

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'S MEETING AGENDA

MONDAY, FEBRUARY 10, 2020

7:00 PM – REGULAR SESSION

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

7:00 PM - OPEN MEETING

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

January 21, 2020 SB & Fin Com FY 21 Joint Budget Meeting.

January 22, 2020 SB Special Meeting.

January 27, 2020 SB & Fin Com Joint Meeting and SB Regular Meeting.

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. General Comments by the Board.

4. TOWN MANAGER'S REPORT:

A. Department Updates

B. Project Updates

5. PUBLIC HEARINGS Continued:

A. **Continuation** of Special Permit Application from School Street Parking, LLC, c/o Phillips International Holding Corp., 5 Cheshire Road, Pittsfield, to construct and operate a commercial parking lot in a B-3 zone, and for work within the Water Quality Protection Overlay District, at 11 School Street, Great Barrington, MA. (Discussion/Vote)

- a. Open Public Hearing
- b. Explanation of Project
- c. Speak in Favor/Opposition
- d. Motion to Close Public Hearing
- e. Motion re: Findings
- f. Motion re: Approval/Denial/Table

6. NEW BUSINESS:

A. Mark Sebastino/NY Regional Census Center - 2020 Census Briefing. (Discussion)

- B. SB – Appointment of Local K-12 Educational Institution member to the Economic Development Committee. (Discussion/Vote)
- C. W.E. B. DuBois Legacy Committee:
 - SB – Appointment of members to the Committee. (Discussion/Vote)
 - SB - DuBois Festival and Legacy Award – Update from the Legacy Committee.
- D. SB - Housatonic Improvement Committee Proposed Charter Revisions. (Discussion/Vote)
- E. SB – Referral of Proposed Zoning Amendments to the Planning Board. (Discussion/Vote)

7. CITIZEN SPEAK TIME:


Citizen Speak Time is simply 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.

8. SELECTBOARD'S TIME:

9. MEDIA TIME:

10. ADJOURNMENT:

NEXT SELECTBOARD MEETINGS: - **February 11, 2020, 5:30 pm SB & Fin Com FY 21 Joint Budget Meeting, Town Hall**
- **February 24, 2020, 7:00 pm Regular Meeting**



Mark Rruhenski, 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 also be brought up for discussion to the extent permitted by law.

SB SP# 905-19

TOWN OF GREAT BARRINGTON

NOTICE OF PUBLIC HEARING, CHANGE OF LOCATION

*Cont to
Jan. 27/20
SB
meeting*

This notice is to announce a CHANGE IN LOCATION of the Selectboard's public hearing that was scheduled for Monday, January 13, 2020, at 5:30 PM, regarding the Special Permit application from School Street Parking, LLC, c/o Phillips International Holding Corp., 5 Cheshire Road, Pittsfield, to construct and operate a commercial parking lot in a B-3 zone, and for work within the Water Quality Protection Overlay District, at 11 School Street, Great Barrington.

The hearing will not be at the Senior Center as previously announced. The hearing will instead be at the **Monument Valley Middle School, 313 Monument Valley Road**, Great Barrington.

Copies of the application are on file with the Town Clerk.

Stephen Bannon, Chair

Please publish January 10, 2020

Berkshire Record

EXHIBIT A**FINDINGS OF FACT AND BASIS FOR DECISION****Re: Special Permit #895-19, 11 School Street****A. Introduction**

This Special Permit application was filed on November 25, 2019 by School Street Parking, LLC, c/o Phillips International Holding Corp., 5 Cheshire Road, Pittsfield (“Applicant”), to construct and operate a commercial parking lot in a B-3 Downtown Business Mixed Use zone, and for work within the Water Quality Protection Overlay District, at 11 School Street, Great Barrington. The application includes a narrative and plans prepared by SK Design Group, Inc. The plans are dated November 11, 2019.

B. General Findings

The site is in the B-3 (Downtown Mixed-Use) zoning district. The entire site is also within Zone II of the Water Quality Protection Overlay District.

The eastern end of the site has frontage on School Street. To the north is a private residence and gardens, to the south is the Verizon telephone station building, and to the west are private parking lots associated with, and/or owned by, buildings fronting on Main Street. Across School Street is the former Searles School, which has special permits to be redeveloped as a hotel, as well an office building, in the redeveloped former Bryant School.

The site is approximately 0.35 acres and is improved with an existing two story building. The ground floor of the building is a laundromat, and the second floor has two apartments, currently vacant. The western end and the southern edge of the site are gravel parking and driveway areas. The northern edge between the building and the property line is lawn. The site slopes relatively steeply from west down to the east towards School Street, and from north down to south.

As described in the narrative and as shown on the accompanying plans, the Applicant seeks to demolish the existing building and regrade the site to install a 38-space paved parking lot. The primary user of the parking lot will be tenants of the commercial building at 321 Main Street.

The parking lot will be graded in keeping with the existing topography in order to shed stormwater to a series of catch basins within the parking lot. The water will then be directed into an underground stormwater detention and infiltration system. The parking lot will have lighting along the sides, and new landscaping installed on the north and south sides of the parking lot. An electronic gate will control vehicular access into the lot from an entrance off of School Street. An electronic gate is also proposed at an entrance to the lot from the private parking lot to the west, though there is no formal easement from the other property owner allowing cars or pedestrians to use this entrance.

The Conservation Commission has reviewed the proposal and has determined it has no jurisdictional interest in the property.

The Board of Health determined that it has no health concerns with the proposal.

The Planning Board reviewed the special permit application and made a unanimous negative recommendation to the Selectboard, stating that the Board is opposed to trading housing and community services for a parking lot, and that the use neither serves economic or community needs

nor is in keeping with the intent of the B-3 zoning.

C. Water Quality Protection Overlay District Criteria and Specific Findings

Per Section 9.2.12 of the WQPOD, the proposal requires a special permit because it increases the impervious area of a lot by more than 15% or 2,500 square feet. The special permit requirements of the WQPOD ensure that a project provides a method(s) to capture, treat, and infiltrate stormwater into the underlying aquifer, so that the development of impervious surface does not degrade the quality or quantity of water entering into and recharging the groundwater aquifer.

The proposal will render approximately 69%, or 10,500 square feet of the lot, impervious. This is a negligible reduction of the existing impervious surface coverage. The project proposes a stormwater detention and infiltration system underground in order to ensure that adequate quantity and quality of water can be recharged in to the aquifer. The Applicant's Engineer calculates that 219 cubic feet of recharge volume is required in order to balance out the proposed impervious surface. The Applicant proposes recharge volume of 942 cubic feet.

In Section 9.2.13, Procedures for Issuance of a Special Permit, item 3 states that the Selectboard may grant the special permit if it finds the standards of 9.2.8 (Prohibited Uses), 9.2.9 (Prohibited Uses, Inner Zone), and the following two standards, are met: (a.) [the project will] in no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the WQPOD; and (b.) [the project] be designed to avoid substantial disturbance of the soils, topography, drainage, vegetation, and other water-related natural characteristics of the site to be developed.

The Selectboard hereby finds that the proposal complies with the WQPOD as follows:

1. The proposal complies with Sections 9.2.8 and 9.2.9.
2. More than the required amount of recharge volume is provided and the proposed stormwater management and groundwater infiltration measures comply with the standards of this section.
3. The project will not diminish the quantity or quality of water available in the WQPOD.
4. The project is designed to avoid substantial disturbance of the soils, topography, drainage, and other water-related natural characteristics of the site.

D. Special Permit Criteria and Findings

Section 10.4.2 of the Zoning Bylaw, granting of a special permit requires a written determination by the Special Permit Granting Authority "that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site." This determination shall include consideration of the following criteria:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and,
6. Potential fiscal impact, including impact on town services, tax base, and employment.

Consideration of the Criteria in relation to SP #895-19:

Per Section 10.4.2 of the Zoning Bylaw, granting of any special permit requires a determination by the Special Permit Granting Authority "that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular

characteristics of the site, and of the proposal in relation to that site.”

The Board’s considerations in relation each of the six special permit criteria are set forth below.

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

The Board finds as follows: The proposed parking lot will benefit the tenants of 321 Main Street. The proposed private parking lot will benefit the community only in an indirect way, by providing an amenity to the tenants of 321 Main Street, and by reducing parking pressures by office tenants on public parking lots elsewhere downtown. The proposal demolishes two apartments and a business that serves community. The proposal is not in keeping with the intent of the B-3 zoning district. The proposal does result in a mixed use building but rather demolishes one. The proposal does not utilize infill development or redevelopment of a building but rather demolishes one. The proposal does not promote shared parking but rather restricts parking to the private tenants. The proposal does not maintain or increase the supply of affordable dwelling units.

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

The Board finds no traffic, parking, or loading concerns. School Street can adequately accommodate the cars into and out of the proposed parking lot. The Board also finds that there is no formal pedestrian connection directly from the proposed parking lot to the 321 Main Street building whose tenants will be using the lot.

Criterion 3. Adequacy of utilities and other public services.

The Board finds that the site is in a previously developed area served by adequate public utilities and services for the proposed use.

Criterion 4. Neighborhood character and social structures.

The Board finds that the mixed-use commercial / residential character of the area is not served by this proposal and that a gated parking lot, however nicely landscaped, does not contribute to a pedestrian oriented environment. Furthermore, the area surrounding the site is characterized by redeveloped buildings, not by demolition of existing buildings.

Criterion 5. Impacts on the natural environment.

The Board finds that the proposal will have no negative impacts on the environment. It is an already developed site, without proper stormwater mitigation. The proposed stormwater detention and infiltration system is properly designed to protect the underlying aquifer.

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

The Board finds that a parking lot is unlikely to provide a higher level of tax base than a mixed use building, and the proposal does not provide employment.

Finding:

In consideration of the above Findings, the Board finds that possible benefits of the proposal do not outweigh possible detrimental impacts of the proposal.

SP # 895-19

Special Permit application from School Street Parking, LLC, c/o Phillips International Holding Corp., 5 Cheshire Road, Pittsfield, to construct and operate a commercial parking lot in a B-3 zone, and for work within the Water Quality Protection Overlay District, at 11 School Street, Great Barrington.

DRAFT MOTIONS

VOTE ON FINDINGS

(If the Board has amended the Findings based on the Public Hearing and its discussion, be sure to specify those changes and approve the findings "as amended.")

move to approve the Findings of Fact for Special Permit #895-19, as amended and referenced as Exhibit A.

Second: _____

Roll call vote: Davis _____ Burke _____ Cooke _____
Abrahams _____ Bannon _____

VOTE ON SPECIAL PERMIT

in view of the approved Findings of Fact, move to disapprove Special Permit #895-19

Second: _____

Roll call vote: Davis _____ Burke _____ Cooke _____
Abrahams _____ Bannon _____

We recently attended a Planning Board meeting concerning our property at 11 School Street in Gt. Barrington. It involved the proposed parking area that P L Investments, LLC hopes to construct if the use is permitted so that the tenants in their building on Main St. can have a place to park their vehicles. It makes sense—if they have their own parking spaces, they won't be taking up much needed public parking spaces in town.

We must say we were quite surprised by the Planning Boards vote not to recommend this use. Our little neighborhood has seen a lot of growth in the last few years- the Iredale project, the Church St. parking area which also included removal of residential buildings, the Berkshire Coop Market tear down and their new space within what we would say is a largescale building (for Gt. Barrington) that does not supply affordable housing, and also what may be happening with the 79 Bridge St. Realty, LLC project.

We purchased our property in 1989 and renovated the building/property for commercial and residential use. One of the concerns the Planning Board had at that time was there not being enough parking for our business and tenants. We were able with the help of our neighbors at Wheeler and Taylor to use several of their spaces for overflow if need be. Over thirty years ago and parking was a concern then! To this day our property is used for overflow parking during the Farmer's Market season and by folks who work on Main Street and have a hard time finding parking. We have said "yes" at no charge. Recently we approached several other business owners in town and asked them if they felt parking was a problem. They all agreed that it was. There was also concern on the board about the loss of the laundry facility and our two apartments. In conversations with several prospective buyers in the past it was made clear that their intention would be to not continue the properties current use. In regard to the rental aspect of our property currently, we gave our tenants plenty of notice and helped them to find new places to live, highly recommending them to their new landlords and telling them to contact us if they ever needed help in the future with other recommendations.

Now comes our time to make a change in our lives. While it may not seem ideal, this current potential buyer will be freeing up public parking by providing private parking for their tenants-a use that is needed. Our property is also in an area where there is other parking – similar use -not like wanting to plop it in the middle of a residential area. We have worked hard (three of us are natives of Gt. Barrington, the other is from Mount Washington) not only at our business on School St. but also owning and working at other local successful businesses and providing valuable services to those in the area. Additionally, several of our children also live and work locally, own rental properties that provide housing, and care deeply about our little corner of the commonwealth.

Thank you.

Tom, Cathy, Jim, and Vicki Torrico



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

PLANNING BOARD

December 15, 2019

Selectboard
334 Main Street
Great Barrington, MA 01230

Re: Special Permit 905-19
11 School Street

Dear Members of the Selectboard:

At its meeting of December 12, 2019, the Planning Board reviewed the special permit application submitted on behalf of School Street Parking, LLC for a commercial parking lot in the B-3 zone at 11 School Street.

The Planning Board unanimously voted to send a negative recommendation on the application. The Board is opposed to trading housing and community services for a private parking lot. The use does not serve the social or economic needs of the Town or community. Additionally, the Planning Board commented that the proposed use is not in keeping with the intent of the zoning.

Thank you for the opportunity to comment and your attention to this matter.

Sincerely,

Kimberly L. Shaw

Kimberly L. Shaw
Planning Board Secretary

Shepley Evans
Conservation Agent

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 ext. 122
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

CONSERVATION COMMISSION

December 10, 2019

The Selectboard
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Re: SPECIAL PERMIT # 905-19
Application of School Street Parking LLC c/o Phillips International Holding Corp., 5 Cheshire Road, Pittsfield, to construct and operate a commercial parking lot in a B-3 zone, and for work within the Water Quality Protection Overlay District, at 11 School Street, Great Barrington.

Following a review of local maps and the MassGIS MuniMapper datalayers for Wetlands and Mapped Scenic Mountain Areas, and after a brief site visit to the property at 11 School Street, it has been determined that the Conservation Commission has no jurisdictional interest in the subject property. The Commission has no other comment or recommendation to offer at this time.

Respectfully,

Shepley W. Evans
Conservation Agent

CC: Jeffrey Cohen, Conservation Commission Chairman
Chris Rembold, Assistant Town Manager/ Director of Planning

Michael Lanoue, Chair
Peter Stanton, Vice Chair
Ruby Chang, M.D.
www.townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Phone: 413-528-0680
Fax: 413-528-3064

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

BOARD OF HEALTH

December 10, 2019

To the Honorable Select Board:

Re: Special Permit # 905-19

The Board of Health reviewed the Special Permit application #905-19 submitted from School Street Parking, LLC, c/o Phillips International Holdings Corp., 5 Cheshire Road, Pittsfield, MA to construct and operate a commercial parking lot in a B-3 zone, and for work within the Water Quality Protection Overlay District at 11 School Street, Great Barrington, MA.

The Board voted, unanimously to pass it on as there are no health issues.

Very truly yours,

Locke Larkin
Health Agent

1-6-20

1-9-20

Do you think there is a parking problem in gt Barrington

Yes

No.

Betsy Garrett
Sue Whalen

Claire Pollart

Stacy Twing

~~Mary Farrell~~

Mary Farrell

Gail Guthrie

Diane Arnold
Jack Poljiz

Margaret Paul Bradley

Tam Linn

Bryoke Redpath

~~Mary Farrell~~

~~Mary Farrell~~

~~Mary Farrell~~

Jean P. Tracy

Marianne M. Tracy

Jeffrey van de Vries

Yes

No

Jammy Sam

My Mother

W. Bell
L. Mrs

Nancy Kirkby

Steve Abbott - Stop stop

Dolly Underwood - Miller - Garro Cottis

Patricia Lightman - Grand Child
Marlene Hunt
Buck Gibson

Ann - Clea Fowler

Cynthia Casoff Henry

Dora Hogerich

Dayne Kelly - 285 main
Cyril Dray 285 main street
Cyril Dray

Taylor Garrett - Taylor Garrett

Victoria

Cathy Jovic

Special Permit Application Site Plan Approval

For a

Commercial Parking Lot

For Property Located at

11 School Street
Great Barrington, Massachusetts

Prepared by:



November 2019

November 18, 2019

Mr. Stephen Bannon, Chairperson
Great Barrington Selectboard
Town Hall – 334 Main Street
Great Barrington, MA 01230

Ms. Brandee Nelson, Chairperson
Great Barrington Planning Board
Town Hall – 334 Main Street
Great Barrington, MA 01230

RE: Special Permit Application
Site Plan Approval
School Street Parking, LLC
11 School Street
Great Barrington, Massachusetts

Dear Mr. Bannon, Ms. Nelson and respective Board Members;

Enclosed please find the required fourteen (14) copies of a Special Permit and Site Plan Review Application prepared for School Street Parking, LLC and property located at 11 School Street, Great Barrington (Map 19, Lot 130). The property is currently owned by Mountain Realty Trust. This application is prepared under Section 3.1.4(c)19, 9:2, 10.4 and 10.5 of the Town of Great Barrington Zoning Bylaws.

The project site is a 0.35-acre mixed-use lot which contains a 3,538 square foot building accessed by a gravel driveway along the west side of School Street. The existing building is mixed-use and contains a laundromat on the ground level and residential apartments on the second story. Parking for the property is head in parking along School Street and a gravel parking area to the rear of the building. The building is connected to municipal utilities.

The application includes the demolition of the existing building and all other site improvements and the construction of a new commercial paved parking lot. This parking lot will be primarily used by tenants of Berkshire Block at 321 Main Street. The site will be gated and constructed with the appropriate landscaping, lighting and stormwater infrastructure.

The project requests the following permits and approvals

- Special Permit from the Board of Selectman in Accordance with the Table of Use Regulations 3.1.4 (c) 19 – Parking lots, commercial
- Special Permit from the Board of Selectman in Accordance with Section 9.2 – Water Quality Protection Overlay District
- Site Plan Review from the Planning Board in Accordance with Section 10.4

We look forward to discussing the application with you. If you should have any questions or concerns, or require additional information, please do not hesitate to contact the office.

Sincerely,

SK DESIGN GROUP, INC.



Matthew D. Puntin, PE
Senior Engineer

Attachments

Cc: School Street Parking, LLC
Mountain Realty Trust
File

G:\SK DESIGN GROUP\2019\190126 Langenback-11 School St, GB-Commercial Pkg Lot\Documents\Word\SP SPR\02 Cover Letter.docx

TABLE OF CONTENTS

**Special Permit Application
Site Plan Approval
for
Commercial Parking Lot
Located At
11 School Street
Great Barrington, Massachusetts**

- **The Application**
 - Special Permit Application
 - Site Plan Review Application
 - Certified Abutters List

- **Project Narrative**
 - A. Project Overview
 - B. Zoning Compliance
 - C. Municipal Impacts
 - D. Conclusion

- **Figures:**
 - 1. USGS Map
 - 2. NHESP Map
 - 3. FEMA Floodplain Map
 - 4. Town of Great Barrington Assessor's Map
 - 5. Great Barrington Zoning Map

- **Attachments:**
 - A. Site Photos
 - B. Parking Lot Design prepared for School Street Parking, LLC, Dated November 11, 2019

Special Permit Application

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

FORM SP-1
REV. 11-2013

FOR OFFICE USE ONLY

Number Assigned _____ Date Received _____
Special Permit Granting Authority _____
Copy to Recommending Boards _____
Advertised _____ & _____
Public Hearing _____
Fee: \$150.00 Paid: _____

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

MAP 19 LOT 130 BOOK 703 PAGE 287 ZONING DISTRICT(s) B-3

Site Address: 11 School Street, Great Barrington, MA

Date of Application November 18, 2019

Applicant's name and complete mailing address Glenn Langenback
School Street Parking, LLC., C/O Philips
International Holding Corp., 5 Cheshire Road, Suite 60, Pittsfield, MA 01201

Applicant's phone number (413) 236-5957 Applicant's email address: glenn@pihc.com

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

Mountain Realty Trust, Victorine J.G. Torrico & Cathy M. Torrico, Trustees
11 School Street, Great Barrington, MA 01230

I (we) request a Special Permit for: construction of a commercial parking lot
and work within the Water Quality Protection Overlay District.

Under Section(s) 3.1.4(c)19 & 9.2 and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

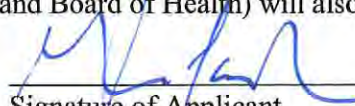
One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

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' on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.

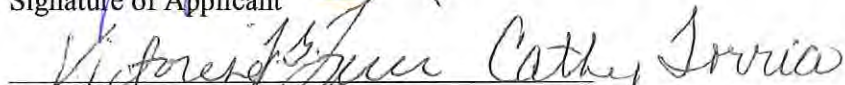
- 6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USGS map enlarged and showing the site location within the Town.
- 7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase 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 \$150.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds \$150.00, the applicant shall pay the balance due upon notification from the Granting Authority.
- 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



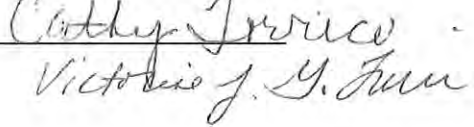
 Signature of Co-Applicant (e.g. Property Owner, if different)

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 11/19/19

Site Plan Review Application



Town of Great Barrington Planning Board

Application to the Planning Board for Site Plan Review in accordance with Section 10.5 of the Zoning Bylaw

INSTRUCTIONS TO APPLICANTS

Read Section 10.5.1 of the Zoning Bylaw. If you believe any requirements should be waived, you must formally request waivers from the Board. This may be done in your cover letter. Fill in all applicable information on this form. Submit one (1) original and three (3) copies, along with your payment, site plan, and other required information to the Town Planner. At least one set of the site plans must be full sized. Collate the information so that all four packets are identical, except for the original signature. Submit one (1) PDF of the entire packet including any and all plans and specifications. The PDF must be clear and scalable. Call the Town Planner at (413) 528-1619 ext. 7 if you have any questions.

