING FARM ROAD
- - - - - PROPOSED SITE CLEARING
(BUSH, DEAD & FAULTED TREES,
SELECTED STANDING TREES)





--- RIDGE LINES (APPROX)
--- 200' RIVER SETBACK
--- EXISTING FARM ROAD
--- PROPOSED SITE CLEARING
(BRUSH, DEAD, FAULTY TREES,
SELECTED STANDING TREES)



John Malumphy
Highway-Facilities Superintendent

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



20 East Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

Department of Public Works
Highway Division

Conditions on Application for Access to Public Way

Applicant: Jane Bronson
Location: 305 North Plain Road
From: John Malumphy Highway Superintendent/Sean VanDeusen, Public Works Director
Date: 12/14/20

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

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

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

3. Should there be, after completion of the driveway, discharges of water, stones, or silt onto the public way or onto property of any abutters or neighbors, the property owner shall take whatever steps are necessary to eliminate such discharges.
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Abutting property owners shall be responsible for keeping culverts under their driveways cleared and for maintaining driveways in condition conforming to the requirements of the permit.

Please note that when the old driveway is abandoned that new curbing will need to be added along the road edge.

Jackie Dawson

From: Chris Rembold
Sent: Monday, December 14, 2020 8:57 AM
To: Jackie Dawson; Charles Burger; John Malumphy; Great Barrington Conservation Commission
Subject: RE: Driveway Permit for 305 North Plain Road

I see no Planning issues with this proposal.



Christopher Rembold, AICP

Assistant Town Manager
Director of Planning and
Community Development
413-528-1619 ext. 108
crembold@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



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From: Jackie Dawson <jdawson@Townofgb.org>
Sent: Friday, December 11, 2020 1:55 PM
To: Chris Rembold <crembold@Townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: Driveway Permit for 305 North Plain Road

Please see the attached documents for a driveway permit application. Comments are needed by Noon on Wednesday December 16, 2020.

Thank You!

Jackie



Jackie Dawson

Administrative Assistant
413-528-0867
jdawson@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



Jackie Dawson

From: Charles Burger
Sent: Monday, December 14, 2020 4:55 PM
To: Jackie Dawson; Chris Rembold; John Malumphy; Great Barrington Conservation Commission
Subject: RE: Driveway Permit for 305 North Plain Road

It's hard to tell what 1" is for scale and there are no topographic lines. However, I believe the site is fairly level and the proposed driveway looks straight so it should be OK for the FD.



Charles Burger

Fire Chief

413-528-0788 ex 101
cburger@townofgb.org

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



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To: Chris Rembold <crembold@Townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: Driveway Permit for 305 North Plain Road

Please see the attached documents for a driveway permit application. Comments are needed by Noon on Wednesday December 16, 2020.

Thank You!

Jackie



Jackie Dawson

Administrative Assistant

413-528-0867
jdawson@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



Jackie Dawson

From: Great Barrington Conservation Commission
Sent: Wednesday, December 16, 2020 4:07 PM
To: Jackie Dawson
Subject: RE: Driveway Permit Application for 251-253 Long Pond Road

Jackie:

251-253 Long Pond Rd. is fine.

-Shep



Shepley W. Evans

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

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



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From: Jackie Dawson <jdawson@Townofgb.org>
Sent: Wednesday, December 16, 2020 1:20 PM
To: Great Barrington Conservation Commission <conservation@townofgb.org>
Cc: Amy Pulver <apulver@Townofgb.org>
Subject: FW: Driveway Permit Application for 251-253 Long Pond Road

Reminder:

Shep if you could just respond to the e-mail with your input that is all we need.

Thanks!



Jackie Dawson

Administrative Assistant

413-528-0867

jdawson@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



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

From: Jackie Dawson

Sent: Friday, December 11, 2020 1:49 PM

To: Chris Rembold <crembold@townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>

Subject: Driveway Permit Application for 251-253 Long Pond Road

Please see the attached documents for a driveway permit application. Comments are needed by Noon on Wednesday December 16, 2020.

Thank You!

Jackie



Jackie Dawson

Administrative Assistant

413-528-0867

jdawson@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



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

Jackie Dawson

From: Great Barrington Conservation Commission
Sent: Wednesday, December 16, 2020 4:05 PM
To: Jackie Dawson
Subject: RE: Driveway Permit for 305 North Plain Road

Jackie:

305 North Plain Rd. is fine.

-Shep



Shepley W. Evans

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

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



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

From: Jackie Dawson <jdawson@Townofgb.org>
Sent: Wednesday, December 16, 2020 1:21 PM
To: Great Barrington Conservation Commission <conservation@townofgb.org>
Cc: Amy Pulver <apulver@Townofgb.org>
Subject: FW: Driveway Permit for 305 North Plain Road

Reminder:

Shep if you could just respond to the e-mail with your input that is all we need.

Thanks!



Jackie Dawson

Administrative Assistant

413-528-0867

jdawson@townofgb.org

Town of Great Barrington

334 Main Street

Great Barrington MA 01230



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

From: Jackie Dawson

Sent: Friday, December 11, 2020 1:55 PM

To: Chris Rembold <crembold@townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>

Subject: Driveway Permit for 305 North Plain Road

Please see the attached documents for a driveway permit application. Comments are needed by Noon on Wednesday December 16, 2020.

Thank You!

Jackie



Jackie Dawson

Administrative Assistant

413-528-0867

jdawson@townofgb.org

Town of Great Barrington

334 Main Street

Great Barrington MA 01230



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





EXECUTIVE SUMMARY

TITLE: Selectboard License Fees for 2021

BACKGROUND: The COVID-19 pandemic has negatively impacted just about every business in Great Barrington, making the financial challenges of owning and operating a small business even more difficult. As we approach our annual license renewal season, the Selectboard could consider a reduction in fees for those license holders most impacted as a way to minimize the financial burden on some establishments.

Revenue generated annually: approximately \$65,000 (revenue from all Selectboard licenses)

The Selectboard discussed this topic on December 7th, and voted at that time to ask that the Finance Committee review the below recommendation from staff at its December 15th meeting. The Selectboard will review and vote on your recommendation at their last meeting of the calendar year on December 21st, which is when the below licenses will be approved.

