

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

****REVISED (Item 5.F was added)****

SELECTBOARD'S MEETING AGENDA (VIA ZOOM)

CONFERENCE DATE: MONDAY, JULY 27, 2020

6:00 PM – REGULAR SESSION

LOCATION: ZOOM VIDEO

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84519679991?pwd=SDkrRk5ibjlQcTVEZjBRMIM4bzFQdz09>

Passcode: 221177

Webinar ID: 845 1967 9991

Dial-in, audio-only: (929) 205-6099

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Great Barrington Selectboard will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found on town's website, at www.townofgb.org. For this meeting, members of the public who wish to listen to the meeting may do so in the following manner: See instructions at the top of the agenda. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the town's website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

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

6:00 PM - OPEN MEETING

1. CALL TO ORDER:

2. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. General Comments by the Board.

3. TOWN MANAGER'S REPORT:

A. Department Updates

B. Project Updates

- @ GB Labs – Update.

- Update on the Housatonic Water Works Co.

- Bridges (Division and Brown Bridge)

4. LICENSES OR PERMITS:

A. Jeff Caminiti/Public House Inc./20 Railroad Public House for Temporary Weekday Entertainment License from 7/18/20-10/15/20 from 4:00 pm – 9:00 pm on Patio Entrance of Triplex Theater. (Discussion/Vote)

B. Janis Martinson/Mahaiwe Performing Arts Center, Inc. for Temporary Sunday Outdoor Entertainment License for September 6, 2020 from 8:00 pm – 11:59 pm at Parking Lot, Daniel Arts Center, Bard College at Simon's Rock, Alford Road. (Discussion/Vote)

C. Janis Martinson/Mahaiwe Performing Arts Center, Inc. for Temporary Weekday Outdoor Entertainment License for August 12, 13, 14, 15, 19, 20 21, 22, 26, 27, 28, 29, September 3, 4, 5, 10, 11, 12, 2020 from 8:00 pm – 11:59 pm at Parking Lot, Daniel Arts Center, Bard College at Simon's Rock, Alford Road. (Discussion/Vote)

5. NEW BUSINESS:

A. SB – Appointment of Citizen at Large to the Economic Development Committee. (Discussion/Vote)

B. SB – Appointment(s) to the Historic District Commission. (Discussion/Vote)
- Regular member and Alternate member

C. SB – Economic Development Committee – Next Steps. (Discussion)

D. SB – Discussion re: Community Preservation Act (CPA) Funding Priorities.

E. SB – Quarterly Tax Payments vs. Semi-Annual Tax Payments. (Discussion/Vote)

F. SB – W.E.B. Dubois Legacy Committee – Updates (Discussion/Vote)

6. CITIZEN SPEAK TIME:

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

7. SELECTBOARD'S TIME:

8. MEDIA TIME:

9. ADJOURNMENT:

**NEXT SELECTBOARD MEETING: - August 3, 2020 – Goal Setting
- August 10, 2020 Regular Meeting**

/s/ Mark Pruhenski

Mark Pruhenski, Town Manager

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

EXECUTIVE SUMMARY

TITLE: Housatonic Water Works Inc. - water quality concerns for residents

TOWN WATER SYSTEM FACTS:

1. The town has two primary water systems serving our residents. The Great Barrington Fire District serving portions of Great Barrington, and Housatonic Water Works Inc. serving portions of the Village of Housatonic.
2. Housatonic Water Works Inc. is a privately owned utility with approximately 17 miles of water mains, 55 hydrants, and serves roughly 1,400 residents and businesses through 865 connections.
3. The Great Barrington Fire District is a quasi-municipal entity with taxing authority that is managed by a Prudential Committee and a professional staff. It consists of roughly 40 miles of water mains, 300+ hydrants, and serves about 4,000 residents and businesses through 1,643 connections.
4. Water rates are regulated by the Department of Public Utilities (DPU) and water quality is regulated by the Department of Environmental Protection (DEP).

BACKGROUND: In the summer of 2018, the town began receiving complaints of “brown” or “roily” water experienced by some customers of Housatonic Water Works Inc. (HWW). The town hired DPC Engineering to conduct a preliminary survey of the water systems in town. That draft report was submitted to the town in October of 2018.

Since that time, the town has continued to work with our local legislators, the Department of Environmental Protection (DEP), the Department of Public Utilities (DPU), representatives from both water companies and our engineers to find a long-term solution to the issue noted above. The Selectboard in 2019 included a comprehensive “Water Systems Study” on their list of goals and ranked it as a top priority.

Since 2018 the Selectboard has been working to advocate for system upgrades in Housatonic, seek state funding, and commit local funding for exploring next steps.

During the budget process for the current fiscal year, engineering funds were included to conduct a phase 2 study, as well as an independent appraisal of HWW Inc.

As recently as last week, a meeting of our legislators (Rep. Smitty Pignatelli and Senator Hinds), the town, and representatives from both water companies was convened to continue discussing the immediate concerns of Housatonic Village residents and to re-evaluate long term options.

Those options are as follows:

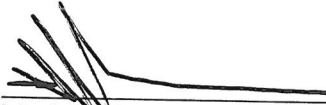
1. The town (through a HWW charter provision), could purchase HWW, establish it as a town department, and operate the utility as an enterprise fund.
2. The town could encourage the independent merger of both water systems or coordinate a merger that results in a combined town utility operated as a town department and enterprise fund.
3. The town could enter into some form of public/private partnership with one or both water systems.
4. Status Quo. Both systems continue to operate independent of the town.

FISCAL IMPACT: Staff expects that the Phase 2 Study and appraisal will cost roughly \$50,000 and FY21 engineering funds were approved for use by the Department of Revenue as of July 15, 2020.

RECOMMENDATION: Staff recommends the Selectboard proceed with the Phase 2 Study and appraisal while continuing to work with HWW and DEP to resolve the more immediate concerns of our residents and their customers through safe and acceptable corrosion control methods, scheduled flushing, and better outreach.

PREPARED AND APPROVED BY:

DATE:



Mark Puhenski/Town Manager

07/24/2020



TOWN OF GREAT BARRINGTON
Temporary Weekday Entertainment License Application
\$25.00 per day

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

Name: PUBLIC HOUSE INC
Business/Organization: ^{RESTAURANT} 20 RAILROAD PUBLIC HOUSE
D/B/A (if applicable): ↙
Address: 20 RAILROAD ST, GB MA 01230
Mailing Address: SAME
Phone Number: 413-528-8489 954-609-3648 cell
Email: CJDREAMINN@AOL.COM

TYPE: (Check all that apply) Concert Dance Exhibition Cabaret DJ
 Live band with up to 5 pieces, including singers Public Show
 Other (please explain) _____

INCLUDES: Live music Recorded music Dancing by entertainers/ performers
 Dancing by patrons Amplification system Theatrical exhibition
 Floorshow Play Moving picture show Light show Jukebox
 Other (please explain) _____

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

___ YES

NO

Please circle: INDOOR or OUTDOOR Entertainment

Exact Location of Entertainment (include sketch): ON PATIO ENTRANCE OF TRIPLEX THEATER

Date(s) of Entertainment*: 7/18/20 THRU 10/15/20
*Does not include SUNDAY

Start & End Times of Entertainment: 4 PM to 9 PM
SETUP FINALE

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

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

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

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

[Signature]
Signature of Individual or Corporate Officer

7/21/20
Date

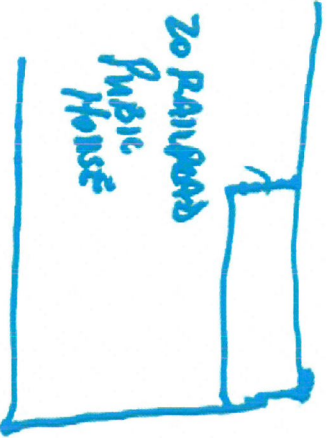
087-38-8604
SS# or FID#

TOWN USE ONLY:

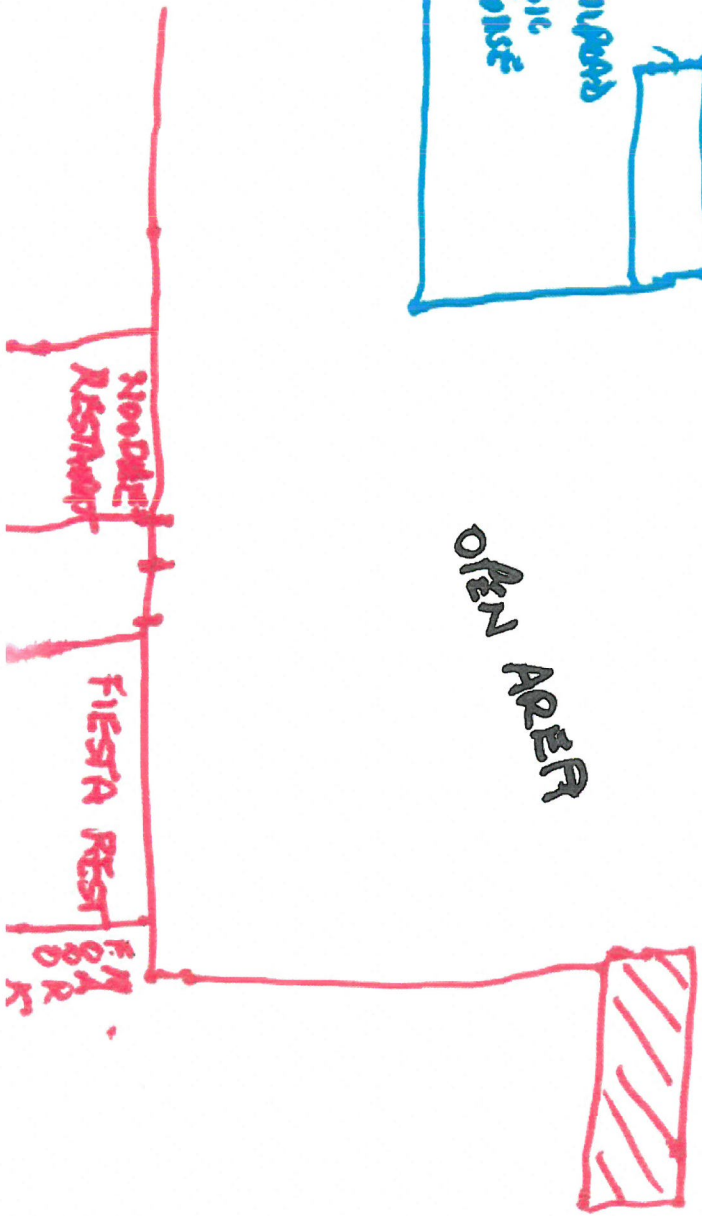
DRT Review with Conditions: DRT reviewed and approves (CP)

APPROVAL DATE: _____

LICENSE # _____



OPEN AREA



@ TRIPLEX



Please circle: INDOOR or OUTDOOR Entertainment

Exact Location of Entertainment (include sketch): Parking Lot, Daniel Arts Center, Bard College @ Simon's Rock, Alfred Rd.

Date(s) of Entertainment: Sunday, Sept 6, 2020

Start & End Times of Entertainment: 8:00pm - 11:59 pm

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

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

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

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

Janis Martinson
Signature of Individual or
Corporate Officer

7/20/20
Date

57-1140453
SS# or FID#

TOWN USE ONLY:

DRT Review with Conditions: _____

APPROVAL DATE: _____

LICENSE # _____



TOWN OF GREAT BARRINGTON
Temporary Weekday Entertainment License Application
\$25.00 per day $\times 18 = \text{\$}450.00$ Pd.

for Additional Dates

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

Name: Janis Martinson, Executive Director

Business/Organization: Mahaiwe Performing Arts Center, Inc.

D/B/A (if applicable): _____

Address: 244 Main St, GB MA 01230

Mailing Address: PO Box 690 GB MA 01230

Phone Number: 413-644-9040 / Cell: 413-841-1363

Email: janis@mahaiwe.org

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

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

Other (please explain) drive-in movie screenings

INCLUDES: Live music Recorded music Dancing by entertainers/ performers

Dancing by patrons Amplification system Theatrical exhibition

Floorshow Play Moving picture show Light show Jukebox

Other (please explain) _____

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

___ YES NO

Please circle: INDOOR or OUTDOOR Entertainment

Exact Location of Entertainment (include sketch): parking lot, Daniel Aras Center, Bard College at Simon's Rock, Alford Road

Date(s) of Entertainment*: August 12, 13, 14, 15, 19, 20, 21, 22, 26, 27, 28, 29
*Does not include SUNDAY September 3, 4, 5, 10, 11, 12

Start & End Times of Entertainment: 8:00 pm - 11:59 pm

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

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

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

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

Janis Martenson
Signature of Individual or
Corporate Officer

7/20/20
Date

57.1140453
SS# or FID#

TOWN USE ONLY:

DRT Review with Conditions: _____

APPROVAL DATE: _____

LICENSE # _____



TOWN OF GREAT BARRINGTON
Temporary Weekday Outdoor Entertainment License

License Number:
TWO-2020-2

Fee:
\$425.00

In accordance with the provisions of Massachusetts General Laws, Ch.140 Sec.183A amended,
Ch. 351, Sec. 85 of Acts of 1981 and Ch.140 Sec.181, LICENSE is hereby granted to:

Name:
Janis Martinson

Organization or Business Name:
Mahaiwe Performing Arts Center, 244 Main Street Great Barrington

Organization Mailing Address:
PO Box 690, Great Barrington MA 01230

Event Address:
Bard College at Simon's Rock, 84 Alford Road Great Barrington MA 01230

to conduct the amusements as herein described:

Type(s) of Entertainment:
Drive-in Movie Screening

Exact Location of Entertainment:
Parking Lot of Daniel Arts Center

Date(s) of Entertainment:
July 2, July 3, July 9, July 10, July 11, July 16, July 17, July 18, July 23, July 24, July 25, July 30, July 31, August 1, August 5, August 7, and August 8

Times of Entertainment:
8:00 PM to 12:00 AM

Conditions (if required):

Such LICENSE shall not be valid for any location/dates/times other than as herein described.

License granted by the SELECTBOARD:

[Signature]
William F. Cooke

Expiration Date:
August 9, 2020



June 19, 2020

Town Clerk
Town of Great Barrington
Great Barrington, MA 01230

To Whom It May Concern:

Please let this letter serve as formal notice that Bard College at Simon's Rock, working in collaboration with the Mahaiwe Performing Arts Center, gives permission for the Mahaiwe Performing Arts Center to set-up and operate a drive-in theater on the campus of Bard College at Simon's Rock, specifically in the vicinity of the Daniel Arts Center, for the period July 1, 2020 through September 30, 2020.

Sincerely,

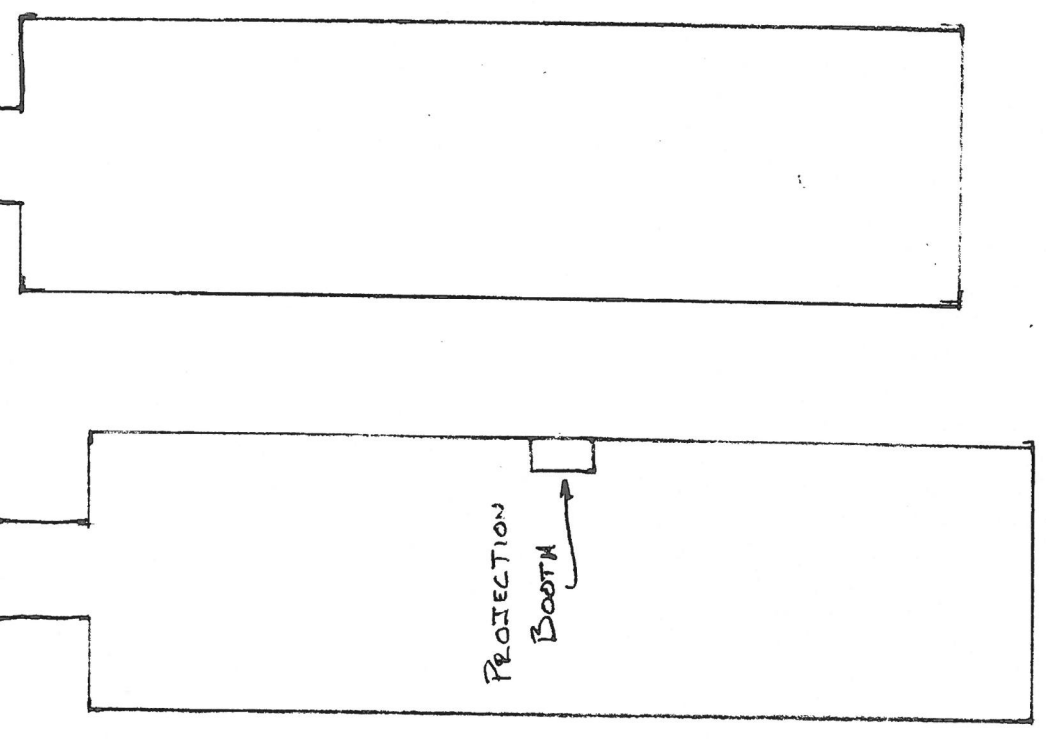
Philip B. Morrison
Director of Finance and Administration