FOR OFFICE USE ONLY

SPR number: _____
Paid? _____
Filing Date: _____
Initial PB meeting date: _____
Decision due: _____
Original and three copies received
PDF received
Original filed with Town Clerk

** DEADLINE ** Applications including all copies and PDFs must be received by 4:00 PM one week before a Planning Board meeting in order to be considered at that meeting. Materials received after the deadline will be scheduled for a future meeting.

TIMELINE: In accordance with the Zoning Bylaw, the Planning Board must review and act upon the site plan within 60 days of receipt of the application, unless the time limits are extended after the applicant's written request.

A. SITE LOCATION

Site Address: 11 School Street

Map: 19 Lot: 130 Deed Book: 703 Deed page: 287

Zoning District: B-3 Zoning Overlay District(s) (if any): WQPOD

B. APPLICANT AND PROPERTY OWNER

Applicant's Information Name (please print) School Street Parking, LLC C/O Phillips International Holding Corp. - Glenn Langenback
Street Address 5 Cheshire Road - Suite 60
City, State, Zip Code Pittsfield, MA 01201
Phone (area code first) (413) 236-5357 Email Address: glenn@pihc.com
Signature [Handwritten Signature]

- Check here if Applicant and Property Owner are the same, and skip to step C., Description.
Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Property Owner must sign this form indicating permission to file this Application.

Enter Property Owner's information EXACTLY as it appears on the most recent tax bill.

Property Owner's Information Name (please print) Mountain Realty Trust, Victorine J.G. Torrico & Cathy M. Torrico, Trustees
Street Address 11 School Street
City, State, Zip Code Great Barrington, MA 01230
Phone (area code first) _____ Email Address: _____
Owner's Signature [Handwritten Signature]

C. DESCRIPTION Briefly describe your project, and indicate how it complies with the Master Plan and the Design Guidelines Workbook. If additional space is needed, please submit on additional sheet(s) as required.

Construction of a commercial parking lot in the B-3 Zone. Please see attached narrative for additional information.

D. APPLICABILITY: Check the reason(s) for your Application (choose all that apply)

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multi-family structure.
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or use involving more than six spaces.
- 3. Grading or clearing of more than 10 % of a lot or 10,000 square feet, whichever is the lesser (except as provided in 10.5.1, of the Zoning Bylaw).
- 4. Other, as required by the Zoning Bylaw. (Please specify: Section(s) _____)

E. SPECIAL PERMITS AND OTHER REGULATIONS

- 1. Does your project require any Special Permits? Yes No
 If yes, have you applied for and/or received those Special Permits? Yes No Applied for concurrently
- 2. You acknowledge that Planning Board Site Plan Approval does not imply approval of any Special Permits or compliance with other regulations, including, but not limited to, the Wetlands Protection Act or Scenic Mountains Act. Check here to acknowledge
- 3. Does your project require filing of a Notice of Intent (NOI)? Yes No
 If yes, has NOI been filed and has an Order of Conditions been issued? Yes No

F. FEE

- Check here to confirm that your check of \$75 per application is enclosed. Make checks payable to Town of Great Barrington.

G. REQUIREMENTS

This application is accompanied by those items detailed in Section 10.5.3 of the Zoning Bylaw, including:

(Check items 1. and 2. at a minimum. Check item 3. if it is required by the Planning Board. Check item 4 if applicable to your project.)

- 1. Plot Plan of the entire tract, signed by a licensed surveyor or engineer, and including details noted in Section 10.5.3, item #1, of the Zoning Bylaw
- 2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw
- 3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, of the Zoning Bylaw
- 4. If project involves construction, exterior alteration or expansion, or change of use, this application must also contain floor plans and elevations of the building

H. ABUTTER NOTIFICATION

Have you discussed your proposed plans with the neighbors of this site? Yes No

I. APPROVAL

APPLICANT SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF SITE PLAN REVIEW PER SECTION 10.5 OF THE ZONING BYLAW AND SHOULD ENSURE THAT THE APPLICATION COMPLIES. FAILURE TO COMPLY MAY RESULT IN DENIAL.

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

Certified Abutters List

Bruce Firger, Assessor
John Katz, Assessor

Shaun McHugh, Principal Assessor
E-mail: smchugh@townofgb.org

Carol Strommer
Administrative Assessor
E-mail: cstrommer@townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-2220 x 5
Fax: (413) 528-1026

TOWN OF GREAT BARRINGTON MASSACHUSETTS

ASSESSORS' OFFICE

November 15, 2019

ABUTTERS TO PROPERTY OF: MOUNTAIN REALTY TRUST
VICTORINE J. G. TORRICO & CATHY M. TORRICO, TRUSTEES
11 School Street, Map 19 Lot 130, Book 703 Page 287

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
19	139	79 Bridge Street Realty LLC, 247 Stockbridge Rd., Gt. Barrington, MA 01230-1297
19	137,138	New England Telephone Co., c/o Duff & Phelps, PO Box 2749, Addison, TX 75001-2749
19	125	Drucker Family LLC, 15 Highland Dr., Gt. Barrington, MA 01230-1536
19	129	Tom's Toys Building LLC, 297 Main St., Gt. Barrington, MA 01230-1608
19	131,132	Mickey & Jac LLC, 85 Main St., Gt. Barrington, MA 01230-1307
19	133	Jean P. Andrews, PO Box 419, Gt. Barrington, MA 01230-0419
19	134	Great Barrington Owner LLC, c/o Philips International, 295 Madison Ave. 2 nd Floor, New York, NY 10017-7766
19	135	GB Parking LLC, c/o Philips International, 295 Madison Ave. 2 nd Floor, New York, NY 10017-7766
19	136,135A,138A	Raifstanger LLC, 35 Bridge St., Gt. Barrington, MA 01230-1310
19	142A,144	Powerhouse Square I LLC, 312 Main St. #2, Gt. Barrington, MA 01230-1682
19	152B,144A	Powerhouse Square II LLC, 312 Main St. #2, Gt. Barrington, MA 01230-1682
19	143	Wheeler & Taylor Inc., 333 Main St., Gt. Barrington, MA 01230-1813
19	114	Dean Amidon & Claudia Schmitz, Trustees, 271 Main Street Nominee Realty Trust, PO Box 660, Gt. Barrington, MA 01230-0660
19	118	John Henderson, PO Box 1273, Stockbridge, MA 01262-1273
19	119	Robin R. L. Hyman, 29 Church St. #101, Gt. Barrington, MA 01230-1381
19	120	David C. & Kathie H. Thomas, Gt. Barrington, MA 01230-1314
19	122	James M. Cavanaugh, Trustee, 719 North Main St., Sheffield, MA 01257-9503
19	128,121	Jane Iredale, 28 Church St., Gt. Barrington, MA 01230-1315
19	127,121A	Enfield Realty Holdings LLC, 28 Church St., Gt. Barrington, MA 01230-1315
19	139A	ERH-Bryant LLC, 28 Church St., Gt. Barrington, MA 01230-1315
19	134A	Harland B. Foster Inc., 15 Bridge St. #1, Gt. Barrington, MA 01230-1398
19	124	Berkshire Pleasure LLC, 281 Main St., Gt. Barrington, MA 01230-1746
19	U1A,2A	Lee Bank, 75 Park St., Lee, MA 01238-1701
19	U 3A	Lance & Cara Vermeulen, PO Box 178, South Egremont, MA 01258-0178
19	U 5A	James A. Mercer, Trustee, Westgood Realty Trust, 80 Maple Ave. #1, Gt. Barrington, MA 01230-1953
19	U 4A	Eden Rock Group LLC, 285 Main St., Gt. Barrington, MA 01230-1608
19	U 1B	Martha Klein, PO Box 542, Norfolk, CT 06058-0542
19	U 2B	Robert W. Finley III, 570 Westminster Rd. #D16, Brooklyn, NY 11230-1456

TORRICO/MOUNTAIN REALTY TRUST
11 SCHOOL STREET

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
19 U 3B	124	Christy Allison Smith, 26 Lockwood St., Rochester, NY 6502
19 U 4B	124	Damien Flores & Susannah H. Miskell, 124 Green River Valley Rd., Gt. Barrington, MA 01230-2400
19 U 5B	124	Ann Canning, 102 Stevens Lake Rd., Gt. Barrington, MA 01230-8429
19 U 6B	124	Karen Waddell, 100 Riverside Dr. #12A, New York, NY 10024-4822
19 U 7B	124	Rahul Chandra Shekhar, 8 Museum Way #1503, Cambridge, MA 02141-1881
19 U 8B	124	Robert & Alba Tutnauer, Trustees, PO Box 629, Otis, MA 01253-0629
19 U 9B	124	G. Thomas Mullany Jr. & Helen Mullany, 281 Main St. #9, Gt. Barrington, MA 01230-1617
19	145	Town of Great Barrington, 334 Main St. Rm 208, Gt. Barrington, MA 01230-1832

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

Sincerely,



Carol Strommer
Administrative Assessor

Project Narrative



IMPACT REPORT & PROJECT NARRATIVE
SPECIAL PERMIT APPLICATION AND SITE PLAN REVIEW

Proposed Commercial Parking Lot
11 School Street
Great Barrington, Massachusetts

A. Project Overview

This Impact Report and Project Narrative has been prepared in support of a Special Permit Application and Site Plan Review for the construction of a commercial parking lot located at 11 School Street in Great Barrington, Massachusetts. The application is submitted in accordance with the Town of Great Barrington Zoning By-laws.

Existing Site Description

The property is a 0.35-acre parcel of land located on the west side of School Street. The site is currently a mixed-use property with a commercial laundromat on the first floor and residential apartments on the second floor. The property is accessed by a gravel driveway located south of the building. A gravel parking area is located to the rear of the building and paved head-in parking is located off School Street. Much of the remainder of the property is mowed lawn, with trees located along the northern and southern property lines. The building is connected to town sewer and water and additionally private electric and natural gas. Stormwater on the site is untreated and unmitigated. The site flows from west to east and discharges into School Street. A catch basin located near the intersection of School Street and Bridge Street collects run-off from the site and the road.

The property is further described by the Town of Great Barrington Assessor's Maps as Map 19, Lot 130.

The project site is bordered to the east by School Street and across the street by the former Searles Bryant School and Jane Iredale, to the south by Verizon, to the west by a commercial parking lot associated with 293 Main Street and to the north by a Jane Iredale Building.

Zoning Districts

The parcel is located entirely within the B-3 Downtown Business Mixed Use zoning district. The following is a listing of the Dimensional Requirements per the Town of Great Barrington Zoning By-laws:

**Town of Great Barrington
 Table of Dimensional Requirements for the B-3 Zone District**

	Minimum Area (Square Feet)	Lot Frontage (Feet)	Yard Minimum				Maximum Building Height (Feet)	Max. Coverage by Bldgs. (%)
			Front	Side	Rear	Stories		
Required	5,000	50	10	10	10	4	40	75%
Existing	15,680	86'±	12'±	17'±	67'±	2	<40	23%±

The existing building is proposed to be demolished. No new buildings are proposed as a part of this application.

The entire property is also located within the Zone II boundary of the *Water Quality Protection Overlay District (WQPOD)* as seen on the Great Barrington Zoning Map, dated May 9, 2016, which requires compliance with By-law Section 9.2.

Proposed Development

The proposed development includes the demolition of the existing building, existing driveway and parking areas for the construction of a new paved (38) space commercial parking lot. The parking lot will be centered on the lot to provide adequate room for grading, landscaping and lighting. A 24-foot wide driveway will access the parking area off of School Street and a connecting driveway will access the parking lot to the north. The parking spaces will be 9'x18' as required by zoning. The parking area will be fenced off allowing gated access to the patrons and residents of The Berkshire Block at 321 Main Street, Great Barrington. No municipal utilities are required for the construction of a commercial parking lot. All existing service connections will be discontinued in accordance with Department of Public Works Standards. A new electrical service will be required for the lights and gates.

The project will manage stormwater on-site. The parking lot will sheet flow into from west to east and collected in swales and catch basins. These catch basins will discharge into an underground stormwater infiltration and detention system. This system may overflow in large storm events into School Street, mimicking existing conditions. Additional stormwater information can be seen in Section C below.

The construction of a commercial parking lot requires a Special Permit in accordance with the Table of Use Regulations, Section 3.1.4 (c) 19. In addition, the property is located within the Zone II boundary of the *Water Quality Protection Overlay District (WQPOD)* as noted on the Great Barrington Zoning Map, dated May 9, 2016. Work in the overlay district requires a Special Permit and compliance with Section 9.2. Also, because the development requires a Special Permit, in addition to meeting the applicability requirements outlined in *Section 10.5.1*, the proposed project

is also required to file for a Site Plan Review under Section 10.5. Compliance with all the above zoning regulations is outlined below.

B. Zoning Compliance

Town of Great Barrington Zoning By-Laws

Each section of the zoning is outlined below, along with how the proposed development complies with that section.

9.2 Water Quality Protection Overlay District (WQPOD)

According to the Town of Great Barrington Zoning Map, the property is within the Water Quality Protection Overlay District, Zone II classification. Special Permits are required for work within the WQPOD that meet the following conditions outlined in Section 9.2.12:

1. *Enlargement or alteration of existing uses that do not conform to the WQPOD; In accordance with Section 9.2.7(6), the use is permitted in the underlying Zoning District by Special Permit, therefore it is a permitted use in the WQPOD.*

2. *Those activities that involve the handling of toxic or hazardous materials in quantities greater than those associated with normal household use, permitted in the underlying zoning district (except as prohibited hereunder). Such activities shall require a special permit to prevent contamination of groundwater;*
Not Applicable.

3. *Any use that will render impervious more than 15% of any lot or parcel or 2,500 square feet, whichever is greater. A system for groundwater recharge must be provided which does not degrade groundwater quality. For nonresidential uses, recharge shall be by stormwater infiltration basins or similar system covered with natural vegetation, and dry wells shall be used only where other methods are infeasible. For all nonresidential uses, all such basins and wells shall be preceded by oil, grease, and sediment traps to facilitate removal of contamination. Any and all recharge areas shall be permanently maintained in full working order by the owner. Special permits for nonresidential uses as described in this subsection are not allowed in the Surface Water Source Protection Zones A and B.*
The existing lot is 69% impervious (10,526 square feet). This impervious cover is from the existing building, gravel parking lots, paved parking apron and concrete.

The proposed development will render the same 69% or 10,500 square feet of the lot impervious. Even though the development is a slight reduction in the amount of impervious cover, more than 15% of the lot/2,500 square feet of the lot will be rendered impervious, requiring a permit in accordance with Section 9.2.

The project proposes groundwater infiltration generally in accordance with the Stormwater Management Standards regulated under the Wetlands Protection Act, although these standards do not apply at this site. Infiltration occurs through collection from all impervious areas and discharging to underground chambers. Stormwater management standards outline criteria for calculating the required recharge volume. The volume is equal to the target depth factor multiplied by the impervious area. The amount of new impervious area for the development is as follows:

Proposed Impervious Area:

0.24 acres (10,500 square feet). The required recharge volume is calculated to be:

“C” Soils = 10,500 square feet x 0.25 inches = 219 cubic feet required

The entire parking lot will be captured in a series of catch basins which will discharge to an underground infiltrator chamber detention bed. The catch basins in conjunction with the isolator row on the infiltration bed will provide adequate treatment of stormwater prior to infiltration.

The infiltrator bed provides 942 cubic feet of storage, over 4 times the amount required. This requirement is met.

10.4 Special Permits

10.4.1 Special Permit Granting Authority. Unless specifically designated otherwise, the Board of Selectmen shall act as the Special Permit Granting Authority.

The Special Permit Granting Authority for both permits is the Board of Selectman.

10.4.2 Criteria. Special permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following:

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

Parking is in demand within the Downtown Great Barrington Main Street corridor. There are several on-street parking spaces along Main Street, however, they are cannot adequately service all the shops, restaurants and businesses currently operational. The owner of the Berkshire Block located at 321 Main Street in Great Barrington desires to construct a parking lot for it tenants, which will help alleviate some of the parking demands in the area.

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

The site has been carefully designed to take into consideration safe vehicular access and traffic flows. The driveway is wide enough to accommodate (2) way traffic. Parking spaces are designed to meet all zoning requirements. The parking lot connects to both School Street and the abutting parking lot to provide safe traffic flow. There is a sidewalk along School Street to provide safe pedestrian access. No loading spaces are required for this project.

3. Adequacy of utilities and other public services;

The existing sewer, water and gas will be disconnected from the building upon demolition. These are not required for the parking lot. A new electric service will be run underground from a utility pole onto the site for site lighting and gates. Compared to the laundromat use with residences, the proposed project should be a low use generator for the electric company.

4. Neighborhood character and social structures;

The neighborhood the property is in is largely commercial and retail buildings with several parking lots. This development enhances the current need for lack of parking in the downtown, especially for storefronts within 321 Main Street/Berkshire Block. The project is in harmony with the zoning and surrounding neighborhood.

5. Impacts on the natural environment; and

The existing site is fully development. A main building is accessed by a gravel driveway with both paved and gravel parking. Small areas of lawn can be seen surrounding the building and some woody vegetation is located along both the northern and southern property boundaries. The site is in downtown Great Barrington, which is widely developed.

The proposed project will allow for a slight reduction in the amount of impervious area and allow for the planting of trees and shrubs and more grassed areas. This is an improvement over existing condition with no negative

impact on the natural environment. Additionally, groundwater recharge is proposed.

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

The development will not have an impact on the town sewer and water. Stormwater will be treated, mitigated and infiltrated prior to entering the towns drainage system to avoid overtaxing of the drainage infrastructure. The parcel will still provide a tax base to the town. The project will be a benefit to the employees within the Berkshire Block building.

10.4.3 Procedures. An application for a special permit shall be filed in accordance with the rules and regulations of the Special Permit Granting Authority.

No Comment Required.

10.4.4 Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the Special Permit Granting Authority may deem necessary to serve the purposes of this Bylaw. Such conditions, safeguards or limitations may include, but are not limited to, the following:

No Comment Required.

10.4.5 Plans. Unless otherwise provided the rule or regulation of the Special Permit Granting Authority, an applicant for a special permit shall submit a plan in substantial conformance with the requirements of Section 10.5.3, herein.

Plans have been prepared in accordance with Section 10.5.3.

10.4.6 Regulations. The Special Permit Granting Authority may adopt rules and regulations for the administration of this section.

No Comment Required.

10.4.7 Fees. The Special Permit Granting Authority may adopt reasonable administrative fees and technical review fees for applications for special permits, which shall be filed in the office of the Town Clerk.

The filing fee check in the amount of \$150.00 has been included with this application.

10.4.8 Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within 24 months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in G.L. c. 40A, s. 17, from the grant thereof) with the Town Clerk.

No Comment Required.

10.5 Site Plan Review

10.5.1 Applicability. The following types of activities and uses require site plan review by the Planning Board:

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multifamily structure;*
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multifamily structure or purpose involving more than six spaces;*
- 3. Grading or clearing more than 10% of a lot or 10,000 square feet, whichever is the lesser, except for the following: landscaping on a lot with an existing structure or a proposed single- or two-family dwelling; clearing necessary for percolation and other site tests, work incidental to agricultural activity, work in conjunction with an approved subdivision plan, or work pursuant to an earth removal permit.*
- 4. Any other instance required by this bylaw.*

The proposed development is required to file for a Site Plan Review with the Planning Board for applicability with 1, 2 and 3 above, and because the project is required to obtain a Special Permit.

10.5.2 Procedures.

- 1. Use, structure, or activity available as of right. An application for a building permit to perform work as set forth herein available as of right shall be accompanied by an approved site plan. Prior to the commencement of any activity set forth herein available as of right, the project proponent shall obtain site plan approval from the Board. Applications shall be submitted as set forth in the Planning Board's rules and regulations. The Board shall review and act upon the site plan, with such conditions as may be deemed appropriate, within 60 days of its receipt, and notify the applicant of its decision. The decision of the Board shall be upon a majority of the Board as constituted and shall be in writing. No building permit shall be issued by the Building Inspector without the written approval of the site plan by the Board, or unless 60 days lapse from the date of the submittal of the site plan without action by the Board.*

No response required.

- 2. An application for site plan approval shall be accompanied by a fee, as set forth in the Board's Rules and Regulations.*

The project is submitting for a Special Permit in addition to Site Plan Review, therefore the filing fee for the Site Plan Review application is waived.

3. *The applicant may request, and the Board may grant by majority vote, an extension of the time limits set forth herein.*

No response required.

4. *No deviation from an approved site plan shall be permitted without modification thereof.*

Acknowledged.

10.5.3 Submittal requirements. When specific requirements are not provided elsewhere in this bylaw, the following general submittal requirements apply unless waived by the Planning Board.

1. *Plot plan of the entire tract, signed by a licensed surveyor or engineer, drawn to a scale adequate to represent all features of the property, clearly portraying the following:*
 - a. *Lot layout and dimensions.*
 - b. *Access road locations and widths and all intersections and driveways located within 200 feet of any portion of the tract.*
 - c. *Open space locations and dimensions.*
 - d. *Location of major site features, such as existing stone walls, fences, large trees and rock outcroppings.*
 - e. *All existing and proposed structures on the property.*
 - f. *All existing and proposed driveways, walkways and parking areas.*
 - g. *All bordering streets and/or highways; contours of elevation at intervals of no more than two feet.*
 - h. *All existing and proposed wells and septic systems.*
 - i. *Existing and proposed drainage patterns and stormwater drainage calculations.*
 - j. *All proposed stormwater management devices, including but not limited to inlets, pipes, swales, and infiltration, retention and detention devices.*
 - k. *Existing and proposed landscaping; limits of clearing; erosion and sediment control to be used during construction.*
 - l. *Existing and proposed lighting, including heights, fixtures, and types of lighting.*
 - m. *Other physical and topographical features of the property, including but not limited to streams, ponds, floodplains and wetlands.*
 - n. *An arrow indicating magnetic North.*
 - o. *Two locus maps showing the location of the property. One shall be an enlarged section of a United States Geological Survey Map, and the other shall be a copy of the current Great Barrington Zoning Map, each indicating the location of the property by arrow or other suitable mark.*

All of the above listed information can be seen herein, on the attached project plans, Parking Lot Design prepared for School Street Parking, LLC.

2. The application shall be signed by the owner or owners of the property in question or, if the applicant is other than the owner of the property, shall be signed by the applicant and shall be accompanied by a letter from the owner authorizing the applicant to apply for the building permit or special permit. Said application shall also be accompanied by all appropriate fees. For the purposes of this section, an "owner" shall be defined as a person, corporation, partnership or other legal entity having a legal or equitable interest in the property.