RECOMMENDATION: The Selectboard and Finance Committee should consider a 50% abatement on only the below list of license types for all applicants in good tax standing with the Collector's office at the time the license is issued:

<u>License Type:</u>	<u>License Fee:</u>	<u>Total:</u>
Common Victualler Restaurant All Alcohol-	\$950	\$32,300
Common Victualler Restaurant Beer and Wine-	\$450	\$ 2,250
Common Victualler Restaurant Beer and Wine (without food) -	\$450	\$ 450
Club All Alcohol -	\$650	\$ 650
Seasonal Club All Alcohol-	\$600	\$ 600
Innholder All Alcohol -	\$950	\$ 950
Annual Automatic Amusement Device -	\$30 per machine	\$ 480
Annual Common Victualler License -	\$25	\$ 1,800
Annual Innholder License -	\$50	\$ 550
Annual Lodging License-	\$50	\$ 50
Annual Motion Picture License -	\$75	\$ 150
Annual Weekday Entertainment (Indoor)	\$25	\$ 500
Annual Sunday Entertainment (Indoor/Town Fee only)	\$85-175	\$ 1,205
Annual Bowling	\$30/1 st lane + \$15/add'l lanes	\$ 500


ESTIMATED TOTAL: \$42,435

Staff further recommends that all fees be paid when the license is issued to the applicant, and that all remaining license fees not listed above remain at their current fee.

FISCAL IMPACT: If all of the above noted license fees were discounted at a rate of 50%, we can expect our local revenues to be reduced by approximately **\$21,218**.

PREPARED AND APPROVED BY:

DATE:


Mark Pruhenski/Town Manager

12/11/2020

EXECUTIVE SUMMARY

TITLE: Status of Selectboard Permits and Licenses for 2021

BACKGROUND: There are applicants missing documentation for their renewals. We are following up with them. These applicants are marked with an asterisk on the attached list.

FISCAL IMPACT: N/A

RECOMMENDATION: Staff recommends licenses with asterisks are approved contingent upon the submission of the required documentation by December 31, 2020.

PREPARED AND APPROVED BY:

DATE:



Amy Pulver, Office Administrator

12/18/2020

Those marked with an asterisk are missing documentation*

ON PREMIS, ALL ALCOHOLIC:

The Barrington
20 Railroad Public House
Aegean Breeze
Agave Mexican Grill
Aroma Bar & Grill
Baba Louie's
Bizen
Brick House
Café Adam
Cove Bowling & Entertainment
Crissey Farm
The East
Fiddleheads Grille
Fiesta Bar & Grill
Four Brothers Pizza Inn
Fuel
GB Eats
Butternut
Koi
Manhattan Pizza
Market Place Kitchen Table
Miller's Pub
Mooncloud
Number Ten
Prairie Whale
Rubiner's Café
Tangie Café
Thornewood Inn
Triplex Cinema
VFW, James Modolo Post #8348
The Well
Xicohtencatl

ON PREMIS, BEER AND WINE:

Barrington Brewery
Bizalion's
Great Barrington Pizza House
Naji's
Siam Square
Mahaiwe

OFF PREMIS, ALL ALCOHOLIC:

Aberdale's
Big Y/Table and Vine
Domaney's
Gorham & Norton
Guido's
Plaza
Trotta's

OFF PREMIS, BEER AND WINE:

Berkshire Coop Market

Rubiner's Cheese Mongers

COMMON VICTUALLER

20 Railroad Public House	M-S	Noon to 9AM
Aberdale's	M-S	6AM to 10PM
Aegean Breeze	M-S	10AM to 10PM
Agave	M-S	8AM to 10PM
Aroma Bar & Grill	M-S	11AM to 10PM
Baba Louie's	M-S	1PM to 8PM
Bard College at Simon's Rock	M-S	7AM to 9PM
Barrington Brewery	M-S	11:30AM to 12:00AM
The Barrington	M-S	24hour
Berkshire Coop Market	M-S	9AM to 7PM
Big Y	M-S	7AM to 9PM
Bistro Box	M-S	11AM to 7PM
Bizalion's	M-S	9AM to 7:30PM
Bizen	M-S	10AM to 9PM
Bogies	M-S	8AM to 2 AM
Brick House	M-S	4PM to 12AM
Butternut	M-S	8AM to 8PM
Café Adam	T-S	5PM to 9PM
Cove	M-S	9AM to 12AM
Crissey Farm	M-S	10AM to 12AM
Cumberland Farms	M-S	24 hours
Dunkin Donuts	M-S	5AM to 7PM
The East	M-S	11AM to 10:30PM
Elixir	M-S	8AM to 8PM
Extra Special Teas	M-S	10AM to 5PM
Fairfield Inn & Suites	M-S	24 hours
Fairview Hospital	M-S	6:30AM to 7PM
Farm Country Soup	M-S	10AM to 3PM
Fiddleheads Grille	M-S	11AM to 12:30AM
Fiesta Bar and Grill	M-S	11AM to 10PM
Four Brothers	M-S	11AM to 10PM
Fuel	M-S	7AM to 11:59PM
GB Eats	M-S	7AM to 9PM
Gorham & Norton	M-S	9AM to 5PM
Granville House	M-S	24 hours
Great Barrington Bagel	M-S	6AM to 4PM
Great Barrington Pizza House	M-S	11AM to 9PM
Great Barrington Sunoco	M-S	6AM to 10PM
Great Wall	M-S	11AM to 10:30PM
Guido's	M-S	9AM to 6PM
Holiday Inn Express	M-S	24 Hours
Koii	M-S	11AM to 9:30PM
Lipton Mart #606	M-S	6AM to 11PM
Mahaiwe	M-S	1PM to 10PM
Manhattan Pizza		11AM to 10PM
Marjoram & Roux	M-S	8AM to 5PM
Market Place Kitchen Table	M-S	11AM to 11PM
McDonald's	M-S	7AM to 10PM

COMMON VICTUALLER (cont)