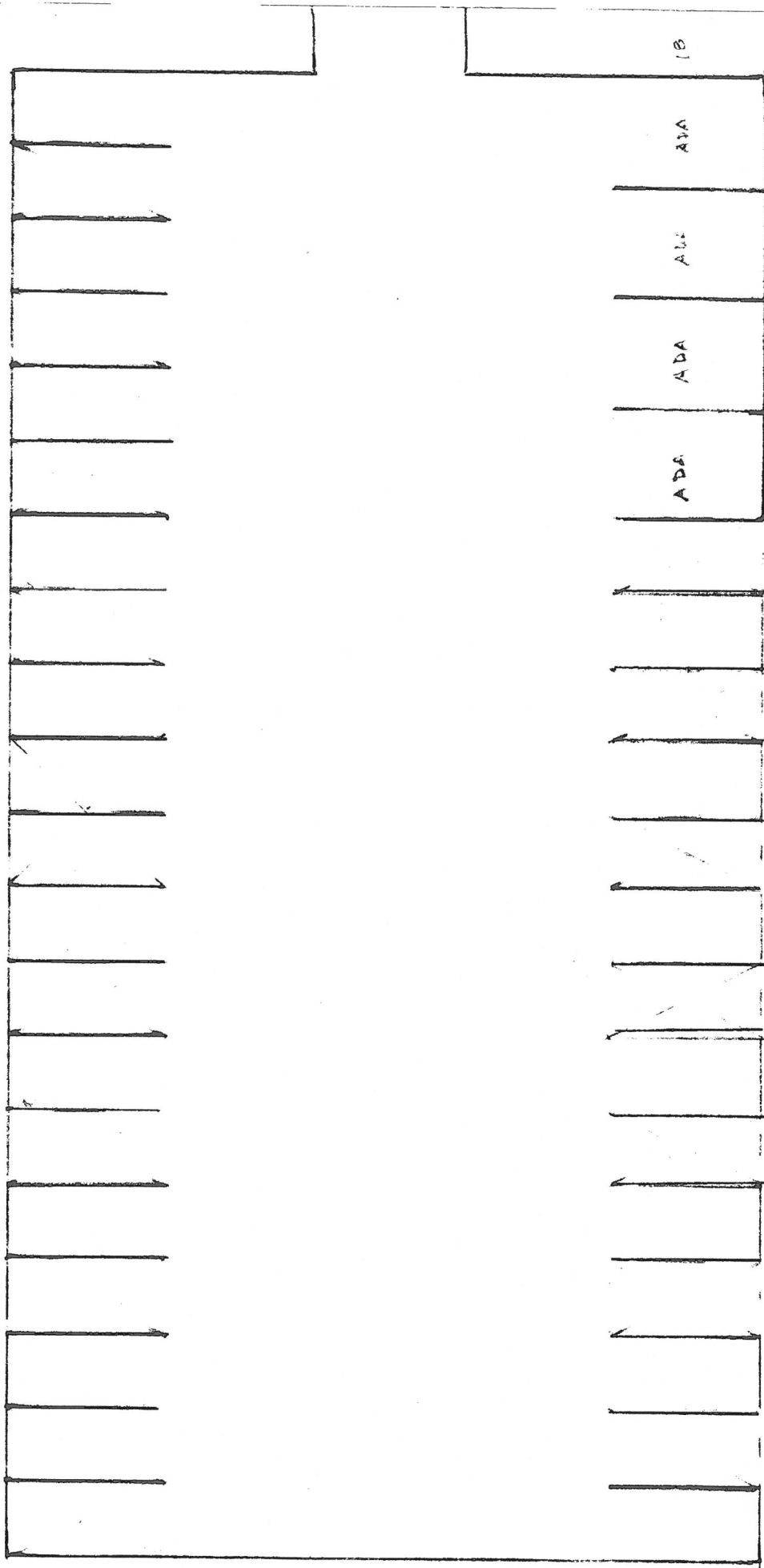
DANIEL ARTS CENTER

SIMONE ROCK
MAHAUGE DRIVE IN THEATRE
SITE PLAN

SCREEN

PROJECTION
BOOTH





SR UPPER LOT

PLAN "A"
10' SPACES

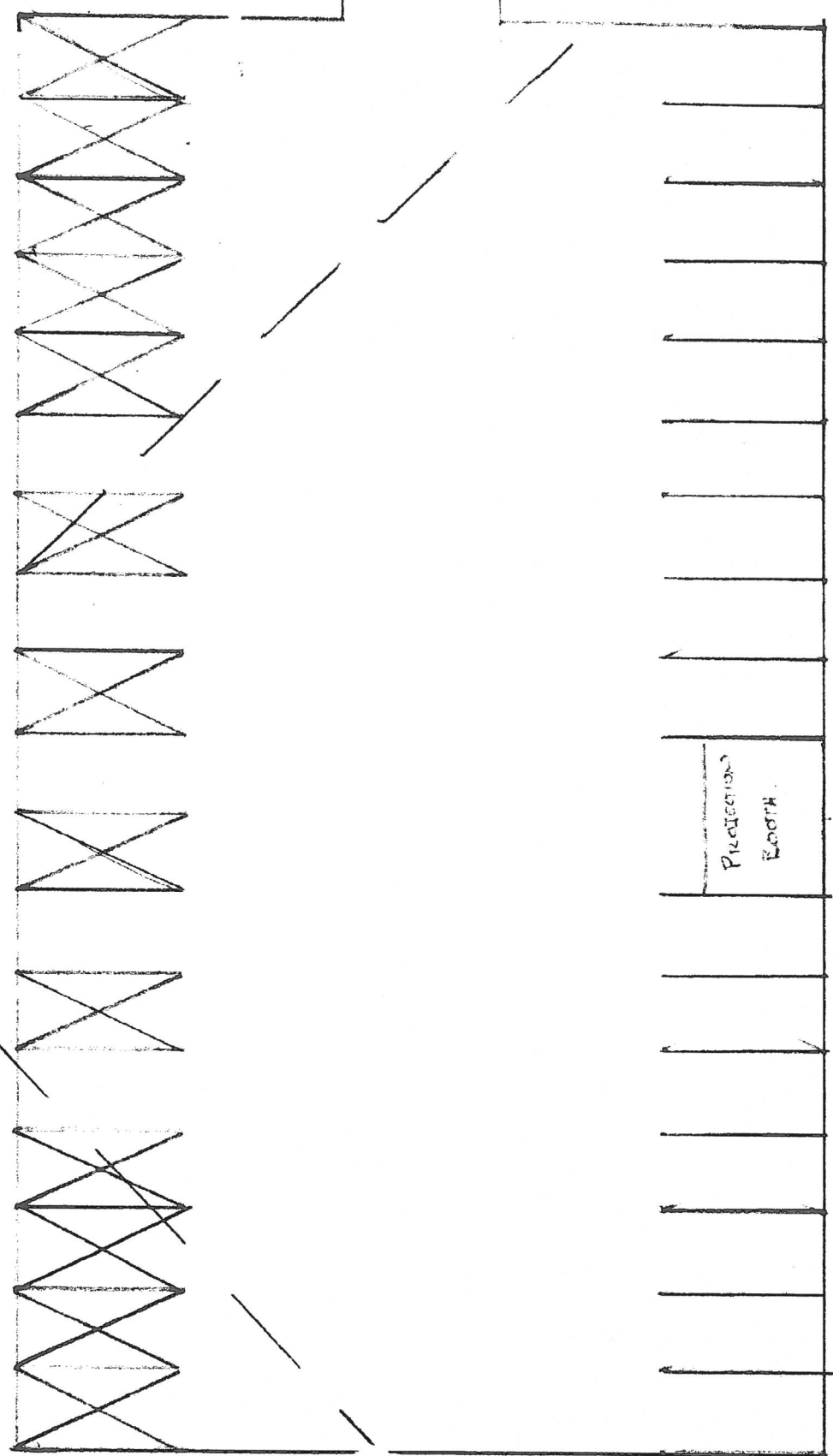
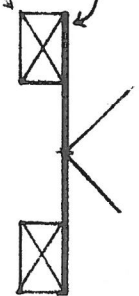
SR Lower Lot