The application is signed by both the applicant and the property owner.

3. Traffic impact assessment.

It is suggested that a traffic impact assessment is required for this application. The existing site contains approximately 14 parking spaces. The proposed project contains 38 parking spaces, an increase of 24 spaces. The additional 24 spaces is less than the threshold of 30 spaces outlined in 10.5.3.3.

The new parking lot will be used by the tenants/employees at Berkshire Block. The traffic generated as a part of this project are already accounted for in Downtown and along Main Street. Further, the laundromat and residential apartment in the existing building are high generators for vehicle trips per day. This traffic is not expected to be anymore detrimental to the neighborhood then existing.

The property is not located on nor has access on a numbered highway.

10.5.4 Waiver of submittal compliance. The Board may, upon written request of the applicant, waive any of the submittal requirements of Section 10.5.3 where the project involves relatively simple development plans or constitutes a minor site plan.

No waivers of Section 10.5.3 are requested as a part of this application.

10.5.5 Approval. Site plan approval shall be granted upon determination by the Board that the plan meets the following objectives. The Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alterations shall be designed with consideration of the qualities

of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, in order to:

1. *Minimize the volume of cut and fill, the number of removed trees six inches' caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution.*

Most of the site is currently developed with buildings, parking and lawn area. There are no wetlands and minimal amount of natural vegetation. The existing building will be demolished, along with the driveway and parking areas. The site will be uniformly graded to provide a safe parking area for vehicles. This will require cuts and fills, however, they will be minimized. The site will include provisions for stormwater management which improves stormwater treatment and mitigates peak storm events.

2. *Maximize pedestrian and vehicular safety, both on the site and accessing and exiting the site.*

The site provides adequate access from School Street and allows access to adjoining properties. Parking spaces are designed to meet all zoning requirements.

A sidewalk is located along the north side of Bridge Street and along the east side of School Street. This provides safe pedestrian access from 321 Main Street to the parking lot.

3. *Minimize obstruction of scenic views from publicly accessible locations.*

The entrance of the project will be improved by eliminating on-street parking and installing mowed lawn areas along the project frontage. A wooden guardrail will be installed along the front of the parking area, with a gated access. To the rear of the parcel is another commercial parking lot. There are no scenic views from School Street looking towards the subject parcel.

4. *Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned.*

There are no know residential uscs or zones near the subject parcel. The eastern and western property lines will be screened with proposed landscaping. The northern and southern property lines will be screened with a wooden guardrail. In addition, the parking lot will be lower than both adjacent properties, minimizing views.

5. *Minimize glare from headlights, minimize light glare into the night sky, and minimize overspill into adjacent properties.*

Site lighting will be limited to (4) 12-foot high pole lights, required for safety. These light fixtures will be downcast light in accordance with dark sky requirements. The lights will be installed along the parking lot, providing a buffer of approximately 10

feet from abutting properties. The lights can be installed with shields to prevent overspill into adjacent properties, however, it is not expected.

6. *Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.*

There are no buildings proposed as a part of this application.

7. *Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.*

The project does not propose an on-site wastewater disposal system, nor does it contain any hazardous substances.

Stormwater will be treated prior to infiltration to minimize contamination.

8. *Ensure compliance with the provisions of this zoning bylaw, including parking and landscaping.*

The proposed design meets the provisions of the by-law, including but not limited to parking and landscaping. Refer to supporting documentation enclosed herein.

C. Other Impacts

Fire Protection

There are hydrants located at the corner of School Street and Bridge Street and School Street and Church Street. The project site is located less than 200 feet from a hydrant at either location. This should be more than adequate in case of a fire at the parking lot. If necessary, a fire truck can enter the site and pull through to the northern parking lot to exit. The fire department will be provided access to the gated entrance.

Stormwater Management

Stormwater Management under the Wetlands Protection Act is not required for this project. However, the site falls within the Water Quality Protection Overlay District and this requires infiltration. Treatment of stormwater prior to infiltration is a good engineering practice. The Stormwater Management Standards were used as guidance for the Stormwater Design of the proposed development.

Mitigation

Stormwater for the proposed development shall be equal to, or less than what currently exists. The site is a slight reduction of impervious area. In addition, the entire site will be collected in a series of catch basins and discharged into an underground stormwater detention and infiltration bed. This bed will overflow to the towns drainage system.

Calculations were completed to determine stormwater run-off flows for pre and post development for the 2-, 10-, 25- and 100-year storm events.

	2-year	10-year	25-year	100-year
Existing	0.92	1.56	2.05	3.05
Proposed	0.19	1.16	2.02	2.89

As seen above, stormwater run-off from the proposed development does not exceed existing conditions.

Treatment

Prior to infiltration and discharge off site, run-off shall be treated to a minimum of 80% TSS removal. An infiltration bed with an isolator row provides 80% removal. A drain manhole is located at each end of the isolator row for maintenance and removal of sediment. In addition, there are sumps proposed in the catch basins which will collect sediments.

Infiltration

Test pits were conducted at the project site. These locations can be seen on the attached project plans. Soils were determined to be a mix of sand, silt and gravel across the site. These are typical of "C" soils. No groundwater was encountered to a depth of 6-7 feet. Infiltration is proposed based upon the proposed amount of impervious area and the infiltration rate of the soils. This is also explained in 9.2.3 above.

Proposed Impervious Area:

0.24 (10,500 square feet). The required recharge volume is calculated to be:

"C" Soils = 10,500 square feet x 0.25 inches = 219 cubic feet required

The entire parking lot will be captured in a series of catch basins which will discharge to an underground infiltrator chamber detention bed. The catch basins in conjunction with the isolator row on the infiltration bed will provide adequate treatment of stormwater prior to infiltration.

The infiltrator bed provides 942 cubic feet of storage, over 4 times the amount required. This requirement is met.

Lighting

Lighting is necessary for security purposes. The parking lot will be lit with (4) free-standing pole lights, approximately 12 feet tall. These will be of a bronze or black color. The light fixture will be dark sky compliant and downcast onto the parking lot. The temperature of the light will be 3000K.

The proposed light fixture is similar to the lighting on the Berkshire Hotel Development to remain in harmony with the neighborhood.

Landscaping

The proposed development is more vegetated than the existing site. A total of (5) new trees and (12) shrubs will be planted on both sides of the parking lot. The remaining are will be maintained lawn and used for snow storage during winter months. No plantings are proposed along School Street to keep the line of sight unobstructed.

Snow Removal

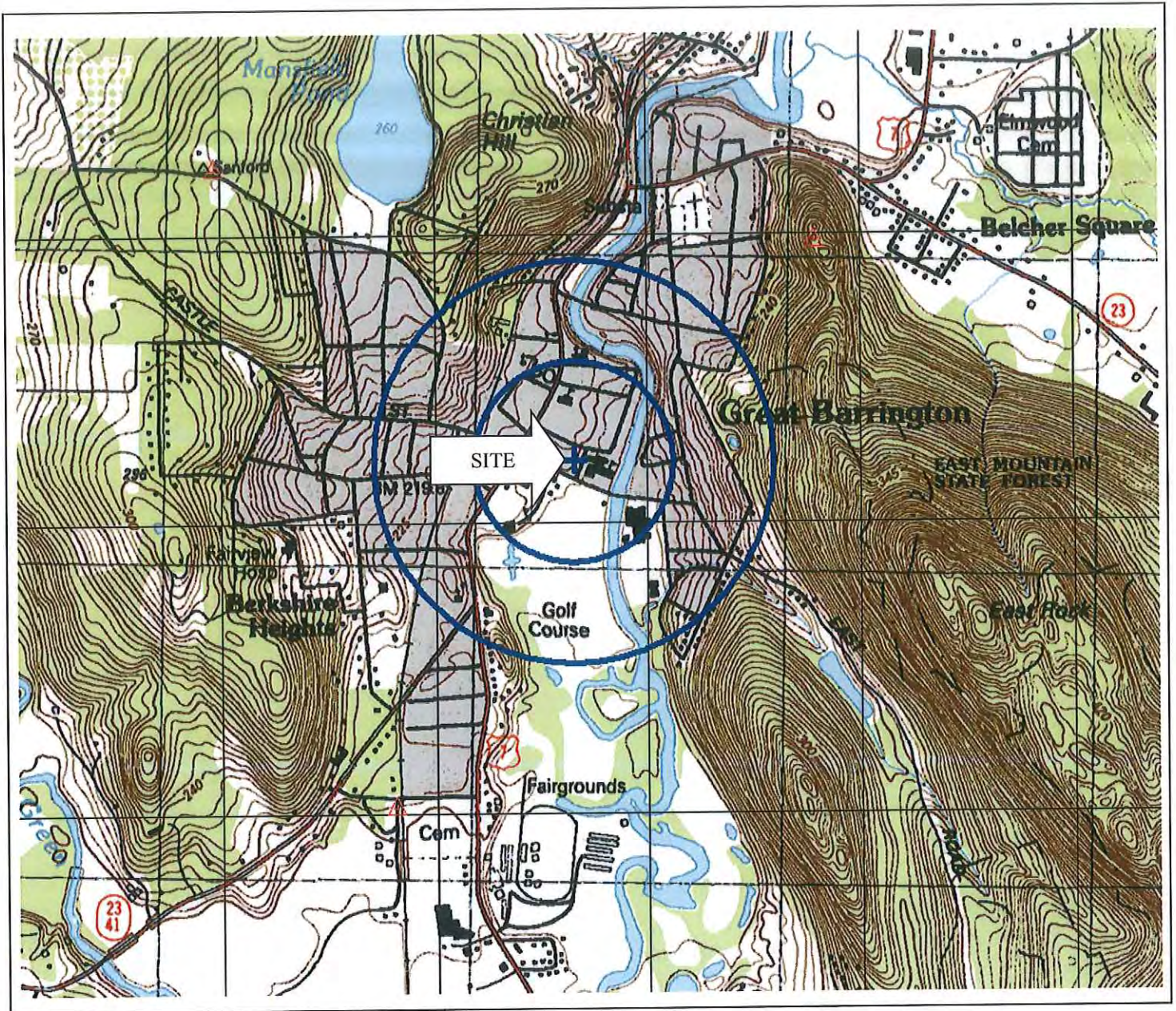
The parking lot will be plowed utilizing the grass areas on both the east and west of the lot. These areas will be collected in the drainage system to provide for adequate treatment and mitigation before discharging to the Town's drainage infrastructure.

D. Conclusion

As outlined above, the project, as proposed, meets the design goals of the petitioner and the intent of the Great Barrington Zoning By-Laws. The proposed project is the construction of a commercial parking lot for use by the residents and tenants of the Berkshire Block located at 321 Main Street in Great Barrington. Parking in the downtown is in high demand. This private parking lot will open up spaces to be utilized by visitors to the retail shops, restaurants and businesses. The development use municipal utilities and will not negatively impact traffic patterns in the neighborhood.

Based upon the design and supporting materials included herein, all design objectives have been met. We look forward to discussing the project with the board.

Figures



Source: U.S.G.S. Map

FIGURE #1

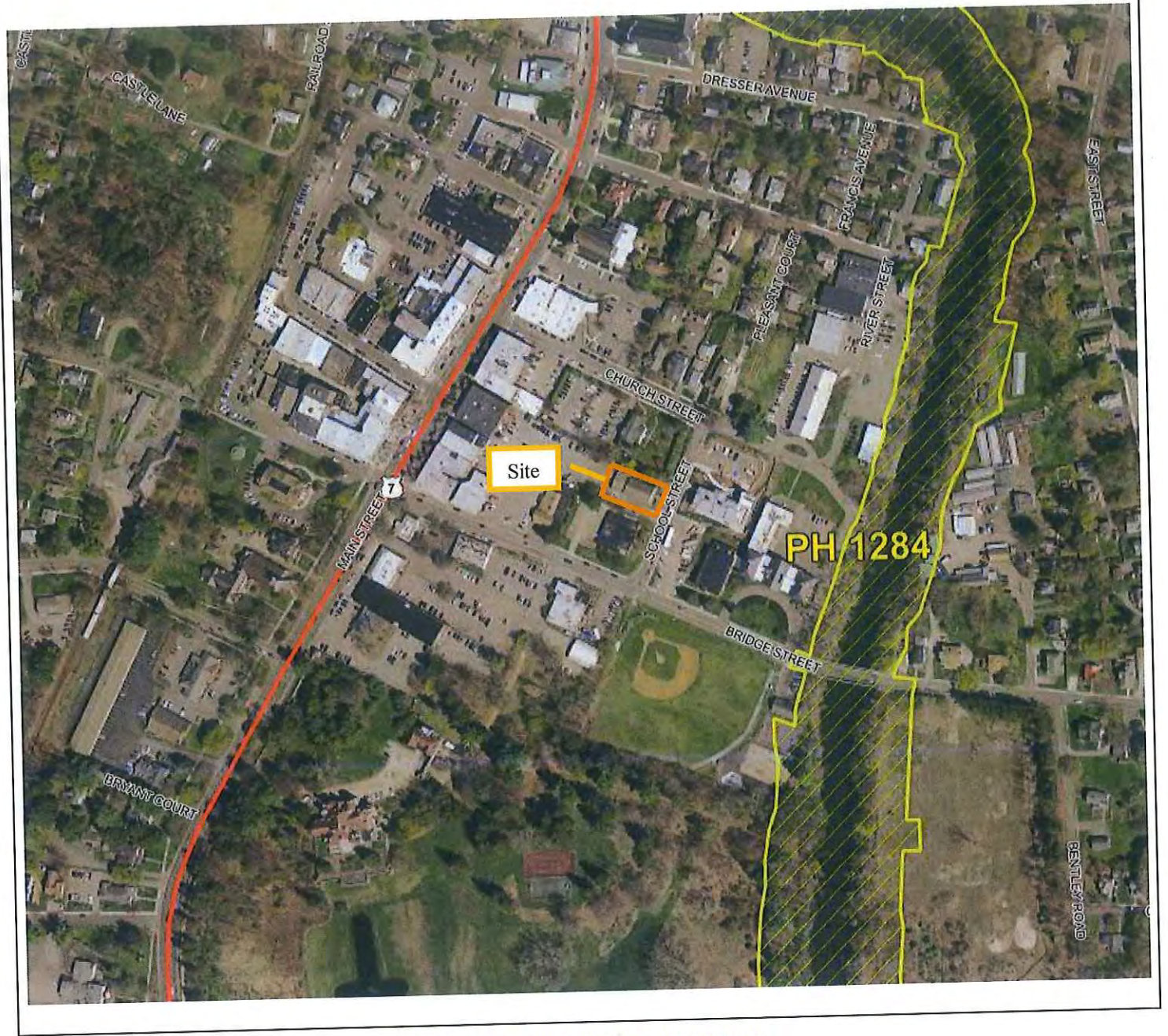
U.S.G.S. Map
 11 School Street
 Great Barrington, Mass



DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537

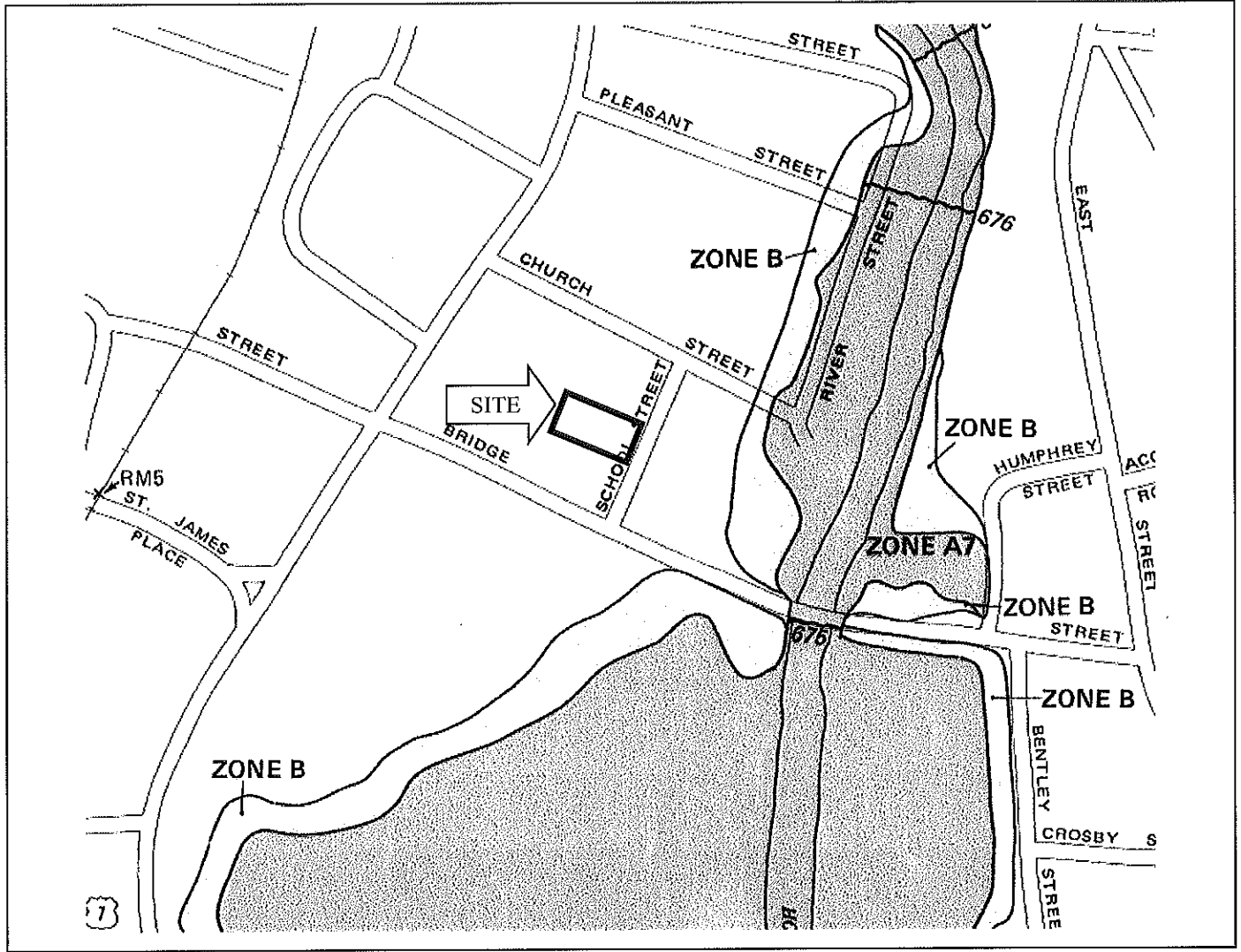


PRIORITY & ESTIMATED HABITAT

Source: NHESP Online Viewer

FIGURE #2

N.H.E.S.P. MAP
 11 School Street
 Great Barrington, Mass



Source: www.msc.fema.gov

FIGURE #3

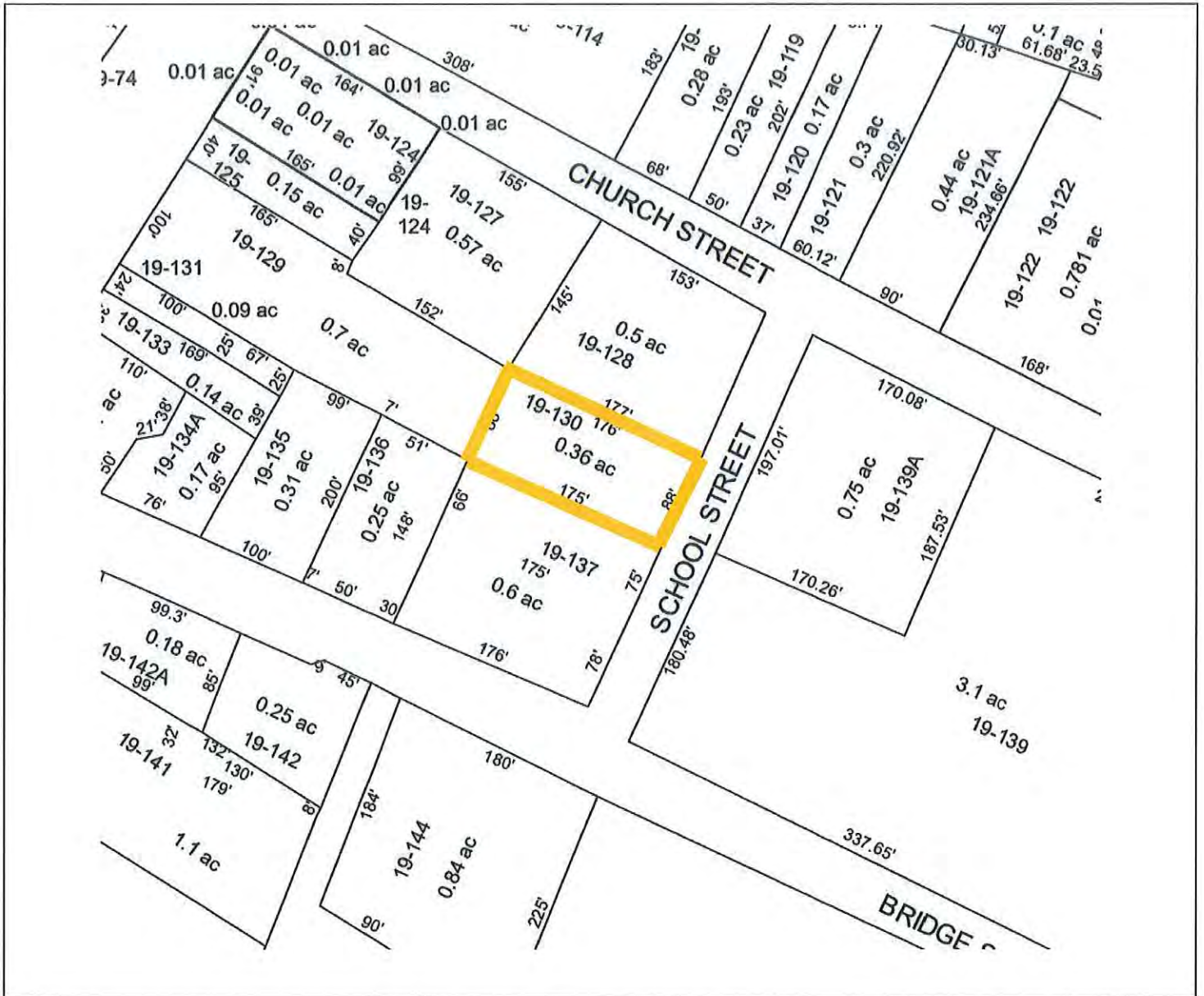
FEMA Floodplain Map
 11 School Street
 Great Barrington, Mass



DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537



Source: Town of Great Barrington Assessor's Map

FIGURE #4

Town of Great Barrington Map

11 School Street
 Great Barrington, Mass
 (Map 19, Lot 130)



DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537



Source: Town of Great Barrington Zoning Map

FIGURE #5

Great Barrington Zoning Map
 11 School Street
 Great Barrington, MA

Attachment A
Site Photos



South Face of Building from School Street, existing paved parking area



West Side of Building, Gravel Driveway



North Side of Building, Gravel Parking Area



East Side of Building, lawn area and residential access

Attachment B

Parking Lot Design
Prepared by
SK Design Group, Inc.