Miller's Pub	M-S	11AM to 11PM
Mooncloud	M-S	3PM to 1AM
Naji's	M-S	11AM to 8PM
Number Ten	M-S	5PM to 9PM
Patisserie	M-S	8AM to 8PM
Pleasant & Main	M-S	7AM to 9PM
Prairie Whale	M-S	11AM to 1AM
Price Chopper	M-S	7AM to 10PM
Rio Café	M-S	7:30AM to 9PM
Rubiner's Café	M-S	7AM to 7PM
Shiro	M-S	10AM to 9PM
Siam Square	M-S	11:30AM to 11:30PM
Soco Creamery	M-S	12PM to 10PM
South Main Xtra Mart	M-S	5AM to 11 PM
Steam Noodle	M-S	6AM to 10PM
Subway/B&G Restaurant	M-S	9AM to 7PM
Sweetish Baker	Th-S	7:30AM to 2PM
Taft Farms	M-S	8AM to 6 PM
Tangier	M-S	8AM to 11 PM
Taqueria Azteca	M-S	10AM to 10PM
Thornewood Inn	M-S	24 Hours
Triplex Cinema	M-S	9AM to 11:59PM
VFW, James Modolo Post #8348*	M-S	12PM to 11:59PM
Vivaldi's	M-S	11AM to 11PM
The Well	M-S	12PM to 1AM
Windflower Inn	M-S	24 Hours
Wyantenuck	M-S	10AM to 10PM
Xicohtencatl	M-S	12PM to 10PM

WEEKDAY ENTERTAINMENT

Bard College at Simon's Rock	Monday through Saturday 1PM to 11:59PM
Berkshire Coop Market	Monday through Saturday 8AM to 8PM
Berkshire South	Monday through Saturday 4PM to 11PM
Bogies Restaurant	M-F 12PM to 1:30 AM Saturday 12PM to 11:59PM
Brick House Pub	Monday through Friday 9PM to 10PM Saturday 9PM to 11:59PM
Crissey Farm	Monday through Saturday 12PM to 11:59PM
Fiesta Bar & Grill	M-F 8PM to 2AM Saturday 8PM to 11:59PM
Guthrie Center	Monday through Saturday 9AM to 11:59PM
Mahaiwe	Monday through Saturday 10AM to 11PM
Naji's	Monday through Friday 5PM to 11:59PM
Number Ten	Friday and Saturday 7PM to 10PM
Sait James Place	Monday through Friday 12PM to 11:59PM
Tangier Café	Monday through Saturday 6PM to 11:59PM
Thornewood Inn	Monday through Saturday 10AM to 11:59PM
Triplex Cinema	Monday through Saturday 9AM to 11:59PM
Unitarian Universalist	Monday through Saturday 10AM to 10PM
VFW, James Modolo Post #8348	Monday through Saturday 12PM to 11:59PM
Wyantenuck Country Club	Monday through Saturday 10AM to 10PM
Xicohtencatl	Tuesday, Friday & Saturday 6PM to 11PM

SUNDAY ENTERTAINMENT

Bard College at Simon's Rock	1PM to 11:59PM
Berkshire South Regional Community Center	9AM to 11:59PM
Bogies Restaurant	1PM to 11:59PM
Fiesta Bar & Grill	9AM to 11:59PM
Guthrie Center	1PM to 11:59PM
Mahaiwe Performing Arts	1PM to 11:59PM
Thornewood Inn	1PM to 11:59PM
Triplex Cinema	9AM to 11:59PM
VFW, James Modolo Post #8348	1PM to 11:59PM

INNOLDERS

The Barrington
Briarcliff Motel
Days Inn
Fairfield Inn & Suites
Holiday Inn Express
Lantern House Motel
Mountain View Motel
Monument Mountain Motel
Thornewood Inn
Travelodge
Wind in the Pines
Windflower Inn.

LODGING LICENSE

Wainwright Inn

COIN OPERATED AMUSEMENT LICENSE

Bogies
Cove
Barrington Brewery

CLASS II AUTO LICENSE

AllStar Auto Salvage
7&23 Auto Moto Sales
David Dempsey
Decker's Auto Body
Fastback Motors
JD Automotive Inc.
JW Auto
Johnny's Garage
Larkin LTD

CLASS III AUTO LICENSE

All Start Auto Salvage
Decker's Auto Body
John's Auto

MOTION PICTURE

Mahaiwe Performing Arts
Triplex Cinema

Edwin A. May
Inspector of Buildings

E-mail: emay@townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-3206
Fax: (413) 528-3064

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE INSPECTOR OF BUILDINGS

EXECUTIVE SUMMARY

TITLE: Building Permit Fee Adjustment

BACKGROUND: The last time the Building Inspection Fees were reviewed / changed was back in 2012, (3/5/12). The permit fees were adjusted to a \$35.00 permit fee for the first \$10,000.00 of construction costs and eliminating the \$10,000.00 permit fee cap. Building permit fees would be calculated at \$7.00 / \$1,000.00 of construction costs above the first 10,000.00. A penalty clause, never invoked by this office was left out of the review and represents a discounted fee when compared to cost of construction.

FISCAL IMPACT: A 2014 review on a new 7,000 sq. ft., 4 million dollar single family dwelling project revealed that the penalty clause calculation would save the applicant 24,000.00, a \$4,000.00 permit vs a \$28,000.00 permit. Another SFD project \$1,134,000.00 cost of const. with a \$9,415.00 permit fee at 7,854 sq ft x .55 / sq ft = 4,320 permit fee...doubled = 8,640 permit fee, still almost a \$1,000.00 discount after doubling the fee.

RECOMMENDATION: I recommend that the penalty clause be removed from the fee schedule as it has never been used and at this time reflects a discounted fee for building permits. If penalty clause is to remain, it should be at least doubled to over a \$1.00/ sq. ft. or maybe tripled for effect as a penalty.

PREPARED BY: Ed May, Building Inspector

DATE: 12/17/20

APPROVED: 
Town Manager

DATE: 12-18-20

Edwin A. May
Inspector of Buildings

E-mail: emay@townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-3206
Fax: (413) 528-3064

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE INSPECTOR OF BUILDINGS

BUILDING PERMIT FEES

EFFECTIVE JULY 1, 2012

Residential and Commercial

All new construction, alterations, additions, roofing, siding, windows, etc.

Minimum Fee of **\$35.00** for up to **\$10,000** of construction cost, plus **\$7.00** per each additional **\$1,000** of construction cost. The Building Inspector shall have the authority to require evidence of the construction cost, which may include, if applicable, the contract between the property owner and a third party contractor.