SPACES ARE
10' WIDE

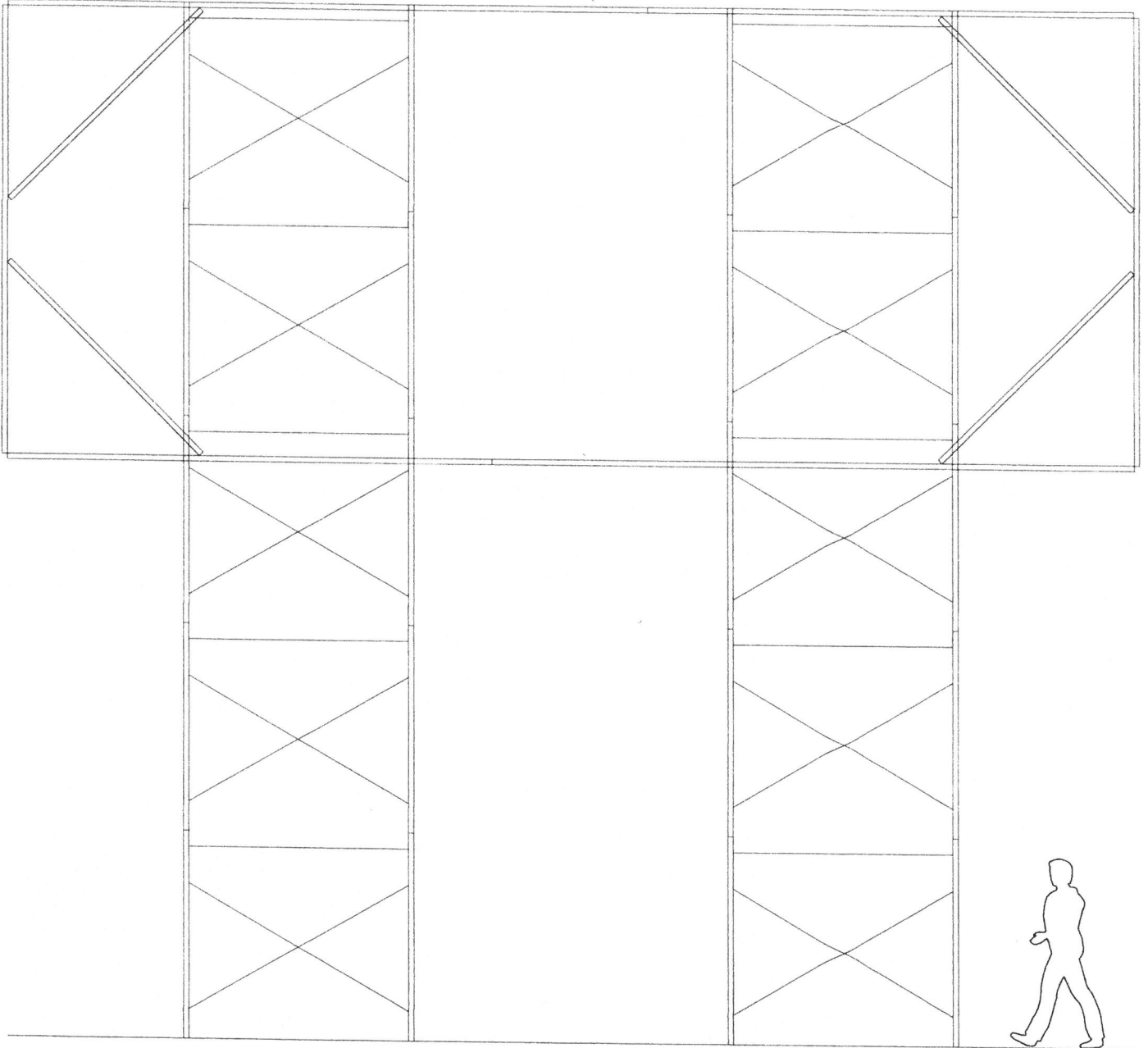
SCAFFOLD TOWERS

SCREEN

IDEAL VIEWING ANGLE



Direction
Screen



Scaffold
towers



EXECUTIVE SUMMARY

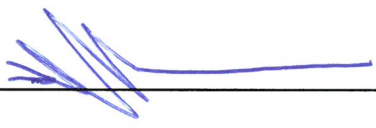
TITLE: Appointment of Citizen at Large member on the Economic Development Committee.

BACKGROUND: The Town has a Citizen at Large vacancy on the EDC, and Robert Holcomb has applied to serve in this capacity.

FISCAL IMPACT: Not applicable, members serve without compensation.

RECOMMENDATION: Appoint Robert Holcomb to serve on the Economic Development Committee (EDC) as Citizen at Large to fill the unexpired term vacancy through June 30, 2021.

PREPARED AND REVIEWED BY: _____


Mark Pruhenski, Town Manager

DATE: 7-24-20

Helen Kuziemko

From: Robert Holcomb <apexautogb@yahoo.com>
Sent: Thursday, June 4, 2020 11:20 AM
To: Helen Kuziemko
Subject: Bob Holcomb EDC

Greetings,

Robert F. Holcomb would like to volunteer for the Great Barrington Economic Development Committee. I have been actively participating in the process and attending regular meetings.

Thank you

Bob H.

Robert Holcomb
9 Crissey Road
Great Barrington, MA, 01230
(413)645-3025
apexautogb@yahoo.com
www.apexautogb.com

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

Economic Development Committee Appointment

Hello Helen,

RE: Bob Holcomb becoming a member of the Great Barrington Economic Development Committee

Bob has been attending recent EDC meetings regularly and has been an active contributor to the proceedings. Having been a business owner in Great Barrington for many years, he brings an important perspective to the committee that has heretofore been missing. On behalf of the Economic Development Committee, I recommend that the Selectboard approve Bob's addition to our committee

Best wishes,
Tim Newman
Chair, Economic Development Committee

TOWN OF GREAT BARRINGTON

ECONOMIC DEVELOPMENT COMMITTEE

The Selectboard is seeking an interested individual to serve on the Town of Great Barrington's Economic Development Committee. Please send letter of interest to Helen Kuziemko, Office of the Selectboard /Town Manager, Town Hall, 334 Main Street, Great Barrington, MA 01230 or email hkuziemko@townofgb.org. Due date: Friday July 3, 2020.

Please publish Wednesday June 17, 2020 & Wednesday June 24, 2020 - *Slopper*

HISTORIC DISTRICT COMMISSION

Regular member appointment

Open Regular Member Position- Chair Howe presented the four applicants for the open Regular Member Position. Fred Clark, one of the Applicants, presented his credentials to the Commission. All current members discussed what they felt were the strongest factors in their recommendation to the Selectboard for any new Member.

James Mercer made a motion for Fred Clark as the strongest candidate for the open position. Abby Schroeder seconded the motion. On a roll call vote- Howe, Mercer, Schroeder, Fagan and Bisiewicz were in favor and none opposed. Chair Howe will contact Mr. Clark about the next steps.

The pending application by Bill Nappo for the open Alternate Position was next reviewed. James Mercer made a motion to continue the recommendation with a second by Marilyn Bisiewicz. On a roll call vote- Howe, Mercer, Schroeder, Fagan and Bisiewicz were in favor and none opposed. Chair Howe will contact Mr. Nappo about the next steps.