EXECUTIVE SUMMARY

TITLE: Appointment of Local K-12 Educational Institution representative on the Economic Development Committee.

BACKGROUND: The Town has a vacancy to fill the unexpired term on of the K-12 Educational Institution representative on the EDC, and Ben Doren has applied for the vacancy.

FISCAL IMPACT: Not applicable, members serve without compensation.

RECOMMENDATION: Appoint Ben Doren to serve on the Economic Development Committee (EDC) as a Local K-12 Educational Institution representative to fill the unexpired term vacancy through June 30th, 2021.

PREPARED AND REVIEWED BY: _____



Mark Pruhenski, Town Manager

DATE: 2-7-2020

From: Tim Newman <tdnew555@gmail.com>

Sent: Wednesday, January 29, 2020 8:32 PM

To: Chris Rembold <crembold@Townofgb.org>; Steven Picheny <stevegbma@gmail.com>

Cc: Tim Newman <tdnew555@gmail.com>

Subject: Ben Doren has agreed to join the EDC representing K-12 Education

Chris and Steve,

I'm fairly certain I copied you on my email to Peter Dillon asking for his recommendation for someone to replace Sean Flynn on the EDC. At that time I mentioned to Peter that I knew one of his principals, Ben Doren, and felt he would be a good candidate. I suggested Ben be considered along with anyone else he had in mind. Subsequently Peter spoke to Ben, asking if he would consider taking on this responsibility. Ben reached out to me asking for more information. We met and had an excellent conversation. He expressed a willingness to join. I must say, I'm quite excited. I fully expect he will make a great contribution. I have already sent him a packet of information to help him get up to speed. Unfortunately, as it's budget season he will not be able to attend our Monday meeting.

I expect you know Ben. If not, he is Principal of the Monument Valley Regional Middle School. I have known him for three or four years. I met him socially, but have come to know him quite well as someone who cares deeply about public education and the overall vitality of our community.

Chris, I should know this, but could you remind me what Ben needs to do to become a meneber of the EDC.

Regards,
Tim

--

*Tim Newman
413.329.8682 mobile/text
413.229.2212 landline
161 Norfolk Road,
Southfield, MA 01259*

EXECUTIVE SUMMARY

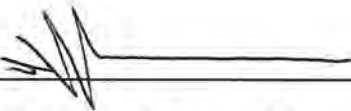
TITLE: Appointment of members to the W.E.B. DuBois Legacy Committee.

BACKGROUND: W.E.B. DuBois Legacy Committee is a twelve-member committee of residents of Berkshire County, appointed and reporting to the Selectboard. The Town has a vacancy for five (5) members on the Committee. The vacancies have been advertised and the following individuals have applied: Sara Mugridge, Tim Likarish, Emily Williams, Valerie George and Sloan Letman.

FISCAL IMPACT: Not applicable; members serve without compensation.

RECOMMENDATION: As per recommendation of the W.E.B. DuBois Committee, the Selectboard appoint Sara Mugridge, Tim Likarish, Emily Williams, Valerie George and Sloan Letman.

PREPARED AND REVIEWED BY:



Mark Pruhenski, Town Manager

DATE: 2-7-2020

Helen Kuziemko

From: Sara Mugridge <sara.mugridge@gmail.com>
Sent: Thursday, December 19, 2019 10:16 AM
To: Helen Kuziemko; Randy Weinstein; Gwendolyn Hampton VanSant
Subject: Application for Du Bois Legacy Committee position
Attachments: Legacy Committee Application.pdf; Mugridge Resume.pdf

Dear Ms. Kuziemko & the Great Barrington Du Bois Legacy Committee,

Attached please find my cover letter and resume for your consideration.

Sincerely,

Sara Mugridge

Sara Mugridge

Po Box 610, Monterey, MA 01245 | 413.274.4034 | Sara.mugridge@gmail.com

Experience

Bard Academy & Bard College at Simon's Rock
Academic Transitions Advisor

Great Barrington, MA
August 2016-Present

- Assist students in identifying and developing academic interests and goals.
- Guide students in the matriculation process from the Academy to the College, including planning and facilitating group discussions and individual meetings.
- Communicate transition processes effectively to parents and students, and support faculty working with students transitioning into the Upper College.
- Plan and coordinate events with alumni and community partners to benefit students exploring academic transition options.
- Support campus efforts to collect outcomes data.

Bard Academy & Bard College at Simon's Rock
Adjunct Instructor & Academic Advisor

Great Barrington, MA
August 2015-Present

- Literature courses for 9th & 10th grade students in accelerated high school program.
- Facilitated three six-week workshops for college students training for peer tutoring positions.
- Taught writing-intensive first-year General Seminar course
- As Academic Advisor, work individually with students in both the high school and College programs at Simon's Rock with an understanding of holistic advising

The Montessori School of the Berkshires
Admission Officer & Art Specialist

Lenox Dale, MA
May 2015-August 2016

- Held primary responsibility for all admission efforts at an independent Montessori school serving families of children ages 15 months through eighth grade.
- Developed and coordinated recruitment and retention events.
- Managed marketing efforts from strategy to creative execution of promotional materials.
- Created and supported outreach, including orientation, "next-level" advising, parent education opportunities and special community presentations.
- Coordination of after-school enrichment and summer camp programming.
- As Art Specialist, created and implemented art curriculum supporting integrated Montessori education in a mixed age (6-12) elementary classroom and oversaw weekly intergenerational art classes with Montessori students and Kimball Farms residents

Freelance Writer

Spring/Summer 2015

- Significant copy and editorial contributions to the 2015 launch of the Bard College at Simon's Rock website.

Bard College at Simon's Rock
Admissions Counselor & Admission Initiatives Coordinator

Great Barrington, MA
July 2007-July 2010

- Worked closely with students and families during the college inquiry, application and enrollment processes, demonstrating a commitment to student-focused admission philosophy

- Traveled extensively to establish and maintain relationships with schools, independent counselors and youth development community organizers.
- Coordinated major revision of admission publications. Responsibilities included acting as primary contact for design team, writing and editing copy, and managing project schedule.
- Developed online outreach initiatives.
- Participated in inaugural Berkshire Compact initiatives with partner schools BCC, MCLA & Williams.

Queens College – CUNY
 Department of Comparative Literature
 Teaching Fellow/Instructor

Flushing, Queens
 Fall 2005-Spring 2007

- Designed and taught writing-intensive comparative literature courses.

Education

City University of New York
 The Graduate Center, Department of Comparative Literature
 M.A. in Comparative Literature, 2007
 Chancellor's Fellow
 Student Representative, Structure Committee

New York, NY

Bard College at Simon's Rock
 Bachelor of Arts, *magna cum laude*, 2001
 Associate of Arts, *with distinction*, 1999
 Concentration: Modern Studies
 Awards:

Great Barrington, MA

- Merit & Robert M. Hutchins Scholar, 1997-2001
- Academic Prize for Achievement in Language & Literature, 2001

Volunteer & Other Work

BRIDGE Towards Racial Justice Group

Lee, MA
 2017-Present

Hic Rosa Collective

Itinerant
 2016-Present

Montessori School of the Berkshires Parent Community
 Parent Group Coordinating Committee
 Parent Volunteer

Lenox Dale, MA
 2011-Present

Town of Great Barrington W.E.B. Du Bois Legacy Committee
% Helen Kuziemko
334 Main Street
Great Barrington, MA 01230

December 17, 2019

Dear Ms. Kuziemko and Legacy Committee Members,

I am writing to express my interest in serving on the Town of Great Barrington W.E.B. Du Bois Legacy Committee.

For the past three years, I have volunteered with BRIDGE as the organization partnered with the town and a broad coalition of Berkshire organizations and institutions to continue the work of "bringing Du Bois home." It has been a privilege to work with members of this committee who had the vision and perseverance to create a meaningful 150th commemoration of W.E.B. Du Bois's birthday, and who then built on that success to establish a full-fledged annual Du Bois festival. It would be an honor to continue to support the work as a member of the official Town of Great Barrington W.E.B. Du Bois Legacy Committee, a group established to celebrate Du Bois, educate about his work, and champion Du Boisian values of economic justice, racial equality, civil rights, and progressive education in our community.

I am a Berkshire County resident who works and teaches in Great Barrington. I have lived most of my adult life in the Berkshires (and spent "formative years" as a student at Simon's Rock) who chose to return to the Berkshires to raise a family. I believe that W.E.B. Du Bois is a source of pride for our community, but just as importantly, his legacy offers us all a guiding light for building a more inclusive and just Berkshires.

There are few thinkers as inspirational as Dr. Du Bois. He dedicated the entirety of his long life to the liberation of oppressed peoples worldwide, a commitment deeply rooted in scholarly work that demands an honest assessment of history and a critical disdain for economic and racial injustice. The strength of Du Bois's principles are even more admirable given his aversion to dogma and willingness to wrestle with his own thinking over the years. We have so much to learn from Du Bois, and I am very grateful for the work the Legacy Committee has done to promote Du Bois's vision, scholarship, and legacy as an activist. I know there is more work to do, and I would be very honored to be a part of it as a member of this committee.

Thank you for your consideration.

Sincerely,

Sara Mugridge
Monterey, MA

115 East St
Great Barrington, MA 01230
likarish@gmail.com

September 30, 2019

Helen Kuziemko
Office of the Selectboard
Town of Great Barrington
334 Main St
Great Barrington, MA 01230

Dear Whomever it May Concern,

I'm writing again to express my interest in serving on the W.E.B. Du Bois Legacy Committee. I'd like to submit this application in regards to my interest in the committee.

One of the reasons that I settled in Great Barrington was discovering this area's history with historic civil rights figures. When I drove through town as a visitor, I was excited to see the signs reading, "Birthplace of W.E.B. Du Bois." I'm thrilled that the town is now creating a committee to amplify this heritage further.

I am a relatively new resident to Great Barrington, and also relatively new to learning of the life and work of Du Bois. Since moving to the area two years ago, I have been grateful to find a town that is so committed to its residents and the larger community throughout the region. Currently, I work remotely as a software engineer for SnapLogic, a tech company in San Mateo, California and have studied computer science and mathematics in my undergraduate and master's programs. In addition to my work as a programmer and co-leading a team of engineers to build out a new product for my company last year, I've had experience teaching at my undergrad and volunteering to help with a coding class at Multicultural BRIDGE's summer youth program.

The credit to my education of Du Bois and his work goes largely to the work of Gwendolyn Hampton VanSant, Randy Weinstein and all those involved in the planning and execution of the Du Bois 150th birthday celebration this year. During this year, I had an opportunity to delve deeper into exploring Du Bois's life, and the ideas he believed and advanced. The festival that welcomed Great Barrington's greatest native son home was well attended by people across the state and around the region, which introduced Du Bois to people of all ages through many different types of activities. It was powerful to see how much he still means to the community here, as well as to people across the country and around the world.

Of all the events I attended as part of the 150th celebration, the Du Bois Reflections day—planned by Multicultural BRIDGE in collaboration with the Macedonia Baptist Church—left the biggest impression on me. The day began with service at the church, followed by a potluck lunch, a visit to the family grave and boyhood site, and a prayer vigil at Harmony Homestead that evening. The opportunity to break bread with the congregation of the Baptist church and see the resting place of Du Bois' family allowed me to connect with people and place in a way that listening to a lecture, a song, or reading a book has not. I'm humble, thankful, and appreciative for having this experience and again thank everyone involved putting it together.

While I still have much more to learn about Du Bois, my own identity and privilege, and about how race operates in our country, I am grateful to the festival for the opportunity to continue this exploration. If appointed to the committee, I hope to bring some of the experience and work I've been doing in these areas with the Towards Racial Justice and Equity in the Berkshires campaign (TRJ), led by BRIDGE. Over the last two years I've been involved in TRJ, helping to promote safety and inclusion in the community through action, discussion, and reflection. One of Du Bois' writings that we discussed at TRJ was the chapter "Souls of White Folks" in Du Bois' book *Darkwater*. He bitingly criticizes: "So long, then, as humble black folk, voluble with thanks, receive barrels of old clothes from lordly and generous whites, there is much mental peace and moral satisfaction." Of all the passages that we've read and discussed at TRJ, this is one that's stayed with me. It helps to remind me to put aside my own ego and center on the needs of the broader community — moving from false charity to authentic solidarity.

The theme of equity and justice runs through Du Bois's work, and as the town moves forward with this committee, I hope these principles can help guide it. Preserving the legacy of such a great man is a tremendous responsibility and will require that the town and committee act with respect, stewardship, and care to Du Bois' life, his family, and all citizens of our town, nation, and beyond. In reflecting on his life in his autobiography, Du Bois was cognizant of the effort it takes to do this kind of work correctly. In this passage, he talks about the care he and his colleagues took to highlight his sociological work studying the Africans brought to the United States through slavery, their history, and legacy: "If they miss this opportunity — if they do the work in a slipshod, unsystematic manner — if they dally with the truth to humor the whims of the day, they do far more than hurt the good name of scientific truth the world over, they voluntarily decrease human knowledge..." If selected for this position, I'm committed to work with accountability to his legacy and will strive to bring this same responsibility to this work.

I hope that through the work of upholding his legacy, the committee can help us model the curiosity, the art and intelligence, and the passion for justice of William Edward Burghardt Du Bois -- now and into the future.

Respectfully,
Tim Likarish

Dr. Emily Williams
emily@multiculturalbridge.org
413-394-4305

December 22, 2019

To the W. E. B. Du Bois Legacy Committee:

Please accept this letter and my resume/curriculum vitae as my strong desire to serve on the W. E. B. Du Bois Legacy Committee. I have studied Du Bois's work from my undergraduate years through the completion of my doctoral program.

I would be honored to serve on this committee. To have the opportunity to work with the current membership of the committee toward advancing the work of W. E. B. Du Bois will be a fitting continuation of my formal study of this icon who taught for twenty-three years at my alma mater, Clark Atlanta University (then, Atlanta University).

If there are any questions that I can answer about my interest in serving on this committee, I welcome the opportunity to respond.

Respectfully submitted,

Emily Williams

Emily Williams

Dr. Emily Allen Williams
akilahw@msn.com 770-658-9526

Education

Doctor of Philosophy/Arts, Clark Atlanta University (Atlanta, GA)
Specialization: Caribbean and British Cultural Studies/Humanities
Dissertation: Tropical Paradise Lost and Regained ~ The Poetic Protest and Prophecy of Kamau Brathwaite, Claire Harris, Olive Senior, and David Dabydeen

Master of Arts, Virginia Commonwealth University (Richmond, VA)
Specialization: Linguistics and Literature
Thesis Project: Linguistic Structural Differences (Morphology, Semantics, and Syntax) in 1950s and 1970s Comic Books

Bachelor of Arts, Saint Paul's College (Lawrenceville, VA)
Specialization: English and History

Certification/Training

Harvard University
Management and Leadership in Education (MLE)

Middle States Commission on Higher Education
Self-Study Institute

Association of College Unions International (ACUI)
Women's Leadership Institute

The People's Institute for Survival and Beyond (PISAB)
Undoing Racism Community Organizing Workshop

RISE™ Program – Kripalu Center
Supporting clarity, resilience, improved situational awareness, better decision making, and work/life integration

Converging Arts – Professional Development and Education (Everything DiSC – The Culture Catalyst) – Agile EQ Workshop

Graduate Level Management and Teaching Credentials

Master of Fine Arts Program (M.F.A.), Professional Writing
Inaugural Director of the MFA Professional Writing Program, Thesis Committee Chair, and Lead Adviser
Savannah College of Art and Design (SCAD-Atlanta)

Master of Arts Program (M.A.), Arts Administration
Inaugural Graduate Coordinator, Thesis Committee Chair, and Adviser
Savannah College of Art and Design (SCAD-Atlanta)

On-Line Education

Moodle Expertise in Course Design

Blackboard Expertise in Training Faculty and Staff

SCAD E-Learning Course Development/Savannah College of Art and Design

Socrates Training, EDMC

Academic Awards, Fellowships, Grants, and Residencies

- Fulbright Scholar, The Council for International Exchange of Scholars (CIES) – Fulbright Association Location: University of the West Indies
- Scholar-in-Residence, New York University Faculty Resource Network
- Presidential Fellowship, Savannah College of Art and Design
- Presidential Research Grant for Faculty Excellence, Savannah College of Art and Design
- Faculty Research Grant, Morehouse College
- Chair's Meritorious Service Award, Morehouse College
- Chair's Exemplary Service Award, Morehouse College
- Distinguished Service Award, Mentor for the UNCF/Mellon Fellowship Program

Professional Affiliations

- Fulbright Association
- National Association of Diversity Officers in Higher Education (NADOHE)
- Modern Language Association
- College Language Association
- Alpha Kappa Mu Honor Society
- Sigma Tau Delta International English Honor Society

Professional Activities, Appointments, and Community Involvement

- Council for Higher Education Accreditation (CHEA), Committee on Recognition (COR)
- Accreditation Liaison Officer (ALO), Ramapo College of New Jersey for Middle States Commission on Higher Education
- Program Committee, COPLAC (Council of Public Liberal Arts Colleges)
- Inaugural Conference Founder and Director – *Diversity, Equity and Inclusion: Catalyzing 21st Century Discourse and Engagement on Race*
- Honors Program Director, University of the Virgin Islands
- AP Reader, Educational Testing Service/ETS (College Board) – English Literature
- Board of Trustees, Berkshire (MA) Health Systems, Inc. (Berkshire Medical Center and Fairview Hospital Boards)
- BRIDGE (Berkshire Resources for Integration of Diverse Groups Through Education) Race Task Force
- Grants Panelist, National Endowment for the Humanities, Humanities Connections Planning Grants
- Grants Panelist/Major Organizations, Fulton County Arts Council (Atlanta, GA)
- Grants Panelist, National Black Arts Festival (NBAF)

Grants Awarded – Initiated and Leadership Liaison

- Andrew W. Mellon Foundation – Arts and Humanities Institute for Diversity, Equity, and Inclusion
- Massachusetts Department of Higher Education – STEM Starter Academy
- Massachusetts Department of Elementary and Secondary Education - Adult Basic Education Grant
- U. S. Department of Education – Minority Science and Engineering Improvement Program (MSEIP) – 3 year grant
- LSAMP (Louis Stokes Alliance for Minority Participants)/STEM Sub-Award
- Association of American Colleges and Universities/Minority Women in STEM (National Science Foundation)
- National Endowment for the Humanities/Georgia Humanities Council
- UNCF/Mellon – Summer Institute for the Study of the Harlem Renaissance
- Understanding the New Europe/European Union – New York University Faculty Resource Network

Speaking Engagements

- Featured Speaker, *Assessment Across Regions* – Massachusetts Department of Higher Education Task Force on Assessment
- Keynote Speaker, Women of Color Giving Circle/Graduation Ceremony ~ Topic: *Dreams into Reality*
- Facilitator, Berkshire County Public Schools Educator Recognition Ceremony
- Facilitator, ALANA Graduate Stole Ceremony
- *New School Structure: Rationale and Design*, Paine College
- New Faculty Workshops, *Teaching from an International Perspective*, Paine College
- Moderator, *Twenty Years of the National Black Arts Festival*, Auburn Avenue Research Library
- Young Writers' Series, *Writing for Teen Magazines* - Ivy Hall/SCAD-Atlanta
- Lecture Series Developer, *Writing the Graduate Thesis* - Ivy Hall/SCAD-Atlanta
- Lecture, *The Importance of Bibliographic Research in the Academy*, Long Island University (Brooklyn, NY)
- Lecture, *Negotiating She: The Novel in Prose and Prose/Poetry*, University of the West Indies, Jamaica
- Lecture, *Claire Harris and Modernity*, University of the West Indies, Jamaica
- Guest Speaker, *Funding Individual Artists*, Virginia Commonwealth University
- Guest Speaker, *Supporting New and Emerging Arts Organizations*, National Conference of Artists
- Panel Discussant, *Aimè Césaire and the Revival of Cultural Pride in Martinique*, African Literature Conference
- Panel Moderator, *Resistance, Recovery, and Rebirth: Ethnic-Double Consciousness in Fiction*, Clark Atlanta University 34th Writers Workshop Conference/Margaret Mitchell House

Experience (Academic)

Vice President of Academic Affairs, Chief Academic Officer (VPAA/CAO)
Massachusetts College of Liberal Arts (MCLA) 2018-2019

- Chief Academic Officer of the institution; appointed by the President with approval by the Board of Trustees
- Recruited for the position by TBC Consulting, LLC based on the nomination of my [then] supervisor/Provost while in my first year as Vice Provost of Curriculum and Assessment at Ramapo College of New Jersey
- Reporting to the VPAA/CAO are the Dean of Academic Affairs, Dean of Student Success and Engagement, Associate Dean of the Library, Associate Dean of Graduate and Continuing Education, Registrar, Department Chairs (14), Director of Assessment, Director of Institutional Research, Director of the Center for Teaching and Learning, Assistant Director of Academic Technology Support Services, Director of the Writing Center, Director of the First Year Experience, and Director of the Honors Program

Significant accomplishments:

- Acquisition of approximately one million in funding support within a ten month period; sources include The Andrew W. Mellon Foundation, National Endowment for the Arts, MA Department of Higher Education, MA Department of Elementary and Secondary Education, and Greylock Federal Credit Union
- Initiated an internal Self-Study and Program Review toward the Department of Business and Economics' application for accreditation through the Accreditation Council for Business Schools and Programs (ACBSP)
- Provided leadership for the creation and design of a Center for Teaching and Learning with branding website materials toward the launch of institution's first Center for Teaching and Learning (CTL)
- Provided leadership and funding for the college's first Learning Commons
- Restructured the Center for Student Success and Engagement to include hiring a new Dean toward restructuring staff functions in the areas of advisement, prior learning credit, tutoring, and experiential opportunities leading to increased retention and graduation rates
- Developed Monthly Department Chairs' meetings into professional development sessions with each focusing on a strengthening modality (e.g., faculty management, assessment, accreditation, hiring/HR best practices, course scheduling/development, etc.) to increase support and efficiency of department leadership
- Led a feasibility study for a Bachelor of Science in Nursing Program in partnership with Berkshire Health Systems; utilized external nursing consultants and accreditation experts
- Initiated Self-Study Reviews and external evaluations of the following units and departments: Study Abroad, Registrar, Interdisciplinary Studies, and Education
- Restructured the administration of the Title III funding program to include transparency and access toward the expressed goals supported through funding; revamped a program that did not successfully expend funds in the first two years of the award
- Led, as principal, the work leading to the design of the proposal for the Teach-Out of the Bachelor of Science in Radiologic Sciences due to the closing of Southern Vermont College; successful approval by the Massachusetts Department of Higher Education
- Developed and directed the inaugural international conference on Diversity, Equity, and Inclusion, the first such event at the institution

Vice Provost of Curriculum and Assessment
Ramapo College of New Jersey 2017-2018

- Primary academic officer in all matters of curriculum development, implementation, assessment, and accreditation; lead on all academic program reviews, academic policies, and application of academic standards
- Recruited for the position after 1.5 years as Dean of the College of Liberal Arts and Social Sciences (CLASS) at the University of the Virgin Islands, St. Thomas and St. Croix Islands
- Reporting to the Vice Provost of Curriculum and Assessment are the Directors of the Faculty Resource Center, Instructional Design Center, Roukema Center for International Education, College Honors Program, Office of Fellowships, First Year Learning Communities, and First Year Seminar
- Administrator of the Academic Achievement Ceremony
- De facto Dean of General Education/Core Curriculum

Significant accomplishments:

- Led the restructuring of Living Learning Communities (LLC) into thematically based First Year Learning Communities (FLC) with a direct connectivity to the general education/core curriculum, Honors Program, and Nursing Program
- Appointed by the President and Provost as Accreditation Liaison Officer in preparing the institution for the Middle States Commission on Higher Education Self-Study Review in 2020
- Managed all steering groups and committees for the Middle States Commission on Higher Education Self Study process
- Led the development of the proposals for three Business Department concentrations to change to majors; approved by the State of New Jersey Office of the Secretary of Higher Education
- Led the development of the proposal for a new degree program, Bachelor of Arts in Sustainability; approved by the State of New Jersey Office of the Secretary of Higher Education
- Led the development of the proposal for a new degree program, Bachelor of Arts in Philosophy; approved by the State of New Jersey Office of the Secretary of Higher Education
- Provided leadership and support in the redesign of the General Education/Core Curriculum through development of core committees and appointment of a central director of Core Curriculum Revision

Dean, College of Liberal Arts and Social Sciences (CLASS)
University of the Virgin Islands (UVI), St. Thomas and St. Croix Campuses 2016-2017

- Primary Academic and Administrative Officer of the largest College at the University of the Virgin Islands, consisting of the following departments and majors (graduate and undergraduate): Liberal Arts Department (English, Journalism, Spanish, Communications, Fine Arts, and Music) and Social Sciences Department (Criminal Justice, Sociology, Social Work, Psychology, Political Science, and Public Administration)
- Reporting to the Dean of CLASS are all Department Chairs, Director of the Virgin Islands Caribbean Cultural Center (VICCC), Director of the Virgin Islands Writing Project, Director of the Virgin Islands Little Theatre, Manager of WUVI Radio 1090 AM/Student Radio, UVI Senior Reserve Officer Training Corp (ROTC) Manager, and Faculty/Student Staff of the UVI Voice, Student Newspaper

Significant accomplishments:

- Inaugurated revision of the majors' curriculum and general education curriculum
- Led faculty in the development of annual individual Professional Development Plans
- Restructure and implement the UVI Honors Program on both the St. Croix and St. Thomas campuses
- Engaged/led arrangements for student, faculty, and staff participation with Supreme Court Justice Sonia Sotomayor and President John Rudley of Texas Southern University as inaugural keynote speakers in The UVI Honors Program
- Conducted feasibility Self Study and external review toward seeking Council on Social Work Education (CSWE) accreditation to promote increased viability for social workers in the Caribbean
- Led all Department Chairs and Faculty in completing Self-Study Reviews and engaging with External Reviewers toward reviewing and restructuring curricula; this had not been done in 20 years
- Promoted the journal – *The Caribbean Writer* – and the conference/festival – *Caribbean Literary Festival* – to a wider international audience during 2016-2017

Department Chair and Tenured Full Professor, Department of English
Texas Southern University 2013-2016

- Directed the administrative and academic functions of the department for both graduate and undergraduate programs
- Led the faculty in curricula development
- Provided direction and leadership in seeking professional development and funding opportunities for faculty and students
- Engaged in and promote active research and publication

Significant accomplishments:

- Restructured assessment of the Bachelor of Arts and Master of Arts in English degree programs
- Instituted a Faculty Lecture Sharing Series
- Created Monthly Department Chair Open House Dinners to catalyze students and faculty meeting to cover specific information as well as to create synergy and support for active and collegial learning
- Created a new departmental website to highlight faculty credentials and expertise in recruiting the best students and new faculty
- Created a webpage on the departmental website to highlight student accomplishments and activities at both the graduate and undergraduate levels
- Catalyzed student presentations at regional and national conferences through funding from the Dean and Provost of the university

Interim Provost and Vice President of Academic Affairs
Inaugural Dean, School of Arts and Sciences
Paine College 2010-2013

- [*Served as Interim Provost and Vice President of Academic Affairs during the search; responsible for entire academic management/oversight of the college*]
- Provided leadership and supervision of department chairs of three departments: Humanities; Social Sciences; and Mathematics, Sciences and Technology as well as two programs – Art and Music

- Direct Reports: Three Department Chairs, Chorale Director, Assistant Chorale Director, and Art Program Coordinator

Significant accomplishments:

- Provided direction and leadership in fund development and management of the school budget
- Led development and creation of the School of Arts and Sciences' *first* Strategic Plan
- Served as a Lead Facilitator in the development of the College's Strategic Plan
- Inaugurated revision of the majors' curriculum and general education curriculum under the new school structure
- Led the restructuring of assessment and advisement for all majors in the School of Arts and Sciences
- Facilitated and supported faculty productivity and development in teaching, scholarship, and programming
- Created Research Sharing Circles
- Internationalized [through extensive marketing and branding] the conference attendance at the *Conference on the Harlem Renaissance* (catalyzed participation from all areas of the United States, China, Caribbean, and Africa)

Inaugural Program Director and Professor

MFA Professional Writing and Master of Arts Administration Programs

Savannah College of Art & Design, 2005-2010

- Led the student recruitment, portfolio review, and in-person screening [of all students] for both Writing and Arts Administration programs
- Served as Lead Adviser and Chair of all Thesis Committees
- Courses Taught: Nonfiction Writing I & II, The Publishing Process, Literary Criticism, Writing the Graduate Thesis, Freelance Writing, Caribbean Literature in English, The Contemporary Novel, African American Literature, Business and Professional Writing, Literature by Women, Composition and Literature, Composition, and English Composition for International Students

Significant accomplishments:

- Developed and presented the first conference/symposium on the Atlanta Campus
- Engaged students as conference staff in understanding all facets of developing and presenting an academic conference/symposium
- Served as lead faculty in organizing Major Authors/Artists Series which brought writers/artists such as Jamaica Kincaid, Colson Whitehead, Walter Mosely, Spike Lee, and Margaret Atwood to the Atlanta Campus
- Presented students in a local forum reading from the first chapters of literary non-fiction

Associate Professor (Tenured)

Morehouse College, 1992-2005

- Courses Taught: Caribbean Literature (Novel and Poetry), British Literature Survey, and History of the English Language, Literary Form, World Literature, Beginning Composition, and Advanced Composition

English as a Foreign Language (EFL) Lecturer
Center for International Programs, Virginia Commonwealth University (Summer Session, 2001)

- Courses Taught: Advanced Speaking, Advanced Writing, Advanced Listening, and Advanced Grammar

Experience (Governmental)

- Consultant, Fulton County Arts Council (Atlanta, GA)
- Grants Director, City of Atlanta/Bureau of Cultural Affairs
- Grants Coordinator and Program Director, State of Georgia/Georgia Council for the Arts

Directorships

- Senior Education and Engagement Director, BRIDGE (Berkshire Resources for Integration of Diverse Groups through Education)
- Inaugural Conference Founder and Director - Diversity, Equity, and Inclusion Conference – *Catalyzing 21st Century Discourse and Engagement on Race*
- Director, *Conference on the Black Experience*
- Director, *Conference on the Harlem Renaissance*
- Director, *Spring Writers' Conference*
- Developer and Presenter, *Emerging Young Writers' Workshop*
- Director, *Caribbean Arts and Culture Symposium*
- Campus Director, Louis Stokes Alliance for Minority Participation (LSAMP) – Collaboration of Paine College, Clark Atlanta University, Georgia State University, Morehouse College, and Atlanta Metropolitan College
- Campus Director, Honda Campus All-Star Challenge
- Inaugural Faculty Liaison, Faculty Resource Network/New York University (FRN/NYU)
- Inaugural Founder and Director, Caribbean Arts and Culture Symposium (CACS)
- Co-Director of the International Conference on Caribbean Literature (ICCL)

Publication History

International Book Series Development

Series Editor, 2015-present

Rowman & Littlefield (Lexington Books)

The Black Atlantic Cultural Series: Revisioning the Literary, Visual, and Performing Arts

Higher Education Journal Publications

- “Community and Corporate CEOs on Supporting Colleges and Universities: Diversity, Equity, and Inclusion (An Interview with CEOs of BRIDGE and Greylock Federal Credit Union).” *Higher Ed Jobs Career News*. November 2019.
- “The Evolution of Diversity, Equity, and Inclusion Positions in Higher Education Institutions: An Interview with Gwendolyn VanSant, CEO and Director of Multicultural BRIDGE.” *Higher Ed Jobs Career News*. October 2019.

- “Acing the First Semester: Success Strategies for New Faculty.” *Higher Ed Jobs Career News*. September 2019.
- “Inclusivity, Transparency, and Respect: Accreditation Lessons Academic Leaders Must Embrace for Regional Reaccreditation Success.” *Higher Ed Jobs Career News*. October 2019.
- “Are You Ready for All of Your Incoming Students? Preparing the Academic House for Diversity, Equity, and Inclusion.” *Higher Ed Jobs Career News*. August 2019.
- “Faculty Professional Development: Beyond Conference Attendance.” *Higher Ed Jobs Career News*. January 2018.
- “A Road Map for Success: The Importance of the College Syllabus.” *Higher Ed Jobs Career News*. October 2018.
- “How Professors Really Spend Their ‘Summer Vacations.’” *Higher Ed Jobs Career News*. August 2018.
- “A Junior Faculty Member’s Journey to Tenure.” *Inside Higher Ed*. August 2017.
- “Avoiding the Pitfalls of Footloose Mentoring at the Academic Watercooler.” *Higher Ed Jobs Career News*. August 2017.
- “Happy New Year! Faculty Resolutions for the New [Academic] Year.” *Higher Ed Jobs Career News*. September 2017.
- “Empowering Faculty to Retain Students: ‘Mining’ the First and Second Year General Education Experience.” *Higher Ed Jobs Career News*. October 2017.
- “The Delicate Balance of the Academic Dean.” *Higher Ed Jobs Career News*. November 2017.
- “A Professor’s Report Card: End of Semester [Self] Assessment as New Faculty.” *Higher Ed Jobs Career News*. December 2017.

E–Journal, Founding Editor

Caribbean Vistas: Critiques of Caribbean Arts and Cultures (2011 - present) *online*

Books

- *Diversity, Equity, and Race in Twenty-first Century America*. Rowman & Littlefield/Lexington Books. 2020.
- *Writing the Harlem Renaissance*. Rowman & Littlefield/Lexington Books. 2017.
- *Beyond the Canebreaks: Caribbean Women Writers in Canada*. Africa World Press, 2008.
- *Changing Currents: Transnational Caribbean Literary and Cultural Criticism*. Africa World Press, 2006.
- *The Critical Response to Kamau Brathwaite*. Praeger Press, 2004.
- *Anglophone Caribbean Poetry, 1970-2001: An Annotated Bibliography*. Greenwood Press, 2002.
- *Poetic Negotiation of Identity in the Works of Brathwaite, Harris, Senior, and Dabydeen*. Mellen, 1999.

Special Collection—International Guest Edited Journal

Guest editor of special edition of *Revista/Review Interamericana* published at the InterAmerican University of Puerto Rico, San Germán, P. R., Vol. 31 (spring 2003)

Scholarly Essays

- “Exposed on Film: The [Un] Promised Land of Nova Scotia in the Mini-Series, *The Book of Negroes*.” *Celluloid Chains: Slavery in the Americas Through Film*. Ed. Rudyard Alcocer. University of Tennessee Press, 2018.
- “Navigational Tools for Teaching Kamau Brathwaite’s Trilogy, *The Arrivants*.” *Caribbean Vistas* 1.2 (2014).

- “Understanding *Born to Slow Horses* by Kamau Brathwaite.” *CLA Journal* (Spring 2007).
- “Triadic Revelations of Exilic Identity: Claire Harris’s *Fables from the Women’s Quarters, Dipped in Shadow, and She.*” *Studies in the Literary Imagination: Caribbean Women in Exile* 37.2 (Fall 2004).
- “Whose Words Are These? Lost Identity and Search for Self in Brathwaite’s Poetry.” *CLA Journal* (1996).
- “Keep the Candle Burning: Morehouse College Into the 21st Century.” *Journal of African American Men* 1.2 (Fall 1995).

Encyclopedia Entries

- “Afua Cooper.” *Historica Canada Encyclopedia*. Published 11/10/15.
- “Rastafarianism.” *Encyclopedia of Latin American History and Culture*. 2nd ed. Scribner, 2007.

Interviews

- “Anthony Kellman – Barbadian Poet Talks about Creative Space and Creating Space.” *Caribbean Vistas* 1.2 (2014).
- “Lillian Allen: The Queen of Dub Poetry.” (Published in *Beyond the Canebrakes*, Africa World Press, 2008).
- “Afua Cooper: Dub Poet and Historian Extraordinaire.” (Published in *Beyond the Canebrakes*, Africa World Press, 2008)
- “Kamau Brathwaite Talks with Emily Allen Williams About Four Decades of Critical Response.” *The Critical Response to Kamau Brathwaite*. Ed. Emily Williams. Praeger Press, 2004.
- “Harryette Mullen: The Queen of Hip Hyperbole Speaks Out.” *African American Review* 34.4 (Winter 2000): 701-707.
- “In Conversation with Claire Harris.” *Wasafiri* 32 (Autumn 2000): 41-44.

141 Otis Stage Road
PO Box 144
Blandford, MA 01008
Vgeorge01@verizon.net

RE: Debois Legacy Committee, Great Barrington, MA

To Whom It Concerns:

I heard you have an opening on the WEB Dubois Legacy Committee, for which I am applying. Although I don't live in Great Barrington, I am frequently in town and enjoy your broad-minded community. I applaud the recent recognition of WEB Dubois and want to help further his legacy.

For 37 years, I taught public school language arts at Sage Park Middle School in Windsor, CT. It is located at the edge of Hartford's north end and enjoys a well-integrated community. It is there that I developed a special focus on and concern for my students of color.

I was editor for a non-profit community paper for ten years, and wrote brochures, editorials, and press releases for various groups, as well as editing for private clients.

Since retiring, I finally have time to read! I've read at least 65 books about or by black people, starting with *Black Reconstruction in America* by Dubois, and then *Biography of a Race*. I was amazed by his efforts to promote racial justice, and his energy in seeking out positions that enabled him to do so. I am so pleased that Great Barrington moved on to honor Dubois by promoting his work as a civil rights leader, and would like to be a part of that.

So I'm interested in helping with any events, or writing or editing communications, letters, essays, etc. I enjoy historical research, so I'd be interested in that type of work too. I have three degrees: B.A, MA in English, and a 6th year for Master of Educational Leadership. (over)

I'm very open to suggestions as to how I can help. I want this phase of my life to be about promoting positive racial interactions that foster trust among the races.

I can be reached at 413 848-2517, vgeorge01@verizon.net or at PO Box 144, Blandford, MA 01008.

Thanks for your consideration. I look forward to hearing from you.

Sincerely,

Valerie George
September 16, 2019

9/16/19 JF

The Reverend Sloan T. Letman, IV

241 Main Street • Great Barrington, MA 01230 • 773-704-4936 • sloanletman@gmail.com

Education

Eden Theological Seminary – St. Louis, MO

Master of Divinity, May 2013

Approved for Ordination Pending Call (United Church of Christ)

Dillard University – New Orleans, LA

B.A. in History, minors in Religion and Philosophy and African World Studies, May 2002

Pastoral Experience

Pastor and Teacher, Second Congregational Church, United Church of Christ-Pittsfield, MA, October 2017-2019

- Preaching
- Leading Worship Services
- Pastoral Care and Visitation
- Creation of liturgies and Bible Study materials
- Community Engagement and Programming

Ministry Associate, Bethel-Bethany United Church of Christ – Milwaukee, Wisconsin, August 2014-October 2015

- Preaching and other pastoral duties.
- Lead Coordinator of 4H Kid's Club Afterschool Program
- Responsible for maintenance of social media accounts.

Student Pastor, Metropolitan Community Church of Greater St. Louis – St. Louis, Missouri, September 2011-June 2013

- Shared pastoral duties and preaching with others on pastoral staff.
- Redesigned church website and served as webmaster.
- Responsible for creation and maintenance of social media accounts.
- Designed new church logo and other graphics for publications and events.
- Managed Audio-Video Ministry team, service recording, editing, and uploading to the internet.

Student Pastor, Saint John's United Church of Christ – St. Louis, Missouri, September 2009-November 2010

- Chaired the Christian Education Committee.
- Collaborated on creation of Confirmation curriculum.
- Responsible for leading a series of classes on Spiritual Discernment.

- Took leadership role in creating and managing various technology based ministry/outreach including Facebook and Twitter accounts, CD ministry, and viral marketing campaign.

Central Congregational Church and St. Matthew UCC– New Orleans, LA, February 2008-August 2009

- Student Minister sharing responsibility with senior pastor(s) and interim pastor to conduct worship services, visiting sick and shut-ins.
- Responsible for church communications: writing, design, and editing of monthly newsletter and logo design. Creation and management of social media accounts.
- Co-facilitated Computer Ministry, which involved receiving used computers from companies, refurbishing them, and distributing them to members of the community in need.
- Led orientation for Disaster Recovery work groups for on-going Post-Katrina recovery efforts.
- Actively participated in transition process as the congregations moved from operating separately to merging into one congregation.

Professional Experience

Southern University at New Orleans, May 2008 – April 2009

- Field Specialist for the Educational Talent Search Program.
- Provided academic and career counseling to students.
- Developed and implemented summer programs for junior and senior high school youth.
- Created and Managed the Program's various social media accounts (i.e. Facebook and Twitter).
- Facilitated tours of various colleges for students in the Talent Search Program.

Dillard University, August 2006 – November 2007

- Assistant Project Director of VisionQuest; a part of the Lilly funded Programs for the Theological Exploration of Vocation (PTEV)
- Responsible for the creation of publication materials for the Leadership Institute, development of on-campus advertising and promotional materials, and program's monthly newsletter.
- Coordinated education and special events including off-site visits.
- Collaborated in development of weekly worship services for the university's chapel, including preaching periodically.

Activities, Certifications, and Publications

- Member, NAACP, Berkshire County Chapter
- 2nd Vice-President , Berkshire Interfaith Organizing
- Vice-President, Cathedral of the Beloved, Pittsfield, MA
- Life Member, Alpha Phi Alpha Fraternity Inc., Vice-President Nu Alpha Lambda Chapter (2007-2009)
- Dillard University Staff Council, Chair (2007)
- Spring 2002, first place winner of National Council of Black Studies essay competition for, "The Historical and Psychological Effect of Slavery and Colonization on the People of the African Diaspora."

- Certification in Enneagram Spectrum of Personality Styles, Summer 2009
- Seabury-Western Theological Seminary Leadership Institute at the Kellogg School of Northwestern University, Summer 2012
- Certificate in Family Mediation, University of Wisconsin at Milwaukee School of Continuing Education April 2015
- Letman, IV, Sloan T. (2013) "Correcting Corrections: A Just Response to the American Criminal Justice System" Journal of Global Intelligence & Policy (JGIP), Volume 6, Issue 10.

References Upon Request

Rev. Sloan T. Letman, IV
241 Main Street
Great Barrington, MA, 01230
January 15, 2020

Helen Kuziemko
Title
Office of the Selectboard/Town Manager
334 Main Street
Great Barrington, MA, 01230

Dear Ms. Kuziemko,

It is with great interest that I am submitting my profile to you in consideration for being on the W.E.B. Du Bois Legacy Committee. I am confident that my experience and contextual knowledge will be an asset to the committee. I have attached my resume and look forward to hearing from you. Thank you for your time and consideration.

Sincerely,

Rev. Sloan T. Letman, IV

Helen Kuziemko

From: Sloan Letman, IV <sloanletman@gmail.com>
Sent: Wednesday, January 15, 2020 4:52 PM
To: Helen Kuziemko; weinstein@duboiscentergb.org; Gwendolyn Hampton VanSant
Subject: Dubois Legacy Committee
Attachments: Sloan T Letman IV Resume.docx; DuBois letter of interest.docx

Dear Ms. Kuziemko,

It is with great interest that I am submitting my profile to you in consideration for being on the W.E.B. Du Bois Legacy Committee. I am confident that my experience and contextual knowledge will be an asset to the committee. I have attached my resume and look forward to hearing from you. Thank you for your time and consideration.

Sincerely,

Rev. Sloan T. Letman, IV

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.