In the event that the applicant does not provide satisfactory evidence of the construction cost, the fee shall be calculated according to the following formula: **\$35.00** plus **55¢** per square foot for conditioned space and **40¢** per square-foot for unconditioned space.

Demolition

Any structure 400 square feet or smaller	\$35.00
Any structure over 400 square feet	\$75.00

Stoves and Chimneys

\$ 35.00

Trench Permit

\$ 30.00

Temporary Tent

\$ 25.00

Swimming Pools

Above ground	\$ 50.00
In-ground	\$100.00

Signs

Permanent Sign	\$ 35.00
Temporary	\$ 20.00 each

Agricultural Buildings

Buildings on land devoted to Agricultural use (reference – G.L. Chapter 61A, section 3)	10¢ per sq. ft.
---	-----------------

7. 6.

EXECUTIVE SUMMARY

TITLE: Special Permit application fees

BACKGROUND: Public Hearings for Special Permit applications must be advertised twice in a local newspaper of record. This used to be the Record, but we have had to switch to the Eagle since the Record closed earlier this year. Consequently our costs have increased. A typical ad costs about \$250 to \$300, total.

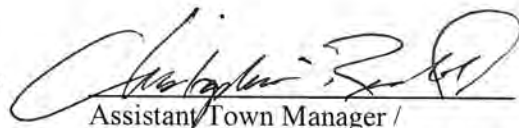
The Town also must mail the advertisement and decision to abutters and to the nine abutting towns. Depending on the location of the subject site, the abutters list might be total 30 or more. Consequently the mailing cost is in the \$20 to \$30 to mail the advertisement, and the same again to mailing the decision notice, not including materials and time.

Overall, costs have outpaced the fees we collect for a typical short-form Special Permit, which is \$150. The long-form Special Permit fee already is \$300.

While many towns charge even more for Special Permits, seeking to cover both the legal ads and at least some of the staff time spent reviewing permits, drafting findings, and filing paperwork, this has never been Great Barrington's practice.

RECOMMENDATION: The Selectboard vote to increase all Special Permit fees to a flat fee of \$300 for either type of Special Permit.

WRITTEN BY:


Assistant Town Manager /

Director of Planning and Community Development

DATE: 12/18/20

APPROVED BY:


Town Manager

DATE: 12-18-20

7, C.

EXECUTIVE SUMMARY

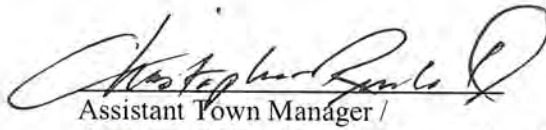
TITLE: Donation of playground equipment at Lake Mansfield

BACKGROUND: A local family, through their foundation, has proposed to donate playground equipment to the park at Lake Mansfield. Their families use the space a good deal and they are seeking to help the Town improve the play area at the beach park for everyone who uses the space. The proposed equipment is attached here for your information. The donation will include the equipment and installation.

This was reviewed by the Parks Commission last week, who voted unanimously to accept the donation and recommend the Selectboard vote likewise.

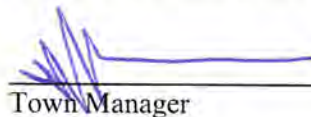
RECOMMENDATION: The Selectboard vote to accept the donation of playground equipment from the Susan and Judd Shoval foundation.

WRITTEN BY:


Assistant Town Manager /
Director of Planning and Community Development

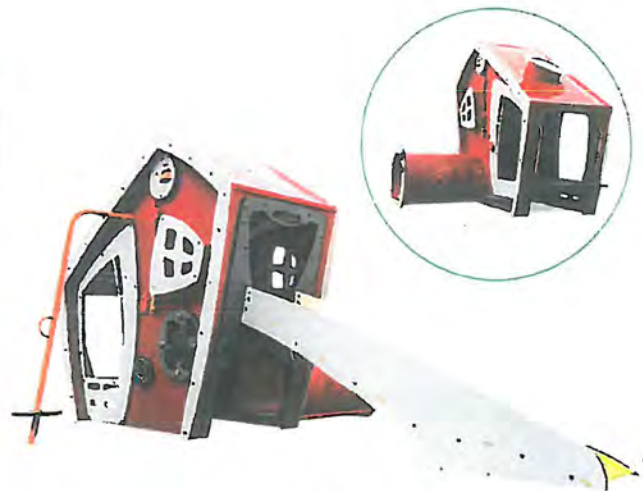
DATE: 12/18/20

APPROVED BY:


Town Manager

DATE: 12-18-20

Mini City



Playhouse

This whimsically designed structure gives kids a fun, open space where they can enjoy the life that they want to imagine.

*Patent pending

Standards ASTM F1487, ASTM 2-5, CSA Z614

Material Specifications	<p>Steel Frame - 2.00" x 2.00" 16-gauge galvanized steel tubing, 1/4" steel plates</p> <p>Steel Roof/End Walls - 12-gauge galvanized steel plate</p> <p>Steel Crawl Tube - 14-gauge galvanized steel, 8-gauge galvanized steel, 1.66" OD 13-gauge galvanized steel tubing</p> <p>Plastic Seat - 3/4" textured HDPE</p> <p>Plastic Walls - 3/4" HDPE</p> <p>Shelves - 12-gauge steel</p> <p>Graphics Panels - 1/4" fiberglass signs</p> <p>Dog Door - 3/8" flexthead</p> <p>Skylight - 3/16" screen printed Lexan</p> <p>Coating - Super durable polyester powder coat electrostatically applied at a thickness of 2-5 mils</p> <p>Hardware - 18-8 grade stainless steel that requires tooling to install or remove</p>
--------------------------------	---

Community Helpers with Tunnel

This play product provides a fun and friendly headquarters where kids can pretend they're helping to serve and protect their community. Available with or without tunnel.