271 Main

TOWN OF GREAT BARRINGTON
MASSACHUSETTS



DRAFT

GREAT BARRINGTON HISTORIC DISTRICT COMMISSION
Regular Meeting Minutes from July 16th 2020
Town Hall via Zoom 6:30 pm

Attendees-

Donald Howe, Chair
James Mercer, Vice-Chair
Abby Schroeder, Member
Julie Fagan, Member
Marilyn Bisiewicz, Alternate

Attending via Zoom- Edward Abrahams, Selectboard; Fred Clark: Eileen Mooney

REGULAR MEETING

Meeting called to order at 6:42 by Chair Howe.

Meeting start was delayed until Chair Howe was logged in as monitor by Town Hall Staff.
Chair Howe noted that this was the first meeting since March 19th due to the virus, etc.

Meeting Notes for the March 19th 2020 Regular Meeting were reviewed. Motion to approve as presented by Abby Schroeder and seconded by Julie Fagan. Howe, Mercer, Schroeder, Fagan and Bisiewicz voted in favor on a roll call with none opposed.

OLD BUSINESS

Transformer Graphics- Chair Howe noted that the HDC Budget Carryover from a previous fiscal year was not available.

Veterans' Grant- Chair Howe noted that the Contract for the Topographical Work at Town Hall was in process. As soon as this is awarded, he will seek proposals for planning services including construction details.

2021 HDC Budget- Chair Howe confirmed that the HDC Budget for FY2021 is \$4,000 representing an increase from previous Budgets.

2020 Goals/Projects- Chair Howe noted that the present projects will keep the HDC busy enough, and thus probably new/additional projects are not anticipated.

MHC Preservation Awards- Chair Howe that MHC are not taking action of the awards at this time due to restrictions on meeting during the corona virus.

NEW BUSINESS

TOWN OF GREAT BARRINGTON
MASSACHUSETTS



DRAFT

Open Regular Member Position- Chair Howe presented the four applicants for the open Regular Member Position. Fred Clark, one of the Applicants, presented his credentials to the Commission. All current members discussed what they felt were the strongest factors in their recommendation to the Selectboard for any new Member.

James Mercer made a motion for Fred Clark as the strongest candidate for the open position. Abby Schroeder seconded the motion. On a roll call vote- Howe, Mercer, Schroeder, Fagan and Bisiewicz were in favor and none opposed. Chair Howe will contact Mr. Clark about the next steps.

The pending application by Bill Nappo for the open Alternate Position was next reviewed. James Mercer made a motion to continue the recommendation with a second by Marilyn Bisiewicz. On a roll call vote- Howe, Mercer, Schroeder, Fagan and Bisiewicz were in favor and none opposed. Chair Howe will contact Mr. Nappo about the next steps.

271 Main Street Signage- Chair Howe noted new Signage for the Shopper's Guide/Berkshire Eagle is in process. The Design Advisory Committee has reviewed an application. A public hearing proposed for July 30th will not happen as revised HDC Application Form has not been submitted by GHI Sign and/or the Building Owner.

Old Fire Station- Chair Howe noted that various items of construction are under in process.

Russell House- The Architect for the new Owner has contacted the Chair about the regulations that are applicable to renovations of the Building.

OTHER BUSINESS

NONE

Next Meeting- Next HDC Meeting was scheduled for August 20th 2020 at 6:30 pm.

Motion to adjourn at 7:16pm by Julie Fagan with a second by Abby Schroeder. All present/attending voted in favor.

HISTORIC DISTRICT COMMISSION - *Alternate member appointment*

Open Regular Member Position- Chair Howe presented the four applicants for the open Regular Member Position. Fred Clark, one of the Applicants, presented his credentials to the Commission. All current members discussed what they felt were the strongest factors in their recommendation to the Selectboard for any new Member.

James Mercer made a motion for Fred Clark as the strongest candidate for the open position. Abby Schroeder seconded the motion. On a roll call vote- Howe, Mercer, Schroeder, Fagan and Bisiewicz were in favor and none opposed. Chair Howe will contact Mr. Clark about the next steps.

The pending application by Bill Nappo for the open Alternate Position was next reviewed. James Mercer made a motion to continue the recommendation with a second by Marilyn Bisiewicz. On a roll call vote- Howe, Mercer, Schroeder, Fagan and Bisiewicz were in favor and none opposed. Chair Howe will contact Mr. Nappo about the next steps.

271 Main

William K Nappo

1081 Main Street Housatonic, Ma 01236 .413.429.6299 grayhousepartners@gmail.com

May 29,2020

Amy Pulver
Town of Great Barrington
334 Main street
Great Barrington, MA 01230

Email apulver@townofgb.org

Dear Ms. Pulver,

It has come to my attention that there is an open seat on the Historic District Commission as an Alternate. I am writing in application for the Great Barrington Historical District Commission Board Alternate position. I am a full-time resident of Housatonic and currently serve on the Historic Commission board. As a certified Massachusetts General Contractor, I have extensive background in building construction, renovation and restoration of historic buildings. I have knowledge and experience in green building and served as president of the Berkshire branch of the U.S. Green Building Council for two years.

Additionally, my background is in design and historical preservation. I would like the opportunity to help maintain and preserve the architectural history and integrity of Great Barrington by serving on the town's Historical District Commission District.

I can be reached by e-mail me at grayhousepartners@gmail.com or call me at 413-429-6299.

Thank you,

William K. Nappo

NOTICE
TOWN OF GREAT BARRINGTON
VACANCIES

The Town of Great Barrington is accepting letters of interest from residents to fill vacancies on the Historic District Commission (one for a regular member and two for alternate members). Please email letters of interest to hkuziemko@townofgb.org by July 3, 2020.

Mark Pruhenski
Town Manager

Advertised
- Town website
- Facebook

50.

EXECUTIVE SUMMARY

TITLE: Economic Development Committee- Next Steps

BACKGROUND: On March 19, 2019 the Selectboard voted to establish an Economic Development Committee (EDC). On June 10, 2019 the Selectboard voted to appoint thirteen (13) members of the community that expressed an interest in serving and approved a charge of duties.

Since that time the EDC has studied a number of topics including the promotion of a “buy local” program, assisting with emergency government loans for our small businesses, possible town website improvements, and made a formal recommendation to the Selectboard on potential reuse of the former Housatonic School after an in-depth look at the options available to the town.

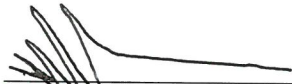
At this time the EDC is seeking guidance and direction from the Selectboard on specific tasks it should be focusing on in the coming months.

FISCAL IMPACT: None.

RECOMMENDATION: Staff recommends the following projects noted on the Selectboard’s list of goals be forwarded to the EDC for review and comment: affordable housing, small business assistance, marketing to young families, downtown parking, and passenger rail service.

PREPARED AND APPROVED BY:

DATE:



Mark Pruhenski/Town Manager

07/23/2020



59.

TOWN OF GREAT BARRINGTON MASSACHUSETTS

COMMUNITY PRESERVATION COMMITTEE

COMMUNITY PRESERVATION PLAN

INTRODUCTION

The Town of Great Barrington Community Preservation Committee (“Committee”) is pleased to present the 2019-2020 Town of Great Barrington *Community Preservation Plan* (“Plan”). This Plan describes the Community Preservation Act (“CPA”); reviews the allowable uses of CPA funds; summarizes the open space and recreation, affordable housing, and historic preservation needs and priorities of the Town; and, guides applicants seeking CPA funds.

The Community Preservation Act (CPA) was adopted by the voters of Great Barrington in 2012. The CPA (Massachusetts General Law Chapter 44B) is a tool that communities use to fund projects that preserve open space and historic resources, create affordable housing, and develop outdoor recreational facilities. The CPA also provides for a significant annual contribution of State funds to each participating municipality.

The Town of Great Barrington formed the Committee to implement the CPA law locally. By law, the Committee administers the community preservation fund, writes and adopts a Community Preservation Plan based on community input, receives proposals from the community for expenditures from the fund, and recommends projects to Town Meeting to be considered for funding. Town Meeting then votes to appropriate the CPA funds for the projects it approves. The Committee is comprised of nine members: two citizens-at-large and one member each from the Conservation Commission, Historical Commission, Parks Commission, Housing Authority Board, Planning Board, Select Board, and Finance Committee. The names of the members and the boards they represent are listed on the CPC page of the town website, www.townofgb.org.