EXECUTIVE SUMMARY

TITLE: Housatonic Improvement Committee- Proposed Charter Revisions

BACKGROUND: On December 9, 2019, the Selectboard voted to establish a Housatonic Improvement Committee that would “research, evaluate, and advocate for local issues, challenges and opportunities encountered by those who live, work, and do business in Housatonic”. At this same meeting, a charter for the Committee was approved.

Town staff immediately began the process of advertising this opportunity by placing an ad in the Shopper’s Guide, posting to our website, and sharing on our Facebook page.

With many more applicants than available seats on this committee, it is proposed at this time that the attached charter be revised, specifically sections II and III, to allow for the Town Manager to select the candidates after interviewing each of them individually. This is consistent with appointments made to the Parks and Recreation Commission, Council on Aging, Transportation Advisory Committee, Board of Assessors, and Cemetery Commission.

FISCAL IMPACT: N/A

RECOMMENDATION: The Selectboard approve the attached Housatonic Improvement Committee charter revisions to allow the Town Manager to interview and appoint new members as needed.

PREPARED AND REVIEWED BY:



Mark Prullenski/Town Manager

DATE:

2/7/2020

HOUSATONIC IMPROVEMENT COMMITTEE

Whereas, in accordance with the authority granted to it by the Great Barrington Town Charter, the Selectboard may create special purpose committees; and,

Whereas, the support of a thriving Housatonic Village is a goal of the 2013 Great Barrington Master Plan approved by the Planning Board and Selectboard;

Whereas, a thriving Housatonic Village will benefit existing and future residents and businesses of the Village specifically as well as the Town of Great Barrington generally.

Now therefore, in response to the need to encourage redevelopment, infrastructural advancement, and cultural growth in the Village of Housatonic, on this day of _____, 2019, the Selectboard hereby resolves and creates the Housatonic Improvement Committee, as set forth below.

ARTICLE I: TITLE AND PURPOSE

1. The purpose of the Housatonic Improvement Committee (hereinafter the "Committee") is to foster the social, and cultural well-being of Housatonic.
2. The purpose of these regulations is to establish the responsibilities, duties, composition, and procedures for the operation of this Committee.

ARTICLE II: RESPONSIBILITIES AND DUTIES

1. Research, understand, evaluate and advocate local issues, challenges and opportunities encountered by those who live, work, and do business in Housatonic.
2. Coordinate and collaborate with other local groups organized to meet the needs of Housatonic residents.
3. Review and make recommendations about policies, procedures, services and activities of departments and agencies of the Town of Great Barrington as they affect residents of Housatonic.
4. Work in cooperation with the departments and boards of the Town of Great Barrington - to bring about maximum participation of Housatonic residents.
5. Initiate, monitor, and promote legislation at the municipal, state, and federal level which advances the prosperity and opportunity of Housatonic residents.

7. Recruit and recommend prospective Committee members to the Town Manager Selectboard. At least one month prior to making recommendations, the Committee shall solicit nominations and ensure that said nominations meet the necessary criteria.

8. File an annual report, which shall be printed in the Town report.

ARTICLE III: MEMBERSHIP

1. The Committee shall consist of five members appointed by the Town Manager Selectboard. All members must live in Voting Precinct B. At least one member shall be either an elected or appointed official of the Town.

2. The terms of the first members of said Committee shall be for one, two or three years, and so arranged that the term of one-third of the members expires each year, and their successor shall be appointed for terms of three years each.

3. Resignation shall be made by notifying the chairperson of the Committee and the members of the Town Manager Selectboard in writing.

4. If any member is absent from three regularly scheduled meetings in any one calendar year, a recommendation shall be made to the Town Manager Selectboard that he/she be removed from the Committee, unless any or all absences have been excused for good cause by the chairperson. Good cause shall include, but not be limited to: illness, a death in the family, weather, and professional responsibilities.

5. The Town Manager Selectboard shall fill any vacancy for the remainder of the unexpired term in the same manner as an original appointment.

6. The Selectboard may remove or override the appointment of members of said Committee for cause by majority vote of the entire board, as described in Chapter C, Section 6 (d) (4) of the Town Charter.

7. Members shall get the approval of the Committee prior to making statements or joining activities on behalf of the Committee.

8. All members shall have full voting rights in Committee matters.

ARTICLE IV: OFFICERS

1. The officers shall include a chairperson, vice chairperson, and secretary.

2. Officers shall be elected annually by the majority vote of the Committee, at the first meeting after the annual Town elections in May.

3. Duties:

- a. The chairperson shall:
 - i. Develop the agenda in coordination with the other officers;
 - ii. Preside over all meetings;
 - iii. Appoint Subcommittees as needed;
 - iv. Authorize expenditures as needed.
- b. The vice chairperson shall perform all the functions of the chairperson in his/her absence.
- c. The secretary shall:
 - i. Keep records of all meetings attendance, minutes, and correspondence.
 - ii. Post notices of all meetings forty-eight (48) hours before each meeting at the Town Clerk's Office.

ARTICLE V: MEETINGS

- 1. Regular meetings shall be held at least four (4) times a year.
- 2. A quorum shall consist of three (3) members.
- 3. Meeting minutes will be reviewed, amended and approved at the next meeting.
- 4. Special meetings can be called by the chairperson or by any three (3) members.
- 5. Decisions will be made by a majority of the quorum.

ARTICLE VI: AMENDMENTS

- 1. Proposed amendments to these regulations may be recommended to the Great Barrington Selectboard, which may in turn vote to approve, modify and approve, or disapprove on proposed amendments.

HOUSATONIC IMPROVEMENT COMMITTEE GOALS

1. PROMOTE GROWTH OF CULTURE & THE ARTS IN HOUSATONIC.

- Identify cultural and arts organizations in the community and explore ways through which they can bring their work to Housatonic.
- Work with the Cultural Council to identify grant funding opportunities for the arts that pertain to Housatonic.

2. IDENTIFY & ENCOURAGE REDEVELOPMENT OPPORTUNITIES IN HOUSATONIC:

- Explore redevelopment opportunities for unused or underutilized properties, whether publicly or privately owned, in Housatonic.
- Explore ways through which former mill facilities can be redeveloped in a way that benefits all in the community.
- Promote other vacant properties and encourage development.

4. INCREASE ACCESSIBLE AFFORDABLE HOUSING:

- Work with housing authority to increase adaptable and accessible housing.
- Meet with local builders/developers to encourage development of accessible and adaptable housing.

5. PROMOTE ACCESS TO CLEAN DRINKING WATER

- Work with Housatonic Water Works to ensure that the quality of drinking water in Housatonic is on par with that provided in Great Barrington.
- Work with Housatonic Water Works to ensure that infrastructure pertaining to water is well maintained.

6. PROMOTE INCREASED DEVELOPMENT OF RENEWABLE ENERGY INFRASTRUCTURE AND SUSTAINABLE PRACTICES IN HOUSATONIC

- Working with appropriate staff and boards including the —Selectboard, Town Manager, Planning Staff, Building Inspector, and Department of Public Works,—identify ways through which Housatonic can promote renewable energy infrastructure and other sustainable practices.

7. IDENTIFY AND ADVOCATE FOR IMPROVED INFRASTRUCTURE

- Working with appropriate staff and boards including the Selectboard, Town Manager, Planning Staff, Building Inspector, and Department of Public Works, identify ways through which Housatonic's infrastructure can be improved.
- An example includes reviewing and, if need be, addressing pedestrian safety measures in the village.

Revised:
February 10, 2020



TOWN OF GREAT BARRINGTON MASSACHUSETTS

PLANNING BOARD

February 5, 2020

Stephen Bannon, Chairman
Great Barrington Selectboard

Re: Planning Board's Proposed Zoning Amendments for the May 2020 Annual Town Meeting

Dear Steve:

Enclosed please find the Planning Board's proposed zoning amendments for this coming Annual Town Meeting. We ask the Selectboard, at its upcoming February 10 meeting, to refer the attached proposed amendments to the Planning Board for a public hearing. The Planning Board will begin its Public Hearing on Thursday March 12 at 6:00 PM.

As you know, per MGL Ch. 40, s.5 the procedure for proposed zoning amendments (whether they are proposed by the Planning Board, citizens, or any other party) is that they be transmitted to the Selectboard. Upon receipt, the Selectboard must refer them to the Planning Board for a public hearing. At the hearing, the Planning Board will consider input on each draft amendment and vote whether or not to recommend the amendment to Town Meeting.

The Planning Board's proposed draft amendments are:

1. Editor's amendments to ensure proper and accurate reference to a special permit granting authority.
2. Amend the allowable uses in the Downtown B district.
3. Amend the setback and height regulations for accessory buildings.
4. Amend the Table of Use Regulations to clarify allowances for accessory dwelling units (ADUs).
5. Amend the ADU regulations in order to allow for more accessory unit opportunities
6. Amend the definitions to allow "tiny homes" to qualify as ADUs.
7. Amend the maximum lot coverage by buildings in the Schedule of Dimensional requirements so housing can be added to conforming lots.
8. Amend the design review procedures by creating a stand-alone Design Advisory Committee bylaw with clear review procedures.
9. Amend the Planning Unit Residential Development (PURD) regulations to make compact, efficient subdivision design more feasible.
10. Amend the regulations for swimming pools so it does not conflict with the Building Code.
11. Amend the Table of Use Regulations to assign the special permit granting authority for residential uses to the Planning Board, and change the permissions for some residential uses.
12. Amend the Water Quality Protection Overlay District (WQPOD) to clarify the process for altering nonconforming uses.

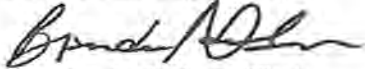
13. Amend the Mixed Use regulations to clarify the amount of nonresidential uses required to be considered a mixed use development.
14. Amend the bylaw by adding a new section to allow existing nursing homes in residential zones to be converted to a multifamily use by Special Permit.

We are aware that the Selectboard has also proposed a zoning amendment, relative to the number of marijuana retail establishments in Town. This will also be discussed at the same Public Hearing, and I invite the Selectboard or Town staff to present the proposal at that time.

If you are in receipt of other amendments, for example those proposed by citizens or landowners, and they are acceptable for inclusion in the Town Meeting, please also refer those to the Planning Board.

Thank you.

For the Planning Board,



Brandee K. Nelson, Chair

cc: Mark Pruhenski, Town Manager
Jennifer Messina, Town Clerk
Chris Rembold, Assistant Town Manager
Edwin May, Building Inspector

Attachment

Article 1: Editorial Amendments

To see if the Town will vote to amend the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment will make small edits to the Bylaw to references to the Special Permit Granting Authority (or “SPGA”) are accurate, and to change “Board of Selectmen” to Selectboard to be consistent with the Charter.

Amend the Bylaw as follows:

Anywhere “Board of Selectmen” appears in the Bylaw, change to “Selectboard.” (This occurs in approximately 43 instances.)

And, where the term Special Permit Granting Authority (or SPGA) occurs and a particular board is not designated as the SPGA, designate the Selectboard as the SPGA.

Article 2: Downtown B District Uses

To see if the Town will vote to amend Section 3.1.4, Table of Use Regulations, specifically the column of the table for the B zone (Downtown Business), as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment will update the use table for the downtown business district to reflect the purpose of the district and to not allow uses incompatible with the district.

Amend Section 3.1.4, Table of Use Regulations, as follows:

- Change A(3) Dwelling, multifamily 3 to 8 units: change from SB to Y
- Change A(5) Live/work: change from N to Y
- Change A(7) Mixed-uses: change from SB to Y
- Change C(5) Garden centers: change from Y to SB
- Change C(6) General Service: change from SB to Y
- Change C(7) Greenhouses: change from Y to SB
- Change F(2) Gravel, loam, sand and stone removal: change from SB to N

Article 3: Accessory Buildings

To see if the Town will vote to amend Section 3.2.2, items 3 and 4, regarding accessory uses, as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment will update the setback and height regulations for accessory dwelling units.

Proposed deletions of existing text are ~~struck through~~

Proposed insertions are underlined

Amend Section 3.2.2, items 3 and 4, as follows:

3. An accessory building ~~not exceeding 15 feet in height may be located within the required rear or side yard of the principal building,~~ but shall not be located in the front yard or nearer to any street line than the minimum setback in the zoning district in which it is located. No accessory building shall be within 10 feet of any side or rear lot line. ~~An accessory building exceeding 15 feet in height shall conform to all minimum setback requirements for the zoning district.~~

4. An accessory building in a Residence District shall not exceed 25 feet in height ~~above the ground level,~~ and it shall not be located nearer than 10 feet to the principal building or occupy more than 10% of the total lot area. ~~For definition of "height of a building," see Section 11.0.~~

Article 4: Accessory Dwelling Units

To see if the Town will vote to amend Section 3.1.4, Table of Use Regulations, as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment clarifies that ADUs are permitted in all districts, as is already set forth in Section 8.2.

Amend Section 3.1.4, Table of Use Regulations, by adding a new row G.(2), as follows, and renumbering subsequent rows:

		[all zoning districts]	ADDITIONAL APPLICABLE REGULATIONS
G. Accessory uses			
(2)	<u>Accessory Dwelling Unit</u>	<u>Y</u>	<u>See also 8.2.</u>

Article 5: Accessory Dwelling Units

To see if the Town will vote to amend portions of Section 8.2.3, accessory dwelling units, as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment will update the regulations for ADUs, allowing ADUs to be slightly larger, removing duplicative or unnecessary design requirements, and allowing for the possibility of multiple ADUs for farmworker housing. All ADU's are by-right but subject to Planning Board site plan approval and Board of Health approval.

Proposed deletions of existing text are ~~struck through~~
 Proposed insertions are underlined

Amend portions of Section 8.2.3, accessory dwelling units, as follows, and renumber subsections accordingly:

1. Only one ADU may be established per lot.

- ~~2. The ADU may not be in separate ownership from that of any other dwelling unit on the lot.~~
3. An ADU may not in any case be larger than ~~650~~ 900 gross square feet. If a dwelling unit greater than ~~650~~ 900 gross square feet is created within a single-family home, the residence will be considered a two-family dwelling and will be subject to the requirements of Section 8.1 of this Bylaw.
4. The structure in which the ADU is to be located must meet the zoning requirements for residences, except when it is a legally pre-existing nonconforming structure and the Zoning Board of Appeals authorizes the use by special permit.
5. One parking space shall be provided in addition to that required by the present building. All required parking spaces, including the parking space for the ADU, must be provided no closer to the street than the building setback line, unless other specified provisions are made and agreed to by the permit granting authority. The Planning Board, or SPGA, in accord with a finding by the Planning Board, may, by special permit pursuant to Section 10.4, authorize a deviation from this requirement.
6. An ADU may be created within a new or a previously existing single-family or two-family residential structure.
7. A home occupation may be allowed within any dwelling unit and/or accessory structure. Any such home occupation shall meet the provisions of Section 3.3.
- ~~8. Where practicable, any new entrance necessitated by the ADU must be located on the rear or side of the building.~~
- ~~9. Fire escapes and outside stairways leading to a second or higher story shall be located on the rear or side of the building, and, where practicable, shall not be located on any building wall facing a street and shall comply with Section 4.2.3.~~
10. Farm Dwellings: More than one ADU shall be allowed on lands used for the primary purpose of commercial agriculture, aquaculture, silviculture, horticulture, floriculture, or viticulture as defined in MGL Ch. 128, Sec 1A, provided such ADUs are solely used for the farm's employees.

Article 6: Accessory Dwelling Units and Moveable Tiny Houses

To see if the Town will vote to amend Section 11, definitions, as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment will update the definitions of ADUs, clarifying that an ADU can be in a separate structure than the main dwelling, and that an ADU may be in a Moveable Tiny House. It will also add a new definition for Movable Tiny Houses (MTH). The provision for an MTH responds to the growing demand for these types of dwelling units. This proposed regulation includes provisions to ensure an MTH has a sense of permanence and adequate utilities.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Amend Section 11, definitions, as follows:

ACCESSORY DWELLING UNIT: a subordinate dwelling unit on the same lot as a primary single family or two-family residential use, whether in an accessory building or within the same building as the primary dwelling, with provisions for independent cooking, living, sanitation and sleeping. A Movable Tiny House (MTH) connected to electricity, water, and sewer or septic that has its chassis, wheels and hitch concealed shall be considered an accessory dwelling unit.

MOVABLE TINY HOUSE (MTH): A structure intended for the separate, independent living quarters of one household for year-round residence that meets all of the following: (a) Is licensed and registered with the Massachusetts Registry of Motor Vehicles; (b) Meets the American National Standards Institute (ANSI) 119.5 requirements, and certified by a qualified third party inspector for ANSI compliance; (c) Cannot move under its own power; (d) Has not less than 150 and no more than 400 square feet of habitable living space, excluding lofts; (e) Is designed and built using conventional residential building materials for windows, roofing and exterior siding.

Article 7: Buildable Area

To see if the Town will vote to amend Section 4.1.2 of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: In the R3, R1B, and R1A zoning districts, the existing maximum lot coverage regulation penalizes small but conforming lots by keeping building area artificially small. The Planning Board proposes this amendment as a way to increase the possibility of providing additional housing opportunities on small conforming lots in specific residential districts. These districts are served by utilities.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Amend Section 4.1.2, Schedule of Dimensional Requirements, by adding new footnote 15 to the column "Maximum lot coverage by buildings," and adding new footnote 15 to Section 4.1.3 Notes to Schedule of Dimensional Requirements," as follows:

Maximum lot
coverage by
buildings
(percent) ¹⁵

15. Maximum Lot Coverage shall not reduce the allowable footprint for buildings and structures to less than 2,000 square feet in the R3 District and 3,000 square feet in the R1A and R1B districts.

Article 8: Design Advisory Committee

To see if the Town will vote to amend the Zoning Bylaw by deleting Sections 9.5.5 – 9.5.8 from the Downtown Business B District, adding new Section 7.19, Design Advisory Committee, and to amend other portions of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: The existing Design Advisory Committee (DAC) was established as part of the downtown business district regulations (Section 9.5), but the DAC's jurisdiction applies to an area

broader than the downtown, and, the DAC has been consulted by other boards and commissions on a variety of other projects. Recognizing the importance of the DAC's review in ensuring development complements and enhances the Town's community character and distinctive architectural legacy, this article moves the DAC out of the specific downtown regulations, and creates a special section of the bylaw for the DAC. This article also clarifies the DAC's membership, authority and jurisdiction, and its review standards. Finally, this article includes in the Special Permit and Site Plan Review regulations specific reference to the DAC. The DAC and the Planning Board feel these amendments will make the design review process clearer for everyone, including applicants and the DAC itself.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

To see if the Town will vote to amend the Zoning Bylaw as follows:

~~**9.5.5 Design Review.** The purpose of design review is to preserve, enhance and raise awareness of the town's cultural, economic and historical resources by providing for a review of all changes in the appearance of structure and sites which may affect these resources. The review procedures are intended to: enhance the social and economic viability of the town by preserving property values and promoting the attractiveness of the town as a place to live, visit and shop; encourage the conservation of buildings and groups of buildings that have aesthetic or historic significance; prevent alterations that are incompatible with the existing environment or that are of inferior quality or appearance; encourage flexibility and variety in future development. All new structures, alterations or additions to existing structures which affect the exterior architectural appearance of a building shall be subject to review by the Design Advisory Committee, provided that the action occurs on land which is located in the Downtown Business B District.~~

~~**9.5.6 Design Advisory Committee.** A Design Advisory Committee is hereby established to review applications for all actions that are subject to the provisions of this section and to work cooperatively with owners of land, buildings and businesses. The Design Advisory Committee shall make recommendations to the appropriate decision making body and/or the applicant concerning compliance of the proposed action to the design review standards in this section. The Design Advisory Committee shall consist of seven members, constituted as follows:~~

- ~~1. Building Inspector (ex officio, nonvoting member).~~
- ~~2. Planning Board member, selected by the Planning Board.~~
- ~~3. Historic District Commission member, selected by the Historic District Commission.~~
- ~~4. Architect, appointed by the Board of Selectmen.~~
- ~~5. Design Professional, appointed by the Board of Selectmen. [amended 5/6/2013 ATM]~~
- ~~6. Three members from the general public, appointed by the Board of Selectmen.~~

~~The terms of all appointed members shall be five years. The Historic District Commission member and the Planning Board member shall serve for one year terms.~~

~~The selecting or appointing boards or commissions may select or appoint an Alternate Member who may serve and act in the place of the Member selected or appointed by that board or commission in the event of the absence of that Member. In the event of an absence, the Chair may elevate an Alternate Member(s)~~

in order to form a quorum and to vote on matters pending before the Committee, provided that the composition of the Committee is not altered.

9.5.7 Design Advisory Committee; Procedures.

- ~~1. Applications for all actions subject to review by the Design Advisory Committee shall be made by completing an application form and submitting it to the Building Inspector. Application forms are available from the Building Inspector's office. Further information about the application process is set forth in the Rules and Regulations of the Design Advisory Committee.~~
- ~~2. Submittal Requirements. Applicants to the Design Advisory Committee shall address all standards listed in 9.5.8 below. If the project involves a variance, special permit or building permit, any information required for it should be included. The Committee may request additional information if it deems to be relevant. Each application shall be accompanied by photographs of the existing buildings and/or site, showing the area to be modified. The following sealed drawings shall accompany the application, unless this requirement is waived by the Design Advisory Committee:
 - ~~a. Small scale (minimum 1/8 inch equals one foot zero inches) elevation showing the existing building with proposed changes and adjacent buildings.~~
 - ~~b. Large scale (minimum 1/2 inch equals one foot zero inches) elevation showing proposed changes.~~
 - ~~c. Section details (minimum 1/2 inch equals one foot zero inches).~~
 - ~~d. Building plans as submitted to the Building Inspector.~~~~
- ~~3. Process. The Building Inspector shall transmit copies of the application to the Design Advisory Committee. The Committee shall review the application, meet with the applicant and provide its recommendations, in writing, to the applicant and the Building Inspector within 30 days. If the application for design review is associated with an application for a variance or a special permit, the Building Inspector shall immediately transmit the Design Advisory Board's recommendation to the Planning Board or the Zoning Board of Appeals, whichever is relevant.~~

9.5.8 Design Review Standards. The standards which are described below are intended to provide a guide to the applicant and the Design Advisory Committee for the design review of proposed actions. These standards shall not be regarded as inflexible requirements, and they are not intended to discourage creativity, invention or innovation; rather, they are intended to focus attention on design principles which enhance the visual appearance of the community.

