

Mark Pruhenski  
Town Manager

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## TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

\*\*\*UPDATED: ITEM #2 ADDED\*\*\*

Selectboard Special Meeting via Zoom

Order of Agenda for Wednesday May 18, 2022, at 6:00 PM

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84727797185?pwd=NDFRUjFITE12eDN3bE5LaTnBQ0RmZz09>

Webinar ID: 84727797185

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

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's February 12, 2022 Revised Order extending remote participation by all members in any meeting of a public body, 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](http://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.

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

1. CALL TO ORDER

- a. Roll Call

2. PREVIOUS BUSINESS

- a. Continued: Alyssa Eisler and Matthew Skyrpack for permission to install a driveway at 20 Alford Road.

3. CITIZEN SPEAK TIME

4. CONVENE INTO EXECUTIVE SESSION (and will not return to open session)

- a. Executive Session under MGL Ch 30A, sec. 21(a) for the following purpose: (3) To discuss strategy with respect to litigation, regarding Housatonic Water Works. And, (6) To consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works.
- i. Motion: Move that the Board meet in executive session pursuant to MGL Ch. 30A sec. 21(a) for the following purpose: (3) To discuss strategy with respect to Housatonic Water Works because an open discussion may have a detrimental effect on the litigation position of the Board. And, (6) to consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works because an open discussion may have a detrimental effect on the negotiating position of the public body.
- ii. Roll Call

## 5. ADJOURNMENT



Mark Pruhenski, Town Manager

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

Town of Great Barrington

Selectboard

Application for Access to a Public Way / Driveway Permit

4/29/2023  
Fee \$50.00 - PC  
Number 1017

INSTRUCTIONS

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

Application Date 4/22/2022  
Name of Applicant / Property Owner Kendra Hewins / Owners - Matthew Skyrpack  
Mailing address 200 Alum Hill Ashley Falls, MA 01222  
Phone number (413) 229-6055  
Location of proposed driveway / highway entrance 20 Alum Rd.  
Contractor who will perform the work Hewins Excavating, LLC  
Address & phone number of contractor 200 Alum Hill Ashley Falls MA (413) 229-6055  
Proposed construction date May 2022  
Type of driveway (gravel, asphalt, etc.) gravel

Print Form

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

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

Applicant's Signature: [Signature]

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

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

Staff Reviews Received: Conservation: (X) ( ) ( ) Fire Chief: (X) ( ) ( ) Planning: (X) ( ) ( )

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

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

For the Selectboard: \_\_\_\_\_, its \_\_\_\_\_ (signature) (title) (date)

THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

RECORD OWNERS: MATTHEW SKYRPACK & ALYSSA EISLER  
 PROPERTY ADDRESS: 20 ALFORD ROAD  
 (ASSESSOR MAP 32, LOT 86D)  
 LOCUS DEED: BK-2771 PG-19

N/F LAND OF  
**SARAH LORD McCANDLESS**

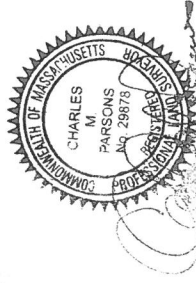
592.59'  
 S 69°09'49" W

**ZONING REQUIREMENTS**  
 DISTRICT: R2  
 MIN. LOT AREA: 43,560 SF (1 ACRE)  
 MIN. LOT WIDTH: 150'  
 MIN. FRONT YARD SETBACK: 50'  
 MIN. SIDE YARD SETBACK: 20'  
 MIN. REAR YARD SETBACK: 30'  
 MAX. LOT COVERAGE: 20%

**LEGEND**

- △ COMPUTED POINT
- IRON PIPE FOUND
- UTILITY POLE

N/E LAND OF  
**STEPHEN FILMUS, TRUSTEE OF THE  
 STEPHEN FILMUS NOMINEE TRUST**



BUILDING PERMIT SITEPLAN PLAN  
 PREPARED FOR

**MATTHEW SKYRPACK**

&

**ALYSSA EISLER**

GREAT BARRINGTON, MASSACHUSETTS

APRIL - 2022 SCALE 1" = 60'

**KELLY, GRANGER, PARSONS & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS

312 MAIN STREET P.O. BOX 88

GREAT BARRINGTON, MASSACHUSETTS 01230

PHONE (413) 528-1912

FAX (413) 528-3291

C:\Carlson Projects\Great Barrington\ALFORD ROAD\skyrpack\skyrpack422.dwg (MAR)

N/F LAND OF  
**JO YALENS**

N 20°44'17" W  
 419.31'

131'

121'

42'

47'

322'

N 69°28'16" E  
 493.41'

N/F LAND OF  
**GEORGE GRAHAM DAVIDSON III**

&

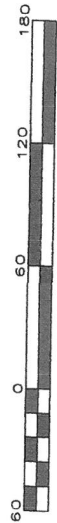
**DEBORAH KMON DAVIDSON**

R1000.01'  
 L138.13'

