

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 x2900
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

Selectboard and Zoning Board of Appeals Joint Special Meeting and Selectboard Regular Meeting
via Zoom, Order of Agenda for Monday, July 11, 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. 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 SELECTBOARD AND ZONING BOARD OF APPEALS JOINT SPECIAL MEETING
 - a. Roll Call
 - b. Joint meeting with Zoning Board of Appeals to appoint Peter Most
2. ADJOURNMENT OF JOINT MEETING
3. CALL TO ORDER SELECTBOARD REGULAR MEETING
 - a. Roll Call
4. APPROVAL OF MINUTES
5. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS
6. TOWN MANAGER'S REPORT
 - a. Housatonic Water Works
 - b. Resume In-person and Hybrid meetings
7. LICENSES AND PERMITS
 - a. Shivadas Guthrie of the Guthrie Center for One Day Beer & Wine license for Sunday July 23 from 5:00PM to 10:00PM – Live Podcast Recording
 - b. Thasia Giles of Jacob's Pillow Dance Festival for one Temporary Weekday Entertainment license for Saturday July 16 from 1:00PM to 8:00PM
 - c. MVA LLC & Steven Lee & Carolyn Cryer for permission to install a driveway at Lot 32-19 D (next to 116 Christian Hill Road)

- d. Jennifer Patron and Benjamin Levy for permission to install a new driveway at 73 Round Hill Road

8. PUBLIC HEARINGS

- a. (Continued from April 11) Special Permit application from the Southern Berkshire Chamber of Commerce, c/o Betsy Andrus, Executive Director, for new construction in the Village Center Overlay District; work includes replacing the existing visitor booth at approximately 362 Main Street, Great Barrington, with a new larger building in the same location, and a parking waiver. Application is filed in accordance with Sections 9.2, 6.9, and 10.4 of the Zoning Bylaw.
 - i. Vote to re-open the public hearing
 - ii. Presentation from the applicant
 - iii. Questions from the Board
 - iv. Public comment and questions
 - v. Comments from other boards/commissions
 - vi. Discussion/deliberation by the Board
 - vii. Vote to continue or close the hearing
 - viii. Vote to continue/deny/grant the special permit
- b. Transfer Station Fee Discussion

9. PREVIOUS BUSINESS

10. NEW BUSINESS

- a. Housatonic School Request for Proposals (RFP) Process and Timeline
- b. Reappoint Robert Slonaker to the Affordable Housing Trust
- c. Appoint James Mercer to the Historical Commission
- d. Proclamation to Celebrate National Disability Independence Day

11. 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.

12. SELECTBOARD'S TIME

13. MEDIA TIME

14. 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, and not to return to open session
- ii. Roll Call Vote
- b. Executive Session under MGL ch 30A, sec. 21 (a) for the following purpose: (7) To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements.
 - i. Motion: Move that the Board meet in executive session pursuant to MGL Ch. 30A sec. 21 to approve executive session minutes from the following meetings:
 - August 27, 2021
 - September 27, 2021
 - November 15, 2021
 - July 13, 2022
 And not to return to open session.
 - ii. Roll Call Vote

15. ADJOURNMENT

NEXT SELECTBOARD MEETING

July 25, 2022

August 8, 2022

August 22, 2022

September 12, 2022

Mark Pruhenski, Town Manager

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

Amy Pulver

Peter Most / ZBA Applicant

From: Mark Pruhenski
Sent: Thursday, January 27, 2022 5:17 PM
To: Peter J. Most
Cc: Amy Pulver
Subject: RE: Zoning Board of Appeals - Vacant Associate Member Position

Associate Member
Joint meeting

Great---I think we have everything we need from you, we just need to get a date scheduled that will work for the ZBA (I'm thinking it's best to add this joint session to an already scheduled meeting of the SB).

Once we have a date set, we'll let you know and send you a copy of the agenda and zoom link. -m

From: Peter J. Most <petermost@gmail.com>
Sent: Thursday, January 27, 2022 4:42 PM
To: Mark Pruhenski <MPruhenski@Townofgb.org>
Subject: RE: Zoning Board of Appeals - Vacant Associate Member Position

****CAUTION:****

****This is an external email, be vigilant****

*****Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe*****

Thank you Mark. Your help on this is much appreciated.

I would be pleased to attend the meeting virtually. And if there is anything else you think would be useful for me to provide the ZBA and Selectboard for their consideration of my application, please let me know.