This Plan was developed by the Committee after conferring with the town’s Master Plan, soliciting feedback from Town boards and during public meetings held by the Committee. This Plan was discussed and approved at a public hearing on August 6, 2019. Annually hereafter, the Plan will be reviewed and discussed at a public hearing and amended if necessary.

ALLOWABLE SPENDING PURPOSES OF CPA FUNDS

This section is intended to guide both the CPC and applicants on the allowable uses of CPA funds, which are spelled out in the CPA statute, MGL Chapter 44B. The following activities may be funded by CPA:

Great Barrington Community Preservation Plan 2019-2020

	OPEN SPACE	HISTORIC RESOURCES	RECREATIONAL LAND	COMMUNITY HOUSING
Activities (refer to Glossary for definitions)	Land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, wetland, river, stream, lake and pond frontage, land to protect scenic vistas, land for wildlife or nature preserve, and land for recreation use.	Building, structure, vessel, real property, document or artifact listed on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the city or town.	Land for active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field Does not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.	Housing for low and moderate income individuals and families, including low or moderate income seniors. Moderate income is less than 100%, and low income is less than 80%, of US HUD Area Wide Median Income.
ACQUISITION Obtain property interest by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise. Only includes eminent domain taking as provided by G.L. c. 44B	Yes	Yes	Yes	Yes
CREATION To bring into being or cause to exist. <i>Seideman v. City of Newton</i> , 452 Mass. 472 (2008)	Yes	X	Yes	Yes
PRESERVATION Protect personal or real property from injury, harm or destruction	Yes	Yes	Yes	Yes
SUPPORT Provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to entity that owns, operates or manages such housing, for the purpose of making housing affordable	X	X	X	Yes, includes funding for community's affordable housing trust
REHABILITATION AND/OR RESTORATION Make capital improvements, or extraordinary repairs to make assets functional for intended use, including improvements to comply with federal, state or local building or access codes or federal standards for rehabilitation of historic properties	Yes if acquired or created with CPA funds	Yes	Yes	Yes if acquired or created with CPA funds

Chart adapted from "Recent Developments in Municipal Law", Massachusetts Department of Revenue, October 2012.

Minimum Annual Allocations

CPA requirements and this Plan will guide the Committee's actions and funding recommendations. Pursuant to MGL Chapter 44B, each fiscal year the community must, at a minimum, spend or reserve a minimum of 10% of its annual CPA funds for each of the CPA's three main purposes: open

space and recreation, historic preservation, and community housing. CPA funds that are not expended in one year may be banked and carried over to subsequent years. The remaining 70% of funds may be allocated to any one or a combination of the allowable uses at the discretion of the Committee and subject to the approval of Town Meeting. Up to 5% of the annual CPA funds may be used for the CPC's costs to administer the CPA program.

Local or Regional Projects

CPA funds may be spent anywhere in Massachusetts, meaning communities are not confined to expending funds only within their jurisdiction. For example, this flexible provision allows a community to purchase land surrounding its water supply even if located in another city or town. CPA funding may also support inter-community cooperation on regional housing needs, allowing development in one community that serves several towns. Notwithstanding, the Committee will generally view local projects more favorably than regional projects.

Maintenance

CPA funds cannot be used for routine maintenance of existing facilities. For example, communities cannot use CPA funds for maintenance of a park (mowing the lawn or emptying trash barrels) or for maintenance of an historic building (cleaning the common areas or paying for utilities).

No Supplanting of Existing Funding

CPA funds may only augment municipal funds, not replace existing funding. In other words, CPA funds may not be appropriated to pay for project costs that have already been appropriated from another source. Any CPA eligible costs for a project that are identified in a municipality's capital improvement program are eligible for funding under the CPA, assuming the municipality has not made a prior funding commitment to pay for such costs.

FUNDING PROCESS

The Town Manager, town boards, committees and departments, civic organizations and nonprofits, residents, businesses, and property owners may bring proposals for funding to the Committee. The Committee will give favorable consideration to those proposals that are eligible CPA activities; that best meet the guidelines of this Plan; and that are consistent with the goals of other applicable town plans and studies, such as the Master Plan or Open Space and Recreation Plan.

The Committee does not have the power to appropriate funds for particular projects, only to make recommendations to Town Meeting voters. ***Under the law, the power to appropriate CPA funds is reserved solely for Town Meeting voters, acting only upon the recommendations of the Committee.*** Voters at Town Meeting may vote for or against projects recommended by the Committee, or may approve projects recommended by the Committee with reduced CPA funding. Project funding cannot be increased by Town Meeting voters, nor can new projects be proposed and funded at Town Meeting.

The Committee will strive to take a town-wide and long-range perspective in evaluating projects. The Committee is dedicated to a transparent process through which organizations and citizens may gain access to CPA funds for projects that will enhance Great Barrington. Applicants should note that the Committee may choose to recommend to Town Meeting that some or all of the CPA funds

be “banked” for future projects or opportunities that are likely to become “ripe” for funding in the not too distant future.

Those seeking CPA funding will follow a two-step application process; the application due dates are set forth in the application forms. In the first step, applicants submit a brief project description to allow the Committee to determine if the project is eligible for CPA funding. If the Committee determines the project fits the eligibility requirements, the applicant will be invited to proceed to the second step of submitting a full application. The Committee will review the full application at public meetings, make its decisions no later than the end of February, coordinate with the Finance Committee and Selectboard as they develop the Town budget, and transmit its recommendations to Town Meeting. All recommendations must be approved by Town Meeting in order to receive funding. Applicants whose projects are being recommended to Town Meeting are expected to attend Town Meeting (usually the first Monday of May).

Applicants should be aware that the Committee may withhold some or all funds until applicable permits and approvals are in place. Successful applicants must enter into an agreement or contract with the Town governing the terms of payment and project timeline. The Committee may also require performance or completion bonds and may withhold funds for nonperformance.

Recent and Future CPA Funding

A total of \$3.6 million in CPA funding has been awarded to projects since the inception of CPA in Great Barrington, for an average of approximately \$700,000 per year. These CPA funds have been distributed almost evenly among the CPA categories as follows: affordable housing 36%, historic preservation 35%, and open space and recreation 29%. For future funding rounds, available funds will be approximately \$600,000 per year, from which, as stated previously, at least 10% must be reserved or spent on each of the CPA’s purposes.

PROJECT SELECTION CONSIDERATIONS

Projects shall clearly demonstrate how they are consistent with this Plan and, when appropriate, consistent with other town and state plans such as the Master Plan, Open Space and Recreation Plan, or Housing Needs Study.

Depending on the eligibility and strength of applications, the Committee may recommend partial funding, full funding, or choose to not recommend an application. The Committee will use the following criteria to evaluate applications.

Town Projects

Generally, Town-sponsored projects which would otherwise have to be funded through the capital budget will be viewed favorably. For example, repairs to a Town-owned historic building for community benefit would be preferred over repairs to a historic building that is not publicly owned or used. **For the Fiscal Year 2021 funding round (which opens during the fall of 2019 and will be voted at the May 2020 Town Meeting), the Committee will give highest priority to projects on Town-owned property.**

Public Benefit

CPA projects shall benefit the public. All applicants must clearly demonstrate how the project will benefit the public, such as by providing public access or incorporating educational components into

their project. (Please note that CPA funds generally cannot be used to fund educational materials and in some projects public access may not be desirable or possible.)

Leveraging (Use of Multiple Funding Sources)

CPA funds may be used as matching monies for state and federal grant programs that require a local match. CPA funds may also be used as matching or seed monies to acquire grants from private organizations or individuals. Projects may use other funds to supplement CPA and those that leverage additional funds from sources other than CPA will be viewed more favorably than those that do not.

Multiple Community Preservation Purposes

Projects that serve more than one of the purposes of the CPA will be viewed more favorably than those that do not. For example, a project that creates affordable housing in a preserved historic building with a new riverfront recreational resource would meet all three of the purposes of the CPA.