*Patent pending

Standards ASTM F1487, ASTM 2-5, CSA Z614

Material Specifications	<p>Steel Frame - 2.00" x 2.00" 16-gauge galvanized steel tubing, 1/4" steel plates</p> <p>Steel Roof/End Walls - 12-gauge galvanized steel plate</p> <p>Stairs - 12-gauge steel coated with Polyethylene coating</p> <p>Deck Platform - 12-gauge steel coated with Polyethylene coating</p> <p>Rope - 16mm rope with aluminum connectors</p> <p>Steel Crawl Tube - 14-gauge galvanized steel, 8-gauge galvanized steel, 1.66" OD 13-gauge galvanized steel tubing</p> <p>Steel Climber - 1.90" OD 13-gauge galvanized steel tubing, 8-gauge & 1/4" steel plate</p> <p>Plastic Slide - 1/2" HDPE bedway, 3/4" HDPE sides</p> <p>Plastic Steps - 3/4" textured HDPE</p> <p>Plastic Walls - 3/4" HDPE</p> <p>Skylight - 1/4" Koda XT</p> <p>Castings - 319 aluminum</p> <p>Coating - Super durable polyester powder coat electrostatically applied at a thickness of 2-5 mils</p> <p>Hardware - 18-8 grade stainless steel that requires tooling to install or remove</p>
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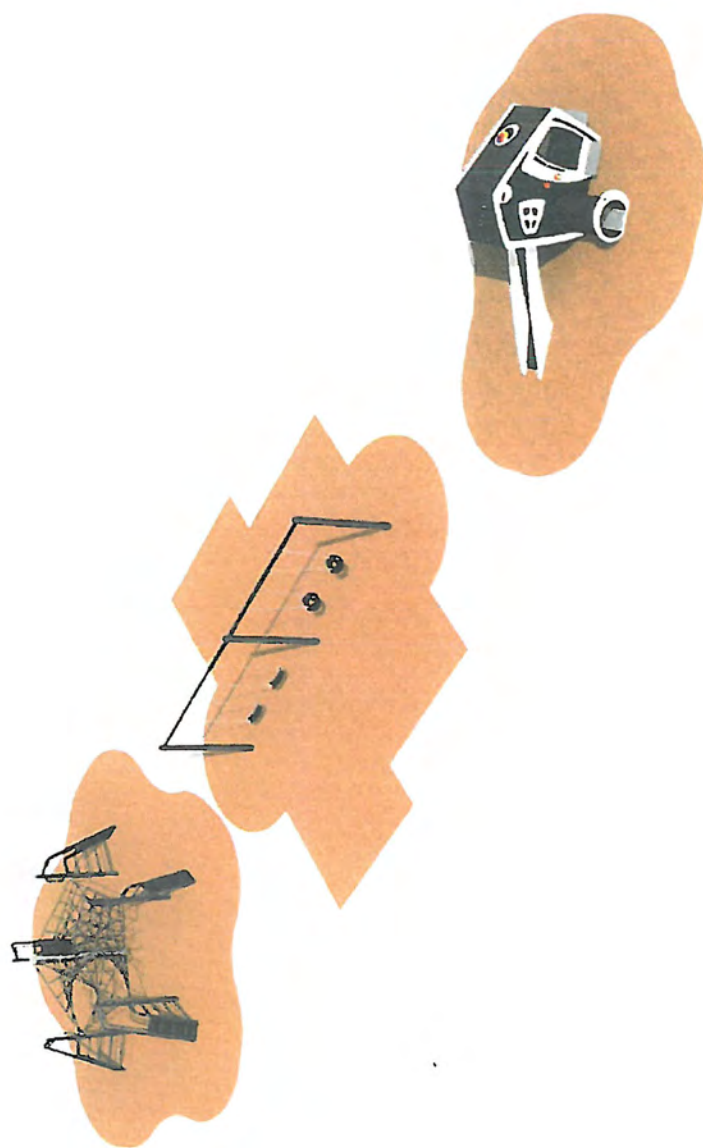
Product	Item	Ages	Protective Area	Product Size	Capacity	Weight	Play Features
Playhouse	MR0882 / MR0882BD	2-5 (18 mos - 5 CSA)	17' x 16' (5m x 4.7m)	9'5" x 5'9" x 5'6" (2.9m x 1.8m x 1.7m)	20	855 lb (388 kg)	18
Community Helpers with Tunnel	MR0880 / MR0880BD	2-5 (18 mos - 5 CSA)	29' x 23' (8.8m x 6.8m)	17' x 10'4" x 8' (5.2m x 3.1m x 2.4m)	20	1,702 lb (772 kg)	12
Community Helpers without Tunnel	MR0889 / MR0889BD	2-5 (18 mos - 5 CSA)	29' x 20' (8.8m x 5.9m)	17' x 7'4" x 8' (5.2m x 2.2m x 2.4m)	17	1,516 lb (688 kg)	11

Please contact your local sales representative for Mini City color and interactive Play Panel options.

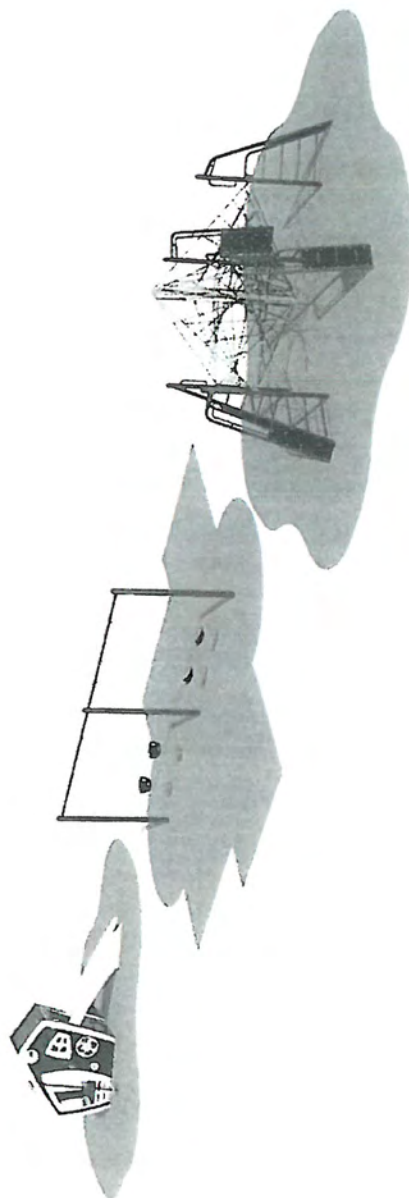


878 E Highway 60 / Monett, Missouri, USA 65708 / Miracle-Recreation.com
 USA 888-458-2752 CANADA 866-516-0245 INTERNATIONAL +1 417-235-6917

Miracle Recreation Equipment Company is a PlayPower, Inc. company. Copyright © 2020 by PlayPower, Inc. All rights reserved.
 20_MREC_Product_Sheet_Mini_City_200114



Donation p. 3/4



7, d.