- ~~1. General principles.
 - ~~a. Every reasonable effort shall be made to preserve the distinguishing original qualities of a building, structure or site and its environment. The removal or alteration of any historic material or architectural features should be avoided whenever possible.~~
 - ~~b. Distinctive features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.~~~~

- ~~e. All new development shall be treated harmoniously to the use, scale and architecture of existing buildings in the vicinity that have a functional or visual relationship to the proposed building.~~
- ~~d. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical architectural or cultural material and when such design is compatible with the surrounding environment.~~
- ~~2. Design review standards. The Design Advisory Committee shall consider, at a minimum, the following standards in the course of a design review of a proposed action:
 - ~~a. Height. The height of any proposed alteration should be compatible with the style and character of the surrounding buildings.~~
 - ~~b. Proportions of windows and doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the surrounding area.~~
 - ~~c. Relationships of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.~~
 - ~~d. Roof. The design and shape of the roof should be compatible with the architectural style of the surrounding buildings.~~
 - ~~e. Landscape. The landscape should be compatible with the character and appearance of the surrounding area. Native species for landscaping are encouraged. Invasive species are prohibited.~~
 - ~~f. Scale. The scale of the structure should be compatible with its architectural style and the character of the surrounding buildings.~~
 - ~~g. Architectural details. Architectural details, including signs, materials, colors and textures, shall be compatible with a building's original architectural style in a manner that preserves and enhances the character of the surrounding area.~~~~

Add new Section 7.19:

7.19 Design Review

7.19.1 Design Advisory Committee.

A Design Advisory Committee (DAC) is hereby established to work cooperatively with owners of land, buildings and business to review applications for all actions that are subject to design review as set forth in this Bylaw. The DAC shall consist of five members, constituted as follows:

One Planning Board member, appointed by the Planning Board.

One Historic District Commission member, appointed by the Historic District Commission.

One Architect or Design Professional appointed by the Selectboard.

Two citizens at large, who are residents of Great Barrington and who may or may not serve on other boards or commissions, appointed by the Selectboard.

The three members appointed by the Selectboard shall serve for three-year terms. The Historic District Commission member and the Planning Board member shall serve for one-year terms. The Planning Board and Historic District Commission may appoint one Alternate each, who may serve and act in the place of the Member in the event of the absence of that Member. In the event of an absence, the Chair may elevate an Alternate in order to form a quorum and to vote on matters pending before the DAC, provided that the composition of the DAC is not altered.

The Great Barrington Building Inspector shall be the primary staff liaison to the DAC.

7.19.2 Purpose.

The purpose of design review is to preserve, enhance and raise awareness of the town's cultural, economic and historical resources, as documented in the town's Design Guidelines, by providing for a review of changes in the appearance of structures and sites which may affect these resources. Design review is intended to:

1. enhance the social and economic viability of the town by preserving property values and promoting the attractiveness of the town as a place to live, visit and shop;
2. encourage the conservation of buildings and groups of buildings that have aesthetic or historic significance;
3. prevent structural alterations that are incompatible with the existing environment or that are of inferior quality or appearance; and,
4. encourage flexibility and variety in future development.

7.19.3 Authority.

Within the Downtown Business District (B) and the Village Center Overlay District (VCOD), the construction of any new structures, replacement of existing structures, substantial structural changes, and alterations or additions to existing structures which affect a structures' exterior architectural appearance, shall be subject to review by the DAC.

For the purpose of this section, a substantial structural change is defined as one which involves: changing the height of a structure; increasing the size of the footprint of a structure by more than 25% or 1,000 square feet, whichever is smaller; or increasing the square footage of any above ground floor by more than 25% or 1,000 square feet, whichever is smaller.

The DAC shall make recommendations to the appropriate decision making body and/or the applicant concerning compliance of the proposed action to the design review standards in this section.

7.19.3 Design Review Procedures.

1. Applications for all actions subject to review by the DAC shall be made by completing an application form and submitting it to the Building Inspector. Application forms are available from the Building Inspector's office. Further information about the application process is set forth in the Rules and Regulations of the DAC.
2. Submittal Requirements. Applicants to the DAC shall address all standards listed in 7.19.4 below. If the project involves a variance, special permit or building permit, any information required for it should be included. The DAC may request additional information if it deems to be relevant. Each application shall be accompanied by photographs of the existing buildings and/or site,

showing the area to be modified. The following scaled drawings shall accompany the application, unless this requirement is waived by the DAC:

- a. Small scale (minimum 1/8 inch equals one foot zero inches) elevation showing the existing building with proposed changes and adjacent buildings.
 - b. Large scale (minimum 1/2 inch equals one foot zero inches) elevation showing proposed changes.
 - c. Section details (minimum 1/2 inch equals one foot zero inches).
 - d. Building plans as submitted to the Building Inspector.
3. Process. The Building Inspector shall transmit copies of the application to the DAC. The DAC shall review the application, meet with the applicant and provide its recommendations, in writing, to the applicant and the Building Inspector within 30 days. If the application for design review is associated with an application for a variance or a special permit, the Building Inspector shall immediately transmit the DAC's recommendation to the Zoning Board of Appeals or Special Permit Granting Authority, whichever is relevant. If the DAC does not issue written recommendations within 30 days from the date the application was submitted, the Building Inspector shall assume approval of the application by the DAC.

7.19.4 Design Review Standards.

The standards which are described below are intended to provide a guide to the applicant and the DAC for the design review of proposed actions. These standards shall not be regarded as inflexible requirements, and they are not intended to discourage creativity, invention or innovation; rather, they are intended to focus attention on design principles which enhance the visual appearance of the community. It is strongly encouraged for applicants to refer to the town's Design Guidelines.

1. General principles.

- a. Every reasonable effort shall be made to preserve the distinguishing original qualities of a building, structure or site and its environment. The removal or alteration of any historic material or architectural features should be avoided whenever possible.
- b. Distinctive features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- c. All new development shall be treated harmoniously to the use, scale and architecture of existing buildings in the vicinity that have a functional or visual relationship to the proposed building.
- d. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical architectural or cultural material and when such design is compatible with the surrounding environment.

2. Design review standards. The DAC shall consider, at a minimum, the following standards in the course of a design review of a proposed action:

- a. Height. The height of any proposed alteration should be compatible with the style and character of the surrounding buildings.
- b. Proportions of windows and doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the surrounding area.

c. Relationships of building masses and spaces. The relationship of a structure to the open space between it and adjoining structures should be compatible.

d. Roof. The design and shape of the roof should be compatible with the architectural style of the surrounding buildings.

e. Landscape. The landscape should be compatible with the character and appearance of the surrounding area. Native species for landscaping are encouraged. Invasive species are prohibited.

f. Scale. The scale of the structure should be compatible with its architectural style and the character of the surrounding buildings.

g. Architectural details. Architectural details, including signs, materials, colors and textures, shall be compatible with a building's original architectural style in a manner that preserves and enhances the character of the surrounding area.

Amend Section 9.5, Downtown Business District, by inserting the following:

9.5.5 Design Review Required

Within the Downtown Business District (B), the construction of any new structures, replacement of existing structures, substantial structural changes, and alterations or additions to existing structures which affect a structures' exterior architectural appearance, shall be subject to review by the Design Advisory Committee in accordance with Section 7.19.

For the purpose of this section, a substantial structural change is defined as one which involves: changing the height of a structure; increasing the size of the footprint of a structure by more than 25% or 1,000 square feet, whichever is smaller; or increasing the square footage of any above ground floor by more than 25% or 1,000 square feet, whichever is smaller.

Amend Section 10.4.3 (special permit procedures), by inserting the following:

4. It is recommended that projects requiring a special permit appear before the Design Advisory Committee prior to meeting with the SPGA.

Amend Section 10.5.1, (site plan review applicability) by inserting the following:

5. It is recommended that projects requiring Planning Board site plan approval appear before the Design Advisory Committee prior to meeting with the Planning Board.

Article 9: Planned Unit Residential Development (PURD)

To see if the Town will vote to amend Section 8.5 of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: The PURD bylaw is meant to encourage compact and efficient subdivision design. Unfortunately the existing density requirements of Section 8.5 are antithetical to this purpose because they allow less than half the number of units that the underlying zoning allows. In other words,

under existing regulations, a developer could achieve more units in a conventional subdivision than in a PURD.

The Planning Board proposes these amendments in order to correct that issue and to further the Land Use goals of the Master Plan. If this amendment passes, the disincentives of a PURD will be corrected, and developers may choose a PURD-style development rather than a conventional sprawling subdivision.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Amend Section 8.5 as follows:

8.5.1 Purpose. The purpose of Planned Unit Residential Development is to:

1. Allow for greater variety, creativity and flexibility in development. Provide harmonious and diverse housing choices with varied setback lines, dwelling types, and "cluster" type site planning, with provisions to control maximum density.
2. Encourage more compact, economical and efficient development;
3. Facilitate the construction and maintenance of streets, utilities, and public services in a more economical and efficient manner;
4. Promote the creation of usable and suitably located common open space that is permanently protected for a higher level of amenity.
5. Maintain and replicate the traditional New England rural character and land use pattern in which small villages are adjacent to common open space.

8.5.12 Special Permit Required. ~~The Board of Selectmen~~ Planning Board shall be the Special Permit Granting Authority (SPGA) for a PURD and may grant a special permit in accordance with the provisions of Section 10.4 for the construction and occupancy of a planned unit residential development (PURD) in any zoning district specified for such use in the Table of Use Regulations.

8.5.23 Permitted Uses. In a PURD, the following uses may be permitted. No structure designed or intended for business use, except the development office, shall be a part of any PURD.

1. Single family dwellings.
2. Two-family dwellings.
3. Multifamily dwellings.
4. Assisted living residence.
5. Any mixture of single family, two-family, multifamily dwellings, and/or assisted living residence.
6. Accessory uses as regulated in Section 3.0.

8.5.34 Density. The following requirements relating to the density of population and intensity of land use by a PURD shall be met.

1. Minimum number of dwelling units: 10.
2. Maximum number of dwelling units: 60.

3. Separation of PURDs: In R2 and R4 Zoning Districts, the boundary of one PURD shall be no closer than one mile to the nearest boundary of another PURD in an R2 or R4 District, measured in a straight line connecting the closest points of the respective boundaries, nor shall the boundary of any PURD in an R2 or R4 District be contiguous to that of any PURD in any other zoning district. In R1A, R1B, R3, B and I Zoning Districts, the boundary of one PURD shall not be contiguous at any point to that of another PURD, regardless of district.
4. The minimum land area for a PURD shall be based on the following area requirements per dwelling unit:

DISTRICT	AREA (SQ. FT.)
R1A	9,000 <u>3,300</u>
R1B	7,500 <u>1,700</u>
R2	20,000 <u>15,000*</u>
R3	7,500
R4	30,000 <u>29,000</u>
B2	20,000 <u>2,000</u>
<u>B2X</u>	<u>2,000</u>
<u>B3</u>	<u>2,000</u>
<u>MXD</u>	<u>2,000</u>
I	20,000 <u>2,000</u>
<u>I2</u>	<u>2,000</u>

*7,500 SQ. FT. if served by both municipal water and sewer; 10,500 SQ. FT. if served by one utility but not the other.

5. Minimum usable open space or common land per dwelling unit: ~~5,000~~ 2,500 square feet. Such space shall not include wetlands, streams or any other area subject to protection under the Massachusetts Wetlands Protection Act, unless the SPGA determines that the access provided to these resources is a significant public benefit, nor shall it include roadways and private yards, nor driveways, walkways, and parking spaces that are common to less than four dwelling units~~parking space, roadways, walkways, laundry drying areas or yards required under this Bylaw.~~
6. The maximum lot coverage by buildings shall be regulated in accordance with terms of percent ~~by the~~ Schedule of Dimensional Requirements for the underlying zoning district.

8.5.45 Requirements. A PURD shall comply with all the following requirements and procedures, ~~which shall be made conditions of the special permit.~~

1. The minimum off-street parking requirement shall be ~~two~~ one parking space for each dwelling unit.

2. The maximum height of structures shall be as regulated in Section 4.0.
 3. The maximum length of any exterior straight wall shall be 125 feet. There shall be an offset of at least ~~20~~ 10 feet between straight walls.
 4. The minimum distance between any two principal buildings where one or both contain three (3) or more dwelling units shall be not less than ~~50~~ 20 feet. The minimum distance between any buildings that are one- or two-family dwellings shall be not less than ~~20~~ 10 feet.
 5. No portion of any enclosed wall of any building or other permissible structure shall be nearer than 20 feet to any roadway within the development or 10 feet to any parking area and shall not be nearer than ~~100~~ 50 feet to any property line in R2 or R4, ~~B2 and I~~ Districts, nor nearer than ~~50~~ 30 feet to any property line in R1A, R1B and R3, B2, B2X, B3, MXD, I and I2 Districts.
 6. A PURD having more than 40 dwelling units shall have a minimum of two access roadways to be separated by at least 100 feet. All roadways within the development shall conform in construction with the standards as set forth in the Planning Board's Subdivision Regulations, and all public utilities shall be installed in accordance with said subdivision regulations.
 7. Parking and recreation areas shall be designed and located to be ~~safely and conveniently~~ accessible from the buildings they are intended to serve. No space shall be considered available for parking that reduces the effective width of a driveway providing access to more than one dwelling unit to less than ~~16~~ 12 feet.
 8. The proposed development shall be located with relation to primary streets and uses outside the development in a manner that does not create traffic hazards or congestion. Before issuance of a special permit by the SPGA, the Chief of Police and the DPW or Highway Superintendent shall give their written approval of said location.
 9. The proposed development shall be so located that essential community services, including water supply, sewage system, drainage system—~~if available~~—and police and fire protection, shall be ~~available~~ and adequate for the development, based on written reports and recommendations from appropriate town agencies. The SPGA shall, before granting a special permit, require written guarantees from the applicant, including such financial guarantees in the form of bank deposits, bonds or covenants as may be satisfactory to the SPGA and the Town Counsel, that suitable provision will be made assuring these services, if available.
- 8.5.56 Timeshares.** The rental or sale of any unit within a PURD on a time-sharing basis for temporary occupancy is permitted only in the B2 (General Business) zoning district.
- 8.5.67 Common Land.** Land preserved in accordance with this Section shall be either deeded to, and accepted by, the Town of Great Barrington for park or open space use, conveyed to a nonprofit organization, the principal purpose of which is the conservation of open space or, in the case of dwelling units for sale, either as condominiums or under cooperative ownership, conveyed to a corporation or trust owned or to be owned by ~~the all property owners of dwelling units~~ within the PURD. If such a corporation or trust is utilized, ownership thereof shall pass with conveyances of the ~~property dwelling units~~ property dwelling units. In any case in which such land is not conveyed to the town, the applicant shall record in the Southern Berkshire Registry of Deeds a restriction acceptable to the SPGA and the Town Counsel and enforceable by the town providing that such land shall be kept in an open or natural state and not built upon for residential or other use nor developed for such accessory uses as parking and/or roadways. This

restriction shall be provided before the special permit is granted and shall be recorded with the special permit.

8.5.78 Procedures; Preliminary Land Development Plan. Before applying for a special permit hereunder, the applicant shall file with the Planning Board a preliminary land development plan (PLDP) of the entire tract drawn to a scale adequate to represent all features of the property. Said PLDP shall show the following in sufficient detail to form a clear basis for discussion of the project and for preparation of the definitive land development plan (DLDP). Six copies and one electronic copy of the PLDP shall be submitted by the applicant to the Planning Board, which shall set a date and time at which it will review the plan under its Subdivision Regulations. It shall, within five business days of receipt of the PLDP, notify the applicant, the SPGA Selectboard, the Conservation Commission, the Board of Health and other town departments as it deems appropriate of the date and time of such meeting, and it shall transmit copies of the plans to said boards and departments. The review session shall be held not later than business 35 days after receipt of the PLDP by the Planning Board. During the meeting, town boards and departments may suggest revisions and additions to be incorporated by the applicant in the definitive land development plan. The PLDP shall include, at a minimum:

1. Lot layout and dimensions.
2. Access road locations and widths.
3. Open space locations, and dimensions, and area calculations.
4. Location of major site features, such as existing stone walls, fences, large trees and rock outcroppings; all existing and proposed structures on the property; all existing and proposed driveways, walkways and parking areas; all bordering streets and/or highways; contours of elevation at intervals of no more than two feet; all existing and proposed wells and septic systems; drainage patterns; and other physical and topographical features of the property including but not limited to streams, ponds and wetlands.
5. An arrow indicating magnetic North.

8.5.89 Procedures; Definitive Land Development Plan. A special permit application shall be filed in accordance with the SPGA's regulations and shall be accompanied by the definitive land development plan (DLDP). ~~shall be filed with the Planning Board and the special permit application shall be filed with~~ The SPGA, ~~which~~ shall hold a public hearing in accordance with the provisions of Section 10.4. The Planning Board shall also hold a public hearing in accordance with its Subdivision Regulations to determine the appropriateness of any roadways in the PURD and any requested waivers from the Subdivision Regulations. The hearings may be held simultaneously, ~~if members of both boards so vote,~~ though there shall be distinct findings and votes taken in accordance with the governing laws, rules, and/or regulations. The Planning Board's endorsement of such roadway plan shall be in accordance with all provisions of its Subdivision Regulations.

The DLDP shall contain, at a minimum, the same information as the PLDP including any changes made thereto and any other information requested by the Planning Board. The special permit application shall:

1. Be accompanied by two locus maps showing the location of the property. One shall be an enlarged section of a United States Geological Survey Map, and the other shall be a copy of the current Great Barrington Zoning Map, each indicating the location of the property by arrow or other suitable mark.
2. Be signed by the owner or owners of the property in question or, if the applicant is other than the owner of the property, shall be signed by the applicant and shall be accompanied by a letter from the

owner authorizing the applicant to apply for the special permit. Said application shall also be accompanied by all appropriate fees. For the purposes of this section, an "applicant" shall be defined as a person, corporation, partnership or other legal entity having a legal or equitable interest in the property.

3. Contain elevations and floor plans ~~views~~ of the proposed dwellings.

8.5.910. Decision. In addition to the criteria set forth in section 10.4, the SPGA shall consider the following:

1. The proposed development shall be in harmony with the Master Plan of the community, as adopted and amended by the Planning Board.
2. Usable open space or common land shall be assured and maintained in accordance with the procedures prescribed herein.
3. The development plan shall contain specific time periods within which development of each section of the PURD will be started. Failure to start construction within those periods may be cause for issuance of a stop-work order by the Inspector of Buildings.

Article 10: Swimming Pools

To see if the Town will vote to amend Section 3.1.4, G.(12) of the Table of Use Regulations as set forth in this article, or to take any other action relative thereto.

Purpose: This amendment will change the strict requirements for swimming pools in the Table of Use Regulations so that the zoning bylaw does not conflict with or impose stricter standards than the Building Code.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Amend G.(12) of the Table of Use Regulations as follows:

(12) Swimming pools, inground or aboveground. Pool must be equipped with safety covers, alarms, fencing, or other means of protections as required by the Building Codes~~surrounded by a continuous fence having a minimum of 4 feet height and with a gate that can be locked;~~ so designed and built to restrain entry by unauthorized persons.

Article 11: Residential Uses – Table of Use Regulations

To see if the Town will vote to amend Section 3.1.4 of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment will make changes to subsection A of the Table of Use Regulations in Section 3.1.4 of the Zoning Bylaw, designating the Planning Board (PB) as the Special Permit Granting Authority for most residential uses, move three family dwelling units up to row (2) thereby allowing three family in more districts by right, and changing the permissions of multifamily uses in some districts.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Amend Section 3.1.4 of the Zoning Bylaw as follows:

Table of Use Regulations

Permitted Use	ZONING DISTRICT ¹													ADDITIONAL APPLICABLE REGULATIONS		
	RJA	R1B	R2	R3	R4	B	HVC	BI	B2	B2A	B2X	B3	MXD		I	I2
A. Residential uses																
(1) Dwelling, Single family	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	SB PB	SB PB	
(2) Dwelling, Two-family	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	Y ²	See also 8.1
(3) Dwelling, multifamily 3 to 8 units	SB PB	SB PB	SB PB	SB PB	N	SB Y	SB Y	SB PB	SB Y	SB PB	Y	Y	Y	N PB	SB PB	See also 8.3
9 units or more	N PB	N PB	N PB	N PB	N	SB PB	SB PB	N	SB PB	SB PB	SB PB	Y	SB PB	N	SB PB	See also 8.3
(4) Assisted living residence	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	See also 8.8
(5) Live/work units	N	N	N	N	N	N	Y	N	N	N	Y	Y	Y	Y	Y	See also 9.4, 9.6,
(6) Lodging house or tourist home for transient guests	SB	SB	SB	SB	SB	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	See also 7.16
(7) Mixed use	N	N	N	N	N	SB Y	Y	SB PB	SB Y	SB PB	Y	SB PB	Y	Y	Y	See also 8.4, 9.6,
(8) Open Space Residential Development	N	N	PB	N	PB	N	N	N	N	N	N	N	N	N	N	See also 8.7
(9) Planned unit residential development (PURD)	SB PB	SB PB	SB PB	SB PB	SB PB	SB PB	N	N	SB PB	SB PB	SB PB	SB PB	SB PB	N	N	See also 8.5
(10) Publicly Financed Nonprofit Age-Restricted Housing	N	N	N	SB PB	N	SB PB	SB PB	N	SB PB	SB PB	SB PB	SB PB	SB PB	N	N	See also 8.9
(11) Trailer or mobile home	SB	SB	SB	SB	SB	SB	N	SB	SB	SB	SB	N	N	SB	SB	See also 8.6

Article 12: Water Quality Protection Overlay District (WQPOD)

To see if the Town will vote to amend Section 9.2 of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: This amendment will clarify that portions of the WQPOD impose stricter standards than those that require special permits.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Amend Section 9.2 as follows:

9.2.2 Overlay District. The WQPOD is an overlay district superimposed on the other zoning districts. This overlay district shall apply to all new construction, reconstruction, or expansion of existing buildings and new or expanded uses. Uses in the underlying zoning districts that fall within the WQPOD must additionally comply with the requirements of this district. Uses prohibited in the underlying zoning districts shall not be permitted in the WQPOD. In the case of a conflict between two provisions of this section, the more restrictive shall apply, provided, however, Section 9.2.11 shall be considered more restrictive and imposing higher standards than Section 9.2.12.