Community Input and Support

Projects that can demonstrate that they have been developed through a participatory process in which the public has had the opportunity to provide input will be viewed more favorably than those that have not had public input. Evidence of public/community support (i.e., with unique letters) is strongly encouraged.

Project Team

Applicants should demonstrate the relevant experience of their team, including project managers, engineers, contractors, and other associated personnel.

Viability of Applicant

All applicants must demonstrate that they have the staff and other resources necessary to see the proposed project successfully through to completion.

AFFORDABLE HOUSING

Recent studies have shown the town needs more affordable housing. The housing stock in Great Barrington is generally expensive, limited in supply, and old. Using data from the 2013 Master Plan and the Census, the following is a summary of local affordable housing needs:

The metric of measuring whether housing is “affordable” is if a household spends not more than 30 percent of their household income on housing costs (leaving other income available for other things like food, transportation, education, savings, entertainment, and so on). By that definition, much of Great Barrington’s housing is unaffordable. According to the 2013-2017 US Census American Community Survey 5-year estimates, nearly one-third of households in Great Barrington spend more than 30 percent of their household incomes on housing costs. In downtown and its surrounding neighborhoods, this number is lower—less than a quarter of households—but, in the Housatonic village area, more than two-thirds of all households spend over 30 percent of their income on housing. Furthermore, while both owners and renters are “cost burdened” spending more than 30 percent of their income on housing, generally renters are harder hit than owners.

In general, the need and demand for accessible, one-level affordable living for seniors is growing as the population ages.

Over half of all homes in Great Barrington are valued at over \$300,000, and the median *sales* price over the last 12 months (as reported in July 2018) was \$338,800. That amount is well beyond the reach of a typical moderate-income household. For example, the most recent CPA area median income for a family of four in Great Barrington is \$72,900. This is the “moderate income” level according to CPA housing rules. A household with that income, assuming they had roughly \$1,000 of other monthly debt (such as car payments or student loans) and that they could muster a \$30,000 down payment, could only afford a home priced at \$225,000.¹

Housing demand also remains high, which tends to increase prices. According to 2013-2017 Census estimates, rental and homeowner vacancy rates are both less than two percent. And, nearly half of all housing units were built 80 years ago—old homes tend to be more expensive to heat and maintain.

CPA housing funds may be spent to serve the needs of households earning at or below 100 percent of the area median income as determined by the US Dept. of HUD. However, given the deep cost burdens in Great Barrington, the greatest needs are for those households earning 80 percent or less of the area median income. Additionally, new subsidized housing units for this level of income or less are eligible to be counted on the state’s Subsidized Housing Inventory.

The Town has had some success in proactively meeting these housing needs. In recent years, the Town has utilized CDBG funds to conduct a housing rehabilitation program for low- and moderate-income homeowners. Unfortunately, that program has ended, and there has been much more need than there is money. Additionally, local nonprofit organizations have recently developed or permitted more than 127 new units of affordable rental housing, all with the support of CPA funding.² Forest Springs is already occupied, and the three others are due to be occupied within the next one to four years; the waiting lists are already very long.

Also, the Town has created a Municipal Affordable Housing Trust Fund in order to preserve and create affordable housing. Housing Trusts have the ability to leverage additional funds, use other town resources, including land, and partner with local nonprofits in order to carry out its mission, and the most successful Housing Trusts are supported with annual grants of CPA funds. The Trust has made two downpayment assistance loans to date, allowing low-moderate income households to buy a home in town.

To address Great Barrington’s housing needs, the Committee’s affordable housing funding priorities for the coming year are to:

1. Honor its commitment to grant \$250,000 to the 910 Main Street project in FY21
2. Analyze the Town’s affordable housing needs
3. Create more affordable rental and homeownership housing, preferably in a manner that will ensure affordable units throughout the town, not just in a few large projects
4. Preserve threatened affordable housing resources and rehabilitate existing affordable housing units
5. Ensure long term affordability

¹ This is assuming an annual income of \$72,900, down payment of \$30,000, other monthly debt of \$1,000, and a 30-year mortgage at 3.92 percent. The monthly mortgage payment would be approximately \$1,200 (including taxes but not utilities).

² 11 at Forest Springs, 31 new at Bostwick Gardens, 45 at 100 Bridge Street, and 40 at 910 Main Street

The Committee also strongly encourages affordable housing projects that:

- Ensure that development contributes to the viability and character of our village centers
- Direct development and growth into the village centers
- Facilitate improvement of existing structures, redevelopment of previously built sites, and new development
- Encourage infill in developed areas
- Create a variety of housing types
- Promote and provide pedestrian connections, sidewalks and crosswalks, walking trails, bike paths and parks, when possible to connect housing to downtown, commercial, civic, cultural, educational, and recreational activities
- Use high quality construction and include “green” building materials and “green” technologies and efficiency/conservation measures to reduce occupants’ operating costs and environmental impacts
- Have stable and proven management capability
- Include a long-term maintenance plan (CPA funds are not eligible for maintenance)
- Include mixed use or multiple uses that are desired or needed in the particular location
- Provide housing that is harmonious in design and style with the surrounding neighborhood
- Encourage mixed-income projects in which a variety of unit sizes accommodate a diversity of ages and family sizes among its residents
- Give priority to local residents and/or employees of local businesses to the extent permitted by law
- Provide a permanent restriction to preserve the affordability of the housing unit(s) (required if the land are acquired with CPA funds)
- All projects are encouraged to utilize the services of local or regional businesses and nonprofit organizations

HISTORIC PRESERVATION

Great Barrington’s historic legacy and cultural resources are important contributors to our quality of life and economy. They are essential to our small town feeling and sense of place, and are vital elements of our tourism sector. Recognizing this, the Town has granted CPA historic funds to projects like the preservation of the former St. James Church, the Mahaiwe Theater, funding to fix the roof on Town Hall and the Mason library cupola, the Housatonic School, the restoration of the Newsboy Monument, and restoration of the Wheeler Farmstead.

Historic resource preservation helps Great Barrington be a more sustainable community. It reuses existing buildings and directs growth pressures to locations where infrastructure already exists, allowing for the conservation of important landscapes. It creates jobs and increases property tax revenue and tourism. It preserves important educational opportunities and resources.

Historic resources have other benefits as well. For example, cemeteries have historic significance in their own right, and they double as accessible open space which many people use for walking and contemplation. Historic mill buildings already are home to small businesses, and may in the future provide opportunities for housing units.

Many historic resources, including town-owned buildings and structures are in need of preservation, rehabilitation and/or restoration. These include Town Hall, Mason and Ramsdell libraries, the former Housatonic elementary school, the Southern Berkshire courthouse (the former Dewey elementary school), as well as historic structures including the Castle Street tunnel under the railroad tracks, the former trolley shelter at Belcher Square, and monuments.

Additionally, despite the successful completion of phase 1 of the Historical Commission's research, there remains a need to identify and document historic resources throughout Great Barrington.

The Committee and all projects are bound by the CPA law, which states that historic funds may be spent only on resources that are on the state register of historic places, or which have been determined by the Historical Commission to be significant to Great Barrington's history, culture, architecture or archeology. All CPA-funded historic projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

To address the needs of Great Barrington's historic resources, the Committee's historic preservation funding priorities for the coming year are to:

1. Preserve, rehabilitate and/or restore Town-owned historic buildings and structures
2. Identify and document historic resources throughout town, and develop a historic preservation action plan that recommends National Register listings and prioritizes preservation projects
3. Preserve buildings in a Local Historic District
4. Preserve buildings and sites that are listed in the National Register of Historic Places including designated National Historic Landmarks
5. Preserve artifacts, documents or other records that are significant to the history and culture of the town

The Committee also strongly encourages historic preservation projects that:

- Preserve a threatened historic resource
- Include a long-term maintenance plan (CPA funds are not eligible for maintenance)
- Be endorsed by the Great Barrington Historical Commission and/or Historic District Commission
- Allow for public access to the historical asset

OPEN SPACE AND RECREATION

Great Barrington's natural resources, including its agricultural land, water bodies and waterways, and scenic landscapes are as important to the character and legacy of the Town as its historic resources. Significant tracts of town are permanently preserved, and most residents live within a short walk of a park, playground or open space resource.