EXECUTIVE SUMMARY

TITLE: Blue Hill Commons 40B / Affordable Housing

BACKGROUND: Affordable homes required as part of the Blue Hill Commons 40B project are deed restricted, ensuring that upon resale the Town has the right to purchase them to retain them as affordable, or the seller has the right to sell them to an income-eligible buyer. CHAPA is the affordable housing monitoring agent for the project, and works with the owners of the affordable homes and with the Town to ensure the deed restrictions are followed.

The first item tonight is a request for the Town to waive its right to purchase 6 Emily Court. Upon doing so, CHAPA will work with the buyer to secure a new eligible homeowner.

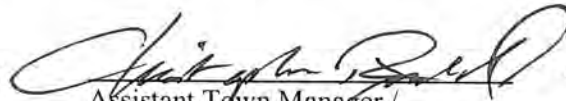
The second related item tonight is a recommendation to change the deed riders for each affordable home at Blue Hill Commons to a more up-to-date document. It provides the same process as the existing requirements, but adds a provision that the units can continue to count towards the Town's inventory of affordable housing units.

David Gasser from CHAPA will present the information to the Board.

RECOMMENDATION:

- (i) The Selectboard vote to waive the right of first refusal for 6 Emily Court.
- (ii) The Selectboard vote to apply a new Universal Deed Rider to the 40B/Affordable Housing units at Blue Hill Commons.

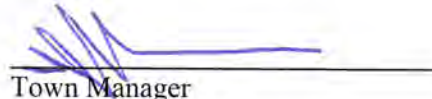
WRITTEN BY:



Assistant Town Manager /
Director of Planning and Community Development

DATE: 12/18/20

APPROVED BY:


Town Manager

DATE: 12-18-20

GBAHTF
Great Barrington Affordable Housing Trust Fund
Town Hall • 334 Main Street • Great Barrington, MA 01230

12-19-20

To the Selectboard,

At our meeting on December 18th, the board of the Affordable Housing Trust Fund, voted unanimously to recommend that the Selectboard allow CHAPA to switch all of their 40b properties to a Universal Deed Rider that keeps the properties permanently affordable. It's stronger than the deed restriction currently in use.

Sincerely,



Bill Cooke, Chairman

Affordable Housing Trust Fund

7, d.



November 23, 2020

President
Amy Schectman

Vice President
Felicja Jacques

Vice President
Charleen Regan

Treasurer
Ken Willis

Clerk
Naomi Sweitzer

Chief Executive
Officer
Rachel Heller

Mr. Stephen Bannon, Chair
Town of Great Barrington Selectboard
334 Main Street
Great Barrington, MA 01230

Dear Mr. Bannon:

This letter is sent to the Town of Great Barrington on behalf of Kristine Bahr, the current owner of an affordable property under Chapter 40B, to inform you of the owner's intent to sell her affordable property. The property is located at 6 Emily Court and is part of Blue Hill Commons, a Chapter 40B project for which Citizens' Housing and Planning Association (CHAPA) serves as the Monitoring Agent.

Based on the affordable housing deed rider for 6 Emily Court, CHAPA has determined that the Maximum Resale Price for the above-referenced property is \$184,600. According to this property's deed rider, the Town has a right of first refusal. This means that the Town of Great Barrington has 60 days to decide if it would like to purchase the property from the homeowner at the Maximum Resale Price. Please consider this letter notification of the Town of Great Barrington's 60-day right of first refusal period. This 60-day period will commence on November 23, 2020 and end on January 22, 2021. *If we do not hear from you within this period, we will assume you do not wish to exercise your right of first refusal.* As you may expect, the homeowner is anxious to hear back from the Town of Great Barrington and wishes to move forward in selling her property.

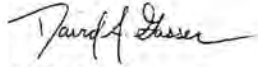
If the Town of Great Barrington chooses not to exercise its right of first refusal, CHAPA will assist the homeowner with the resale of this property. CHAPA and the homeowner have 120 days to market the property in order to locate an Eligible Purchaser. When a new purchaser buys an affordable property, a new deed restriction is signed and recorded and the property remains on the Town of Great Barrington's subsidized housing inventory.

If an Eligible Purchaser fails to buy the property during the 120-day period, the current owner of the property could sell the property on the open market free of all affordable housing restrictions for fair market value. *The property would no longer be deed-restricted and therefore would no longer be counted on the Town's subsidized housing inventory.* However, the seller is not permitted to keep the difference between the fair market value and the Maximum Resale Price. Any gain above the resale price would be given directly to the Town of Great Barrington to be used for affordable housing activities.

We welcome any efforts the Town of Great Barrington can offer in making potential eligible buyers aware of the property's availability during the affordable marketing period. Please feel free to contact me at (617) 701-7498 with any questions regarding this matter or if the Town is

interested in purchasing the property. On behalf of Krstine Bahr, we look forward to hearing back from you soon and working with you during this process.

Sincerely,

A handwritten signature in black ink, appearing to read "David Gasser". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

David Gasser
Program Manager

cc: Kristine Bahr



November 23, 2020

President
Amy Schectman

Vice President
Felicia Jacques

Vice President
Charleen Regan

Treasurer
Ken Willis

Clerk
Naomi Sweitzer

Chief Executive
Officer
Rachel Heller

Board of Selectmen
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Dear Board of Selectmen:

Citizens' Housing and Planning Association (CHAPA) is the Monitoring Agent for a Chapter 40B development in the Town of Great Barrington, Blue Hill Commons. CHAPA's role is to monitor compliance with the Comprehensive Permit, Regulatory Agreement, and property deed riders governing the affordable housing restrictions. This often involves working with homeowners who wish to sell or refinance their properties.

The affordable units at Blue Hill Commons were sold to homeowners with deed riders in use at the time of development. Beginning in 2006, all affordable units in Chapter 40B developments began using the Universal Deed Rider (UDR), developed by DHCD. The UDR has several benefits over older, development-specific deed riders, including to help retain the unit on the Town's Subsidized Housing Inventory.