290.34'  
 S 35°24'26" E

**ALFORD ROAD**

CULVERT



Scale 1" = 60'

PROPOSED  
 27'-8" X 50'-0"  
 HOUSE

PROPOSED  
 DRIVEWAY

418'

John Malumphy  
Highway-Facilities Superintendent

E-mail: [jmalumphy@townofgb.org](mailto:jmalumphy@townofgb.org)  
[www.townofgb.org](http://www.townofgb.org)



20 East Street  
Great Barrington, MA 01230

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

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

Department of Public Works  
Highway Division

### Conditions on Application for Access to Public Way

Applicant Alyssa Eisler&Matthew Skyrpack  
Location: 20 Alford Road  
From: John Malumphy Highway Superintendent/Sean VanDeusen, Public Works  
Director  
Date: May 3<sup>RD</sup> 2022

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

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

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

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

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







## Lisa Richards

---

**From:** Great Barrington Conservation Commission  
**Sent:** Monday, May 2, 2022 1:48 PM  
**To:** Lisa Richards  
**Subject:** RE: Driveway Permit Application-20 Alford Rd

Lisa:

The Conservation Commission has reviewed the design of the driveway, including the wetland crossing, and has approved the project with standard conditions. The wetland crossing has been designed by a recognized wetland scientist and the sequencing of work has been reviewed and approved by the Commission. With regard to the wetlands aspects of the project, the Commission recommends approval.

Respectfully,

-Shep Evans



**Shepley W. Evans**

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

Town of Great Barrington  
334 Main Street  
Great Barrington MA 01230



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

**From:** Lisa Richards <LRichards@Townofgb.org>  
**Sent:** Friday, April 29, 2022 2:04 PM  
**To:** John Malumphy <JMalumphy@Townofgb.org>; Paula Ely <PEly@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Charles Burger <cburger@Townofgb.org>  
**Subject:** Driveway Permit Application-20 Alford Rd

Please find a Driveway permit for 20 Alford Rd, Gt. Barrington

Please respond.

## Lisa Richards

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**From:** Charles Burger  
**Sent:** Monday, May 2, 2022 5:06 PM  
**To:** Chris Rembold; Lisa Richards; John Malumphy; Paula Ely; Great Barrington Conservation Commission  
**Subject:** RE: Driveway Permit Application-20 Alford Rd

Any culverts installed should be able to support an 80,000 lb truck. Any turns in the 12' width should be able to be navigated by an engine. The site is level so grade should not be an issue.



**Charles Burger**

Fire Chief  
413-528-0788 ex 4  
[cburger@townofgb.org](mailto:cburger@townofgb.org)

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



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**From:** Chris Rembold <[crembold@Townofgb.org](mailto:crembold@Townofgb.org)>  
**Sent:** Monday, May 2, 2022 4:50 PM  
**To:** Lisa Richards <[LRichards@Townofgb.org](mailto:LRichards@Townofgb.org)>; John Malumphy <[JMalumphy@Townofgb.org](mailto:JMalumphy@Townofgb.org)>; Paula Ely <[PEly@Townofgb.org](mailto:PEly@Townofgb.org)>; Great Barrington Conservation Commission <[conservation@townofgb.org](mailto:conservation@townofgb.org)>; Charles Burger <[cburger@Townofgb.org](mailto:cburger@Townofgb.org)>  
**Subject:** RE: Driveway Permit Application-20 Alford Rd

A previous submittal, see attached, seemed to have many more details. Is anybody familiar with this?



**Christopher Rembold, AICP**

Assistant Town Manager /  
Director of Planning and  
Community Development  
413-528-1619, x. 2401  
[crembold@townofgb.org](mailto:crembold@townofgb.org)

Town of Great Barrington  
334 Main Street  
Great Barrington MA 01230

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## Lisa Richards

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**From:** Chris Rembold  
**Sent:** Tuesday, May 3, 2022 8:52 AM  
**To:** Charles Burger; Lisa Richards; John Malumphy; Paula Ely; Great Barrington Conservation Commission  
**Subject:** RE: Driveway Permit Application-20 Alford Rd

I see no Planning issues with this application.



**Christopher Rembold, AICP**

Assistant Town Manager /  
Director of Planning and  
Community Development  
413-528-1619, x. 2401  
crembold@townofgb.org

Town of Great Barrington  
334 Main Street  
Great Barrington MA 01230

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**From:** Charles Burger <cburger@Townofgb.org>  
**Sent:** Monday, May 2, 2022 5:06 PM  
**To:** Chris Rembold <crembold@Townofgb.org>; Lisa Richards <LRichards@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>; Paula Ely <PEly@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>  
**Subject:** RE: Driveway Permit Application-20 Alford Rd

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**Charles Burger**

Fire Chief  
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cburger@townofgb.org

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