Recent CPA projects have included farmland preservation, the creation of new trails or improving existing trails and connectivity between open space resources, and the preservation of unique resources like Lake Mansfield and the Housatonic River Walk. But significant needs remain, as documented by the 2013 Master Plan and the Open Space and Recreation Plan. These include improving opportunities for recreation for people of all ages and abilities, rehabilitation of existing open space and park assets, farmland preservation, cleanup and accessibility of the Housatonic

River, management of invasive species, outdoor recreation, and conservation of ecologically important areas, such as those illustrated in BioMap II, the Conservation Assessment and Prioritization System (CAPS) program and the Master Plan (see maps of Priority Conservation Areas and Unique and Scenic Features).

The 2013 Master Plan and the 2013 Open Space and Recreation Plan identify the following needs and goals:³

- Serve the changing needs of our community, including an aging and less mobile population, as well as people who are seeking low impact and heart health exercise
- Connect neighborhoods and village centers to community resources
- Create additional greenways (walking and biking trails) and “blueways” (paddling trails)
- Create new open space and recreational resources
- Create access to, and increase recreational use of, the Housatonic River
- Protect biodiversity, habitat, and natural resources
- Conserve agricultural land and agricultural soil
- Support community gardens and community supported agriculture

To address these needs, the Committee’s open space and recreation funding priorities for the coming year are to:

1. Support projects that preserve and rehabilitate/restore Town-owned open spaces, parks and recreational assets
2. Support existing and the development of long-envisioned recreation connections

The Committee also strongly encourages open Space and recreation projects that:

- Preserve and/or connect open space or recreation resources
- Include a long-term maintenance plan (CPA funds are not eligible for maintenance)
- Protect resources that are identified as conservation priorities by local, regional, and state planning documents
- Provide recreation opportunities
- Provide for a demonstrated community open space or recreational need and be accessible for a variety of ages and abilities
- Protect and/or connect scenic views and resources
- Provide connections and links of recreation resources and habitat areas
- Provide vital ecosystem services such as water quality and floodplain protection
- Provide an easement or other restriction to preserve natural resources
- Protect and/or connect the special places and features of our community, such as historic treasures, natural resources, farms, and open space—all that contribute to Great Barrington’s distinctive character
- Include public access where appropriate

³ This year, 2019, the Town is in the process of updating the 2013 Open Space and Recreation Plan,

GLOSSARY

From the text of the Community Preservation Act (MGL Ch. 44B, sec. 2)

“Acquire”, obtain by gift, purchase, devise, grant, rental, rental purchase, lease or otherwise.

“Acquire” shall not include a taking by eminent domain, except as provided in this chapter.

“Annual income”, a family’s or person’s gross annual income less such reasonable allowances for dependents, other than a spouse, and for medical expenses as the housing authority or, in the event that there is no housing authority, the department of housing and community development, determines.

“Capital improvement”, reconstruction or alteration of real property that: (1) materially adds to the value of the real property, or appreciably prolongs the useful life of the real property; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

“Community housing”, low and moderate income housing for individuals and families, including low or moderate income senior housing.

“Community preservation”, the acquisition, creation and preservation of open space, the acquisition, creation and preservation of historic resources and the creation and preservation of community housing.

“Community preservation committee”, the committee established by the legislative body of a city or town to make recommendations for community preservation, as provided in section 5.

“Community Preservation Fund”, the municipal fund established under section 7.

“CP”, community preservation.

“Historic resources”, a building, structure, vessel real property, document or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town.

“Legislative body”, the agency of municipal government which is empowered to enact ordinances or by-laws, adopt an annual budget and other spending authorizations, loan orders, bond authorizations and other financial matters and whether styled as a city council, board of aldermen, town council, town meeting or by any other title.

“Low income housing”, housing for those persons and families whose annual income is less than 80 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

“Low or moderate income senior housing”, housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing.

“Maintenance”, incidental repairs which neither materially add to the value of the property nor appreciably prolong the property’s life, but keep the property in a condition of fitness, efficiency or readiness.

“Moderate income housing”, housing for those persons and families whose annual income is less than 100 per cent of the areawide median income. The areawide median income shall be the areawide median income as determined by the United States Department of Housing and Urban Development.

“Open space”, shall include, but not be limited to, land to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, grasslands, fields, forest land, fresh and salt water marshes and other wetlands, ocean, river, stream, lake and pond frontage, beaches, dunes and other coastal lands, lands to protect scenic vistas, land for wildlife or nature preserve and land for recreational use.

“Preservation”, protection of personal or real property from injury, harm or destruction.

“Real property”, land, buildings, appurtenant structures and fixtures attached to buildings or land, including, where applicable, real property interests.

“Real property interest”, a present or future legal or equitable interest in or to real property, including easements and restrictions, and any beneficial interest therein, including the interest of a beneficiary in a trust which holds a legal or equitable interest in real property, but shall not include an interest which is limited to the following: an estate at will or at sufferance and any estate for years having a term of less than 30 years; the reversionary right, condition or right of entry for condition broken; the interest of a mortgagee or other secured party in a mortgage or security agreement.

“Recreational use”, active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground or athletic field. “Recreational use” shall not include horse or dog racing or the use of land for a stadium, gymnasium or similar structure.

“Rehabilitation”, capital improvements, or the making of extraordinary repairs, to historic resources, open spaces, lands for recreational use and community housing for the purpose of making such historic resources, open spaces, lands for recreational use and community housing functional for their intended uses, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes; provided, that with respect to historic resources, “rehabilitation” shall comply with the Standards for Rehabilitation stated in the United States Secretary of the Interior’s Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 68; and provided further, that with respect to land for recreational use, “rehabilitation” shall include the replacement of playground equipment and other capital improvements to the land or the facilities thereon which make the land or the related facilities more functional for the intended recreational use.

“Support of Community housing”, shall include, but not be limited to, programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing, or to an entity that owns, operates or manages such housing, for the purpose of making housing affordable.

REFERENCES

Community Preservation Act: Massachusetts General Laws Chapter 44B, as amended by St. 2012, c. 139, §§ 69-83. See <http://www.communitypreservation.org/content/text-legislation>.

Great Barrington CPA Bylaw. See http://www.townofgb.org/Pages/GBarringtonMA_CPC/index.

2013 Great Barrington Master Plan. See http://www.townofgb.org/Pages/GBarringtonMA_MsterComm/Index

2013 Housing Needs Assessment: Great Barrington, MA – Sheffield, MA, prepared by the Berkshire Regional Planning Commission, November 6, 2013. Available at Great Barrington Planning Dept.

Other useful information:

Bio Map II. See <https://maps.massgis.state.ma.us/dfg/biomap2.htm>

Conservation Assessment and Prioritization System (CAPS). See <http://www.umass.edu/landeco/research/caps/data/iei/iei.html>

Massachusetts Cultural Resource Information System (MACRIS). See <http://mhc-macris.net/>

Community Preservation Coalition. See <http://www.communitypreservation.org/>

EXECUTIVE SUMMARY

DATE: July 23, 2020

TITLE: Quarterly Tax Billing

BACKGROUND: Historically, the Town has billed and collected real estate and personal property taxes on a semi-annual basis (November and May). In more recent years, this has presented a financial strain on the Town's cash flow. There are significant payments that the Town must make in advance of the tax bills being mailed. This includes the quarterly school assessment of nearly \$4.5 million.

FISCAL IMPACT: A quarterly tax payment system will provide taxpayers with the ability to make four smaller payments versus two large payments. This will also provide the Town with a more evenly distributed level of income throughout the fiscal year. The Town will reduce the possibility of costly short-term borrowing in anticipation of tax revenue and will increase investment income. We anticipate that the cost impact to the Town will be minimal.

RECOMMENDATION: Recent conversations with both the Department of Revenue and the Town audit firm have resulted in a strong recommendation to transition to quarterly tax billing. Currently, there are less than 20% of all cities and towns in Massachusetts on semi-annual billing. The Finance team also agrees with this recommendation. With the approval of the Selectboard, the Town would bring this forward at the Special Town Meeting on September 15th with the intent of implementing this for Fiscal Year 2022.

PREPARED AND REVIEWED BY:


Susan M. Carmel, Finance Director/Town Accountant


Karen D. Fink, Treasurer/Collector

APPROVED: 
Mark A. Pruhenski, Town Manager

Date: 7-23-20