9.2.12 Uses and Activities Requiring a Special Permit. The following uses and activities (except as specifically addressed in Section 9.2.11) are permitted only upon the issuance of a special permit by the Board of Selectmen (SPGA) under such conditions as it may require:

Article 13: Mixed Uses

To see if the Town will vote to amend Section 8.4, Mixed Use Development, of the Zoning Bylaw as set forth in this article, or to take any other action relative thereto.

Purpose of the Amendment: The Planning Board proposes this amendment to clarify the amount of floor space required for nonresidential uses in order for a development to be considered "mixed-use."

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Amend Section 8.4 as follows:

8.4.2 Requirements.

2. ~~A portion of the street level floor space shall be reserved for nonresidential use. Inside the Village Center Overlay District, this portion shall be a minimum of 75%. Inside the Village Center Overlay District, at least 75% of street-level floor space shall be reserved for nonresidential use. Outside the Village Center Overlay District, at least 25% of street-level floor space shall be reserved for nonresidential use. The Planning Board, or the Special Permit Granting Authority (SPGA), if it is not the Planning Board, may, by special permit, reduce the nonresidential space requirement.~~

Article 14: Conversion to Multifamily Use

To see if the Town will vote to amend the Zoning Bylaw as set forth in this article, or to take any other action relative there.

Purpose: This amendment will provide a way for existing nursing homes to be converted to a more marketable use. In Great Barrington, all three of our existing nursing homes are in residential zones. These existing facilities are served by water and sewer utilities, have their own onsite parking, and their scale and neighborhood impacts are known. However, if they were to close, the buildings cannot be readily repurposed to another use because of the residential zoning restrictions: more than eight (8) residential units is not permitted in these zones. This amendment would provide a path for a possible conversion to a new use. A special permit would be required, so that the Town and the abutters to weigh new impacts, if any, and to allow for site or building changes, if any.

Proposed deletions of existing text are ~~struck through~~
Proposed insertions are underlined

Add new Section 8.10, as follows:

8.10 Conversion to Multifamily Use

8.10.1. Purpose:

1. To provide for the conversion of existing legally permitted nursing homes in residential zones to a more marketable use;
2. To retain and enhance the existing property tax base; and,
3. To protect surrounding residential neighborhoods from undue impacts from the new use.

8.10.2 Special Permit Required. Nursing homes in Residential zoning districts that were existing as of May 7, 2020 may be converted to a multifamily development by Special Permit from the Planning Board only if the Planning Board, after a public hearing, finds the following conditions are met:

1. The scale of the proposal, whether in existing and/or in additions or new structures, is not more detrimental to the residential neighborhood than the existing or previous nursing home use.
2. Public or private roads and driveways which lead to the property are of adequate design, width, and condition to handle proposed traffic.
3. Proposed traffic will not severely change the residential character of the neighborhood.
4. The development is or shall be served by sidewalks, bike lanes, and/or transit to the extent practicable.
5. The Board of Health confirms that the new proposed use can be accommodated with respect to onsite water, onsite septic disposal and any other standards of the Board of Health. In the case of public water or public sewer, the water district or Town sewer department, respectively, must certify in writing that the new proposed use can be accommodated.
6. Parking areas are screened from adjacent streets and properties, and have additional landscaped areas within the parking area to reduce the impact of large paved areas.

8.10.3 Signs. Signs shall be limited to one identification sign no more than nine (9) square feet in area except for traffic/parking/pedestrian regulation signs as required by the Planning Board. A deviation from this requirement may be authorized during the Special Permit process if the SPGA determines additional signs are not detrimental to the neighborhood.

8.10.4 Lighting. All lighting units shall be located no higher than 14 feet, with lights shielded to direct light downward. Lighting shall not cause glare onto abutting properties.

8.10.5 Density. The maximum number of residential units allowed on a site shall be determined by the Planning Board based on such factors as but not limited to, impact on the neighborhood, provision for adequate onsite amenities such as open space, recreational facilities, parking, landscaping, and buffers to surrounding residential areas.

8.10.6 Parking and Loading. Parking spaces for such uses shall be provided at the rate of at least one space per dwelling unit. There shall be at least one loading space. Deviation from these requirements may be granted by the SPGA.

8.10.7 Conditions. The Planning Board may impose additional restrictions or conditions to maintain the residential character of the neighborhood.

8.10.8 Site Plan Review. Proposals shall also be subject to Planning Board Site Plan Review as set forth in Section 10.5.

and amend Section 3.1.4, Table of Use Regulations, by adding a new note, "See also 8.10," to the Additional Applicable Regulations column for row B(10).

SB 1/27/20

Item # 8 A

Add new item 5 to Section 7.18.4 of the Zoning Bylaw as underlined below:

7.18.4 Locational Requirements. Marijuana Establishments may be located in accordance with Section 3.1.4, Table of Use Regulations, except as follows:

1. No Marijuana Establishment or Medical Marijuana Treatment Center may be located closer than 200 feet from a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12.
2. The distance in paragraph 1 is to be measured in a straight line from the nearest point of the property line of the proposed Marijuana Establishment or Medical Marijuana Treatment Center and the nearest point of the property line of the protected uses stated above in paragraph 1.
3. The Selectboard may, by special permit pursuant to Section 10.4, authorize a deviation from this distance requirement if it finds the Marijuana Establishment or Medical Marijuana Treatment Center will not be detrimental to a protected use.
4. Other types of marijuana establishments licensed by the Massachusetts Cannabis Control Commission may be permitted in accordance with the appropriate use category in the Table of Use Regulations.
5. Not more than seven (7) Retail Marijuana Establishments shall be permitted in the Town of Great Barrington.

(4)

Citizen Petition

TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by Registrars

1/31/20 2:45 pm
JLM

We the undersigned submit this citizen's petition to the voters of the Town of Great Barrington: To see if the Town will vote to amend sections 7.18.4 and 7.18.5 of the Great Barrington Zoning bylaw 7.18 Marijuana Establishments and Medical Marijuana Treatment Centers and modify section 3.1.4 Table of Uses accordingly or to take any other action relative thereto.

Purpose of the Amendment: The undersigned propose this amendment in response to the concerns expressed by some residents in numerous public meetings and forums as to the negative impacts of marijuana businesses in our community, particularly those located or proposed to be located in or near our residential neighborhoods. Our Master Plan states, "Great Barrington's vision includes protecting and enhancing our compact village centers, historic treasures, natural resources, farms, and open spaces, all of which contribute to Great Barrington's distinctive character. Our goals include directing development and growth into the village centers, supporting existing residential neighborhoods, and ensuring that new developments in resource areas are sited and built in a way that sustains our rural countryside and agricultural areas." **(Cont. on Reverse)**

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Great Barrington.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

	C h e c k	I Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	II Now Living At (Street and Number)	III		PRINTED NAME
				W a r d	P r e c e	
1	✓	Barbara Smutz	22 Mahoic Street	0	1	Barbara F. Matz
2				0	1	
3	✓	Dorothy M Fetherolf	20 Manville St	0	1	DOROTHY M FETHEROLF
4				0	1	
5	✓	John W Fetherolf	20 Manville St.	0	1	John W. Fetherolf
6				0	1	
7	✓	Matthew Barlow	15 Manville St	0	1	Matthew Barlow
8				0	1	
9	✓	Trish Barlow	15 MANVILLE ST	0	1	TRISH BARLOW
10	✓	Elysha Matz	22 Mahoic St	0	1	Elysha Matz
11				0	1	
12				0	1	
13				0	1	
14				0	1	
15				0	1	
16				0	1	
17				0	1	
18				0	1	
19				0	1	
20				0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

N no such registered voter at that address.

S unable to identify signature or address as that of voter because of form of signat or address, or illegible.

W wrong district or community.

T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (6) Six signatures checked thus ✓ are names of voters of the Town of Great Barrington and are qualified to sign this petition.

(at least three Registrars= names must be signed or stamped below)

Marie Y Ryan
Jennifer L Messina
Ellen Smith

Registrars of Voters of the Town of Great Barrington

The Master Plan further states, "Residents expect and deserve quiet neighborhoods free from odor, glare, noise and other impacts of commercial activity. Proper buffering and design standards can help ensure business remains healthy and residential property values remain stable, while still encouraging concentration of development in the core areas." The undersigned bring forward the below changes to Zoning bylaw 7.18 in an effort to better align this bylaw and the Table of Uses with the goals and objectives of the Master Plan.

Proposed deletions of existing text are ~~struck through~~.

Proposed insertions are underlined.

1. *Amend portions of Section 7.18.4 as follows:*

7.18.4 Locational Requirements. Marijuana Establishments may be located in accordance with Section 3.1.4, Table of Use Regulations, except as follows:

1. No Marijuana Establishment or Medical Marijuana Treatment Center may be located closer than ~~200~~ 500 feet from a pre-existing public or private school, providing education in kindergarten or any of grades 1 through 12 child care facility, including preschools and daycare centers, or any facility in which children commonly congregate, including, but not limited to, a public library, a playground or park, an athletic field or recreational facility, a place of worship, or a town-owned beach.
2. The distance in paragraph 1 is to be measured in a straight line from the nearest point of the property line of the proposed Marijuana Establishment or Medical Marijuana Treatment Center and the nearest point of the property line of the protected uses stated above in paragraph 1.
3. The Selectboard may, by special permit pursuant to Section 10.4, authorize a deviation from this distance requirement if it finds the Marijuana Establishment or Medical Marijuana Treatment Center will not be detrimental to a protected use.
4. No Marijuana Establishment or Medical Marijuana Treatment Center will be allowed in any Residential District as described in Section 2.0 of the Zoning Bylaws.
4. ~~5.~~ Other types of marijuana establishments licensed by the Massachusetts Cannabis Control Commission may be permitted in accordance with the appropriate use category in the Table of Use Regulations.

2. *Amend portions of Section 7.18.5 as follows:*

7.18.5 Physical Requirements. In addition to pertinent requirements of implementing regulations of the Massachusetts Cannabis Control Commission, Marijuana Establishments and Medical Marijuana Treatment Centers shall comply with the following.

1. All aspects of a Marijuana Establishment or Medical Marijuana Treatment Center relative to the acquisition, cultivation, possession, processing, sales, distribution, dispensing, or administration of marijuana, products containing marijuana, marijuana accessories, related supplies, or educational materials shall take place at a fixed location within a fully enclosed building or fenced area dedicated to the cultivation of marijuana and shall not be visible from the exterior of the business.
2. No unprotected storage of marijuana, related supplies, or educational materials is permitted.
3. No use shall be allowed by a Marijuana Establishment or Medical Marijuana Treatment Center which creates a nuisance to abutters or the surrounding area, or which creates any hazard, including but not limited to fire, explosion, fumes, gas, smoke, odors, obnoxious dust, vapors, offensive sound or vibration, flashes, glare, objectionable effluent or electrical interference, which may impair the normal use and peaceful enjoyment of any property, structure or dwelling in the area.
4. No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of a Marijuana Establishment or Medical Marijuana Treatment Center or at any adjoining use or property.
5. No noise from the establishment or its operations, including but not limited to ventilation, can be detected by a person with unimpaired and otherwise normal hearing at the exterior of a Marijuana Establishment or Medical Marijuana Treatment Center or at any adjoining use or property."
6. Marijuana Establishments or Medical Marijuana Treatment Centers with grow operations in a translucent building shall not illuminate grow operations between dusk and dawn.
3. ~~7.~~ Marijuana not grown inside a securable structure shall be enclosed within a six (6) foot fence, and inasmuch as possible the plants shall be screened from view, at grade, from a public way or from a protected use.
4. ~~8.~~ No outdoor cultivation of marijuana shall be allowed within ~~fifty (50)~~ two hundred (200) feet of any property line.

TOWN MEETING - CITIZEN'S ARTICLE

DATE and TIME this paper received by
Registrars
1/31/20 2:36 pm
JLM

We the undersigned voters of Great Barrington hereby request the following modifications to Section 8.4 of the Zoning Bylaw, to be added to the Warrant at the 2020 Annual Town Meeting. These same modifications regarding Mixed Use Development (MXD) were put forth by the GB Planning Board at the 2019 Annual Town Meeting and approved by an overwhelming majority of voters. The Town vote was subsequently overturned by the Massachusetts Attorney General due to a procedural error, based on the Town's failure to present the required publication of the Amendment prior to the vote.

We are hereby submitting and requesting for the 2020 Warrant that the language contained in the 2019 Warrant Amendment be voted on again. To note, this is the *identical* language that was endorsed by Select Board and Planning Board in 2019, and approved by the Town of Great Barrington voters at the 2019 Annual Town Meeting.
[Continued on the reverse side]

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Great Barrington.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

C b e c k	I Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	II Now Living At (Street and Number)	III		PRINTED NAME
			W a r r e d	P r e c e d e d	
1	✓ Elyho Matz	22 Mahaiwe Street	0	1	Elyho Matz
2			0	1	
3	✓ Barbara F. Matz	22 Mahaiwe Street	0	1	Barbara F. Matz
4	✓ Ettore Toppi	38 Silver St	0	1	ETTORE TOPPI
5	✓ David W. Unger	38 Silver St	0	1	DAVID UNGER
6			0	1	
7	✓ Alice C. Leason	17 Manville St	0	1	Alice C. Leason
8			0	1	
9			0	1	
10	✓ Harvey Kammett	25 Silver St	0	1	Harvey Kammett
11			0	1	
12	✓ Barbara T. Bailly	9 Lindalane	0	1	Barbara T. Bailly
13			0	1	
14	✓ Sue Farnum	87 East St	0	1	Sue Farnum
15			0	1	
16	✓ Mary Anne T. Murray	36 Hollenbeck Ave	0	1	Mary-Anne T. Murray
17			0	1	
18	✓ Judith Corbett	33 Russell St	0	1	JUDITH CORBETT
19			0	1	
20	✓ Joan Peters	57 East St	0	1	Joan Peters

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this ✓ against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N no such registered voter at that address.
- S unable to identify signature or address as that of voter because of form of sign or address, or illegible.
- W wrong district or community.
- T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (10) Ten signatures checked thus ✓ are names of voters of the Town of Great Barrington and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

✓ Marie Ryan
Jennifer L. Messina
Ellen Smith

Article 21, Amendment 6, Section 8.4 of the Zoning Bylaw:

6. Amend portions of Section 8.4, mixed use development, as follows:

8.4.1 General. ~~For mixed uses in the B, B2, I, and I2 zones, all of the following requirements shall apply. For mixed uses in the B3 zone, see Section 9.4. For mixed uses in the HVC and HVOD zones, see Sections 9.9 and 9.10 respectively. For mixed uses in MXD zones, see Section 9.11. The requirements of this section shall apply to mixed use development. Where zoning districts have requirements that conflict with this section, the requirements of the applicable zoning district shall prevail.~~

8.4.2 Requirements.

1. When residential use is combined with other nonresidential permitted uses, the controlling dimensional requirements shall be the less restrictive. For the multifamily component of a mixed use development there shall be at least 2,500 square feet of lot area per dwelling unit. The Selectboard may, by special permit, reduce the lot area per unit requirement.

2. ~~A portion of the street level floor space shall be reserved for nonresidential use. Inside the Village Center Overlay District, this portion shall be a minimum of 75%. Inside the Village Center Overlay District, a minimum of 75% of street-level floor space shall be reserved for nonresidential use. Outside the Village Center Overlay District, a minimum of 25% of street-level floor space shall be reserved for nonresidential use. The Selectboard may, by special permit, reduce the nonresidential space requirement.~~

The Commonwealth of Massachusetts

DATE and TIME this paper received
by Registrars.
11/31/2020 12:40pm
Katharine Connolly

PETITION

Pursuant to General Laws, Chapter 39, section 10.

TOWN GREAT BARRINGTON

SUBJECT OR SUBJECTS REQUESTED FOR ACTION AT THE MEETING:

(To be filled in by petitioners. If space is insufficient, attach additional page of description to each petition form, before signatures are gathered.)

We the undersigned, seek a zoning change to the i2 zoning district.

Under use regulations 3.0c section 13(marijuana establishment and manufacturing) in the i2 zone. The current zoning is listed as a no. we would ask the planning board to change this to a SB zone.

SIGNER INFORMATION

INSTRUCTIONS TO SIGNERS

For your signature to be valid, you must be a registered voter in the town and your signature should be written substantially as registered. Do NOT sign more than one petition for the same subject.
If you are prevented by physical disability from writing, you may authorize some person to write your name and residence in your presence.
If you have NOT moved since January 1 of this year, you need complete only columns I and II.
If you HAVE moved since January 1 of this year, you must complete columns I, II and III.

SIGNER'S STATEMENT

We, the undersigned, are qualified voters of the Town of GREAT BARRINGTON and in accordance with the provisions of law, request a special town meeting for the purposes above.

CHECK	I SIGNATURES to be made in person with name substantially as registered.	II NOW LIVING AT (Street & number, if any)	PREC.	III RESIDENCE ON JANUARY 1, If different (Street & number, if any)(City or town)
1	<i>Sean McLaughlin</i>	5 Maplewood Ave GB.		
2	<i>David Gorman</i>	5 Maplewood Ave G.B		
3	<i>[Signature]</i>	26 Linda Lane GB		
4	<i>[Signature]</i>	26 Linda Lane GB		
5	<i>[Signature]</i>	3 MEADOW LANE GB		
6	<i>Robert Smith</i>	33 North St. GB		
7	<i>Robert Hammer</i>	16 Pine St GB		
8	<i>Daniel F. Fry</i>	125 State Road GB		
9	<i>[Signature]</i>	27 Edinville GB		
10	<i>[Signature]</i>	27 Edinville GB		
11	<i>Edwin Th. Halstead</i>	10 Maple St GB		
12	<i>Debra Magan</i>	29 Park St GB		

ATTENTION REGISTRARS: Before certifying signatures, see Instructions to Registrars on reverse side of this paper.

OVER

TOWN MEETING - CITIZEN'S ARTICLE

Registrars
1/31/20 2:37 pm
JLM

To ask Town residents to vote to amend Zoning Bylaw §9.11 as set forth below, and to amend the Zoning Map accordingly:

1. Amend a portion of Section 9.11, Mixed Use Traditional Zone (MXD), as follows:

9.11.2 Location. The MXD shall consist of the land shown on the 2015 2016 Town of Great Barrington Assessors' Map 22 as Parcels 2, 3A, 4-13 4-6, 18-63 63, 66-88 66-72, 81-88, 88A, and on Map 25 as Parcels 1-4.

2. Amend the Zoning Map by placing the following parcels in a R3 zone, as follows: the land shown on the 2016 Town of Great Barrington Assessors' Map 22 as Parcels 7-13, 18-62, 73-80.

[Continued on the reverse side]

SIGNERS' STATEMENT We are qualified voters of the Commonwealth of Massachusetts and of the Town of Great Barrington.

INSTRUCTIONS TO SIGNERS:

Your signature should be written as substantially as registered. If you are prevented, by physical disability, from writing you may authorize some person to write your name and residence in your presence.

C h e c k	I Signatures to be made in person with name substantially as registered (except in case of physical disability as stated above)	II Now Living At (Street and Number)	III		PRINTED NAME
			W a r r e d	P r e c e	
	<i>Dorothy M Fetherolf</i>		0	1	
1			0	1	
2	<input checked="" type="checkbox"/> <i>Dorothy M Fetherolf</i>	<i>20 Manville St</i>	0	1	<i>DOROTHY M FETHEROLF</i>
3			0	1	
4	<input checked="" type="checkbox"/> <i>Barbara F. Matz</i>	<i>22 Mahaiwe Street</i>	0	1	<i>Barbara F. Matz</i>
5			0	1	
6	<input checked="" type="checkbox"/> <i>Renee Hungerford</i>	<i>507 Main St. Apt. 1</i>	0	1	<i>Renee Hungerford</i>
7			0	1	
8	<input checked="" type="checkbox"/> <i>Kevin Brenner</i>	<i>507 main st</i>	0	1	<i>Kevin Brenner</i>
9	<input checked="" type="checkbox"/> <i>Monica Bossingel</i>	<i>507 Main St.</i>	0	1	<i>Monica Bossingel</i>
10			0	1	
11			0	1	
12			0	1	
13			0	1	
14			0	1	
15			0	1	
16			0	1	
17			0	1	
18			0	1	
19			0	1	
20			0	1	

Instructions to Registrars

You must time-stamp or write in date and time these papers are received.

Check this against the name of qualified voter to be certified. For names not certified, use the codes opposite.

- N no such registered voter at that address.
- S unable to identify signature or address as that of voter because of form of signat or address, or illegible.
- W wrong district or community.
- T already signed this petition.

CERTIFICATION OF SIGNATURES

We certify that (5) Five signatures checked thus are names of voters of the Town of Great Barrington and are qualified to sign this petition.

(at least three Registrars' names must be signed or stamped below)

Marilyn Ryan
Jennifer L. Messina
Ellen Smith

Registrars of Voters of the Town of Great Barrington

Purpose of the Amendment: At the 2016 Annual Town Meeting the Town Planning Board put through a proposal that created the MXD zone. The stated purpose of the 2016 proposal cites “the recommendations of the 2013 Master Plan to update the zoning in certain commercial areas within walking distance of a village center, to preserve and enhance the mix of residential and retail uses, and to reflect the context of the built fabric.” This MXD zone does not accomplish its stated purposes. It joins together two drastically different neighborhoods: the Mahaiwe Triangle (mostly residential parcels on Pope, Mahaiwe and Manville Streets, and 14 residential parcels along nearby Main Street) with commercial parcels west of Maple Avenue and south of Manville Street. The Mahaiwe Triangle is not a commercial area; it consists of one-family residences 60-120 years old with a smattering of houses legally converted into two-family and professional space.

As two separate pending lawsuits are demonstrating, this MXD zone has created a loophole by which land developers are acting without any effective zoning regulations. By examining the Table of Use Regulations in Zoning Bylaw §3.1.4 and the Schedule of Dimensional Requirements in Zoning Bylaw §4.1.2, it is appropriate to place the Mahaiwe Triangle in a R3 zone.

	Min lot	width	front	side	rear	Bldg %	story	Height
R3	5000	50	25	10	30	25	2.5	35
B2	43,560	50	50	20	30	25-40	2.5	35
MXD	5000	50	15	10	10	75	3.5	40