Under the current deed rider for Blue Hill Commons, if a property is marketed for 120 days, but no income-eligible buyer has been found to purchase the unit, the owner is allowed to sell the unit on the open market to any purchaser at fair market value free of all deed rider restrictions. While the Town receives the difference between the unit's affordable price and the fair market price, the unit is now market-rate and no longer part of the Town's affordable housing inventory.

Unlike the current deed riders at Blue Hill Commons, the UDR ensures that the Chapter 40B unit remains in the Town's Subsidized Housing Inventory in perpetuity. The UDR provides that if no income-eligible buyers have been found after 90 days of marketing, the owner may sell the unit to a non-income eligible buyer at the affordable price, as long as the buyer accepts the deed rider restrictions with the unit. Any future resales will then once again be governed by the deed rider, requiring an affordable marketing period for income-eligible buyers to purchase the unit at an affordable price.

The UDR also allows the deed restrictions to survive a foreclosure on the unit. The current deed rider is extinguished if an eligible mortgagor forecloses on the property, again removing the unit from the Town's inventory of affordable units. The UDR

contains provisions allowing the affordable housing restrictions to remain in place even if a mortgagor or condominium association forecloses.

The UDR also provides advantages to current owners and future affordable purchasers. Current owners would not have to pay an appraisal fee or hire a real estate broker if no income-eligible buyer is found. Additionally, Fannie Mae and MassHousing will not underwrite new loans for affordable properties that do not use the newest form of the UDR, causing financing issues for some affordable purchasers.

If the Town of Great Barrington agrees, CHAPA would like to work with all affordable unit owners at Blue Hill Commons to switch to the UDR. When an affordable property is refinanced or sold CHAPA would follow the owner's existing deed rider for the sale or refinance, but provide a UDR to be recorded with the new mortgage or new unit owner's deed. The UDR would then control the unit's affordable housing restrictions moving forward. We believe this is a "best practice" that benefits the Town of Great Barrington, affordable unit owners, and future income-eligible buyers.

Please let me know whether the Town would like to permit CHAPA implement this policy. Feel free to contact me or David Gasser at (617) 701-7498 or dgasser@chapa.org if you have any questions or would like to discuss this further. Thank you and I look forward to hearing from you.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Gasser", with a stylized flourish at the end.

David Gasser
Program Manager



Chapter 40B Deed Rider Comparison

One of the largest differences between the current deed rider at Blue Hill Commons and the newer Universal Deed rider is how resales are handled after the end of the Affordable Marketing Period. Both deed riders require owners sell at a below-market, “affordable” price to a household earning less than 80% of the Area Median Income in the first 90/120 days of advertising.

Current Deed Rider at Blue Hill Commons

The current deed rider allows the owner to sell the unit to any willing buyer, without income or asset restrictions, for full market value if no eligible buyer is found within 120 days.

- The deed restrictions are voided, unit is no longer eligible for the Subsidized Housing Inventory, affordability is permanently lost
- Seller must pay for an appraisal of the fair market value of the unit; the ineligible buyer must pay at least 95% of the appraised price
- The difference between the actual sales price and the affordable price must be turned over to the Town for use on affordable housing activities

Universal Deed Rider

The Universal Deed Rider permits selling the unit after 90 days to any willing buyer for the affordable price. Preference is given to households earning between 80% and 120% of the Area Median Income.

- The deed restrictions stay in place, unit permanently remains on the Town’s Subsidized Housing Inventory
- The buyer pays the affordable price
- The buyer agrees to accept the unit with the Universal Deed Rider, which continues the affordability restriction, including the resale restrictions on Maximum Resale Price and sale to an eligible household earning 80% or less than the Area Median Income

The differences are summarized in the table below.

	Terms of Current Deed Rider	Terms of the Universal Deed Rider
Money Received by Seller at Closing	The affordable price, regardless of sales price.	The affordable price, regardless of sales price.
Money Received by Town at Closing	Difference between affordable price and sales price.	None.

	Terms of Current Deed Rider	Terms of the Universal Deed Rider
Potential Buyers After 90 days	Anyone.	Anyone, preference given to households earning 80%-120% AMI.
Impact on Deed Restriction	Deed restriction is voided, unit removed from Town's SHI.	Deed restriction is permanently preserved, unit is retained on Town's SHI.

Other Differences

The Universal Deed Rider differs in a few other important ways that strengthen the affordability provisions of Chapter 40B properties.

	Terms of Current Deed Rider	Terms of the Universal Deed Rider
Foreclosure	Deed restriction is voided if property foreclosed by an eligible mortgagee.	Deed restriction is preserved in foreclosure, mortgagee must resell at affordable price to eligible household.
Financing	MassHousing does not underwrite mortgages for properties that do use an older-style deed rider.	MassHousing provides loans to UDR properties, opening up important financing option to low- and moderate-income buyers.

CHAPA would like to work with all affordable unit owners at Blue Hill Commons to switch to the UDR. When an affordable property is refinanced or sold CHAPA would follow the owner's existing deed rider for the sale or refinance, but provide a UDR to be recorded with the new mortgage or new unit owner's deed, regardless of whether they are an eligible or ineligible household. The UDR would then control the unit's affordable housing restrictions moving forward. We believe this is a "best practice" that benefits the Town of Great Barrington, affordable unit owners, and future income-eligible buyers.

TOWN OF BEDFORD

Town Manager's Office
BEDFORD, MASSACHUSETTS 01730



www.bedfordma.gov

February 18, 2020
Maritza Crossen
CHAPA Program Director
By email

RE: Universal Deed Rider for Village at Bedford Woods

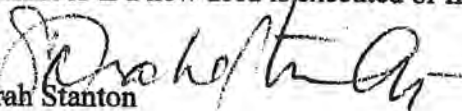
Dear Maritza Crossen:

I am writing in response to your memo dated February 4, 2020 asking whether the Town of Bedford would like to permit CHAPA to use the Universal Deed Rider (UDR) upon resale.

The memo describes the benefits of the UDR including surviving foreclosure, and provisions to keep the unit affordable, even if an eligible purchaser cannot be found.