Regards,
Peter

From: Mark Pruhenski <MPruhenski@Townofgb.org>
Sent: Thursday, January 27, 2022 4:28 PM
To: Peter J. Most <petermost@gmail.com>
Subject: RE: Zoning Board of Appeals - Vacant Associate Member Position

Hello Peter,

Thank you for reaching out and expressing an interest in serving on the ZBA. We haven't filled an alternate position for some time now, so we had to conduct a little research late yesterday and this morning. It looks as though alternate positions are appointed by both the ZBA and Selectboard in joint session.

We forwarded along your email to the chair of the ZBA and will schedule a session in the coming weeks. We'd love to have you attend virtually at that time.

Amy in my office will be in touch very soon and thanks again. I'm looking forward to working with you in this capacity.

Best, Mark



Mark Pruhenski

Town Manager
413-528-1619 ex 2
mpruhenski@townofgb.org

Pronouns: he/him/his

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: Peter J. Most <petermost@gmail.com>
Sent: Wednesday, January 26, 2022 1:30 PM
To: Mark Pruhenski <MPruhenski@Townofgb.org>
Subject: Zoning Board of Appeals - Vacant Associate Member Position

****CAUTION:****

****This is an external email, be vigilant****

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Mr. Pruhenski,

I have spoken to Michael Wise regarding the open Associate Member position on the Town's Zoning Board of Appeals. We discussed what the position entails and the appointment process. He said that if I am interested in pursuing the position, I should contact you. I am interested.

Regarding my qualifications for the position, I have attached a copy of my (somewhat outdated) resume. I am a member of the Massachusetts, New York, and California bars. My legal experience is in business litigation, about half of which involved real estate-related litigation. My real estate litigation experience primarily arises from litigating the development of large projects, which experience is likely to be only tangentially related to issues that would come before the ZBA. Nevertheless, I feel I am generally conversant with the types of issues that are likely to arise before the ZBA, and on that basis I feel that I am qualified to assist the Board as an Associate Member.

Please let me know if there is anything you would like me to provide in support of my application. I would certainly be happy to chat with you about my qualifications and interest. Michael explained that the position would require appointment by the Selectboard. If there is anything more formal that the Selectboard needs to consider in support of my application, please let me know that as well.

Thank you for considering my request to be considered for the open ZBA position.

Best regards,

Peter J. Most
19 E. Mountain Road
(213) 675-3601

Fee: \$25.00 (per day)



APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

Applicant's Name: Shivadas Guthrie

Organization Name: The Guthrie Center

Applicant's Address: 2 Van Deusenville Rd Gt Barrington, MA 01230

Telephone Number: 413 528-1955

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

Event: Live Podcast Recording

Date: Sun 7/23/22 Start Time: 5 End Time: 10

Event Address: 2 Van Deusenville Rd Gt Barrington, MA 01230

Is the Event on Town property? YES NO

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

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

Shivadas Guthrie
Signature of Applicant

6/30/22
Date

FOR TOWN USE:

Approved _____ Denied _____ Postponed _____

Certificate of Completion

This Certificate of Completion of
eTIPS On Premise 3.1
For coursework completed on June 8, 2021
provided by Health Communications, Inc.
is hereby granted to:

Shivadas Guthrie

Certification to be sent to:

**The Guthrie Center
2 Van Deusenville Rd
Great Barrington MA, 01230-1172 USA**



HEALTH COMMUNICATIONS INC.

This document is not proof of TIPS certification. It signifies only that you have completed the course. Valid certification documents will be forwarded to you.



ENDORSEMENT #2

This endorsement, issued by **Mount Vernon Fire Insurance Company** to **THE GUTHRIE CENTER CORP** forms a part of Policy Number **SE 2010637** effective on **5/26/2022** (MO. DAY YR.) at 12:01 A.M.

Amend Event

In consideration of no change in premium it is hereby agreed and understood that coverage for the location(s), event(s), and date(s) is

Event #8

2 Van Deusenville Rd , Great Barrington, MA 01230

Description	GL Class Code	Liq. Class Code	Start Date	End Date
Concerts - Alternative Rock (applicant is the host of the event)		00402	07/23/2022	07/23/2022

Additional Locations

Subject to the terms and conditions of this policy, coverage is provided for a maximum of twenty-four (24) hours after the scheduled end date of an event shown above.

If the end date shown above exceeds the current policy period, the policy period is amended to expire twenty-four (24) hours after the scheduled end date of an event shown above.

All other terms and conditions of this Policy remain unchanged.