The Town agrees that these are improvements to the Program, and endorses the use of the UDR.

The Town therefore permits CHAPA to use the Universal Deed Rider for resales, and for refinances if a new deed is executed or if FNMA requires it for approval.


Sarah Stanton

Cc: Elizabeth Rust, RHSO
Alyssa Sandoval, Town of Bedford

David
Glasser

will email me

12/9/20

4 Rose Ct East

We declined POFR on July 1, 2020

CHAPA hopeful to get
eligible buyer and 120 day
period expire so have
to sell w/ offerman going
to town. But she is willing
to sell to multiple buyer
but 40B can remain

New deed rider UDR is
available. Our Town Mgr
can allow CHAPA to apply
the new deed rider.

Is writing. ASAP.

He will send me.

6 Emily Ct.

POFR

CHAPA wants to find
an eligible buyer.

And the UDR.

7, e.

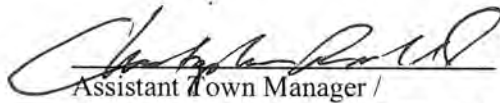
EXECUTIVE SUMMARY

TITLE: Economic Development Committee

BACKGROUND: Despite the effort and talents of its members, and after much discussion about its responsibilities and its effectiveness, at its December 8 meeting, the EDC voted to recommend the Selectboard disband the EDC.

RECOMMENDATION: The Selectboard thank the past and current members of the EDC for their service, and vote to dissolve the EDC.


WRITTEN BY:


Assistant Town Manager /

Director of Planning and Community Development

DATE: 12/18/20

APPROVED BY:


Town Manager

DATE: 12-18-20

EDC minutes of December 8, 2020 meeting

Chair Tim Newman called the meeting to order at 6:05 PM. The following were present:

Present: Ed Abrahams, Rich Aldrich, Malcolm Fick, Bob Holcomb, Philip Morrison, Tim Newman, Anne O'Dwyer, Steve Picheny, Karin Watkins

Absent: Ben Doren, Meredith O'Connor, Vivian Orlowski

Also present: Chris Rembold

Minutes of October 13, 2020:

Steve moved to approve, Anne seconded. On a roll call vote, all were in favor. Passed 9-0.

Future of the EDC. Tim began by saying we have been doing this for about 18 months and he has been Chair for a year. He said it's been educational but frustrating -- not the quality of people on the committee but the ability to get things accomplished. He virtually anything we would want to do has a price tag and, because of the way government works vs private business, it has to go to town meeting. And so anything we do has to wait for many months to see if it can get funded. It is a tough way to work and it can be discouraging. Tim added that many of the members are busy professionally and/or are on other committees, and so he has had little success getting people to develop projects between meetings. He said we get together each month to talk but we don't seem to make much progress.

He said both he and Steve will be resigning from the committee. He said if the committee wants to continue then more power to you. But he recommends the committee be disbanded. A private, funded, citizens group could move things along in a way and make decisions and fund things that would advance town projects, much the way the North Adams partnership worked.

Steve added he has been working to encourage economic development in South County for 15 years, and he was hopeful that under the auspices of the town we could get things done. He said that has not happened. He said he wished this format worked better as he had high hopes.

Anne said she felt the charge of the committee was never clear. She was hopeful it could help. She said during the budget season we get comments that the finance committee is always just thinking about cutting, and this committee was a way to think about how to bring in revenue. And then regarding the Housatonic School, the EDC made a recommendation but it came with a price tag, and it was not clear how to get the funds to support the project.

Tim thanked Bob and noted his participation has been much appreciated. Bob offered his thoughts on economic development:

He said, my mentor once told me, "Don't worry about the money, worry about the process of the idea ...Money follows ideas." Bob said, economic development is hard. In the lowest common denominator, economic development is the study of people and choices. Our economic foundation is built on historical choices. The economy is built, connected, and measured by Social, Environmental, Educational, Health, and Governmental economies as we use this economic foundation as a base of decision making for a strong community. He said, economic planning is foresight, but it is also history. For 2000 years our cities and towns started with 1 building, 1 road, 1 small community group. It is not a historical coincidence that these structures and communities shared common walls and courtyards. It was an economic necessity for better use of resources and security. Paris, London, Tokyo, Los Angeles, Chicago, New York, Boston, Springfield, Pittsfield, and Great Barrington all started the same way: Incremental Planned

Growth. Bob said, incremental Planned Growth is the multiplier. This multiplier provides a natural resistance to economic downturns and hardships. Economic development is here and it doesn't stop, and it is not really a committee. He said, economic development is not so much a choice, but possibly a map to better see choices. Planned slow and steady growth **IS** economic development. And it is a part of everything we do, and possibly this is why it is so hard.

Tim said he hopes people will continue to get involved and stay involved and help projects get accomplished. Steve said he hopes a number of small towns can work together, as we are all just a little too small to do meaningful projects on our own. He said he will not give up.

Ed said economic development is happening and does happen in this town. There has been a jump in housing construction for example. He said we don't have a magic wand; economic development happens slowly and maybe not by committee. Ed said he won't vote on this issue tonight, however, so he can vote at the Selectboard level.

Malcolm said economic development progress depends on bringing money to the table. And he agrees economic development around here is a regional issue not just a town issue.

Steve moved to recommend to the Selectboard that the EDC be disbanded after this meeting. Malcolm seconded.

Anne asked if anybody wanted to stay on the EDC and chair the group. Nobody responded.

Tim called for a roll call vote:

All voted in favor, with Ed abstaining. Passed 8-0-1.

Karin encouraged sending ideas to the Cultural District steering committee

Chris Rembold thanked all members. He said even without the committee, you will find an open door for your ideas at Town Hall, so please do not hesitate to contact him. He said there are a number of projects you have launched or supported, and all of these are happening, with many are on the Selectboard's list of priority projects.

Citizen speak: none

Steve moved to adjourn. Without objection, Tim adjourned the meeting at 6:51 PM.

Minutes prepared by: _____
Christopher Rembold



FY22 PROPOSED BUDGET MEETING SCHEDULE:

Time TBD (6:00 or 6:30)

- **Tuesday February 16th**
- **Wednesday February 17th**
- **Wednesday February 24th**
- **Tuesday March 2nd**

- **Public Hearing: Tuesday March 30th**