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: THASIA GILES, DIRECTOR OF COMMUNITY ENGAGEMENT

Business/Organization: JACOB'S PILLOW DANCE FESTIVAL, INC

D/B/A (if applicable): _____

Address: 358 GEORGE CARTER RD, BECKET, MA 01223

Mailing Address: 358 GEORGE CARTER RD, BECKET, MA 01223

Phone Number: 1010-416-3916

Email: tgiles@jacobsillow.org

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

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

Other (please explain) 24' L x 32' W x 16" H stage with steps & railing

INCLUDES: Live music Recorded music Dancing by entertainers/ performers

Dancing by patrons Amplification system Theatrical exhibition

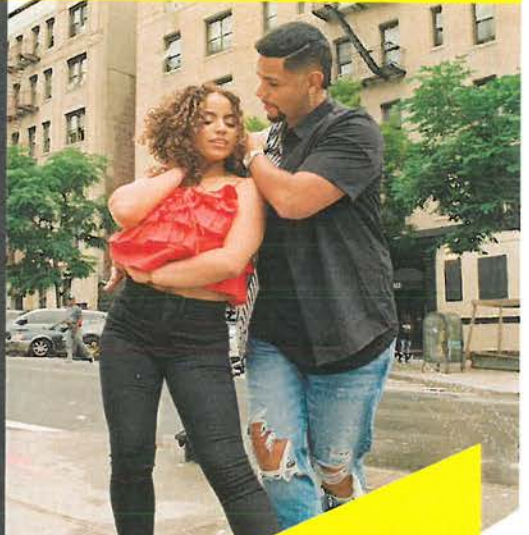
Floorshow Play Moving picture show Light show Jukebox

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

FREE PERFORMANCES ACROSS BERKSHIRE COUNTY



JACOB'S PILLOW **ON THE ROAD**

Featuring **Versa-Style Dance Company** and **Mambo Royalty** with Berkshire dance artists including **Berkshire Dance Theatre**, **BSKE Dance Community Group**, **dysFUNKcrew**, and **The Funkbox Studio**

NORTH ADAMS

Corner of River & Houghton St.

FRI JUL 15

5:30PM

BECKET

North Becket Park

SUN JUL 17

1PM

GREAT BARRINGTON

Town Hall Park

SAT JUL 16

1PM

PITTSFIELD

The Common, 100 First Street

THU JUL 21

5:30PM AT THIRD THURSDAY

THANK YOU TO OUR SPONSOR OF ON THE ROAD:

MILL TOWN

Lead support for Jacob's Pillow On the Road is generously provided by Mill Town Foundation. Additional support provided by Berkshire Bank Foundation, the Feigenbaum Foundation, City of Pittsfield, the Cultural Council of Northern Berkshire, and Pittsfield Cultural Council, a local agency which is supported by the Mass Cultural Council.

AND TO THE TOWN OF BECKET, TOWN OF GREAT BARRINGTON, CITY OF NORTH ADAMS, AND CITY OF PITTSFIELD

THANK YOU TO OUR PARTNERS



SCAN THE QR CODE TO RECEIVE UPDATES ABOUT ON THE ROAD



JACOBSPILOW.ORG

Town of Great Barrington

Selectboard

Fee \$50.00

Application for Access to a Public Way / Driveway Permit

Number _____

INSTRUCTIONS

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

Application Date 6/29/22
Name of Applicant / Property Owner MVA LLC / STEVEN LEE + CAROLYN CRYER
Mailing address 77 EASTERN PARKWAY, APT 2H, BROOKLYN NY, 11238
Phone number 917 - 319 - 1178
Location of proposed driveway / highway entrance LOT 32-19.D (NEXT TO 166 CHRISTIAN HILL RD)
Contractor who will perform the work MVA / WINDSOR LAND
Address & phone number of contractor 37 VALENTINE RD, PITTSFIELD MA, 01201
Proposed construction date MICHAEL'S PHONE: (315) 396-1342, 8/1/22
Type of driveway (gravel, asphalt, etc.) NEW HOUSE, AIRPORT MIX

Print Form

(THERE IS AN EXISTING OLD DRIVEWAY)

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

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

Applicant's Signature: [Signature]

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

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

Staff Reviews Received:

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

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

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

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

John Malumphy
Highway-Facilities Superintendent

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



20 East Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

Department of Public Works
Highway Division

Conditions on Application for Access to Public Way

Applicant: MVA LLC/ Steven Lee & Carolyn Cryer
Location: Lot 32-19D Christian Hill Road
From: John Malumphy Highway Superintendent/Sean VanDeusen, Public Works Director
Date: July 1 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.

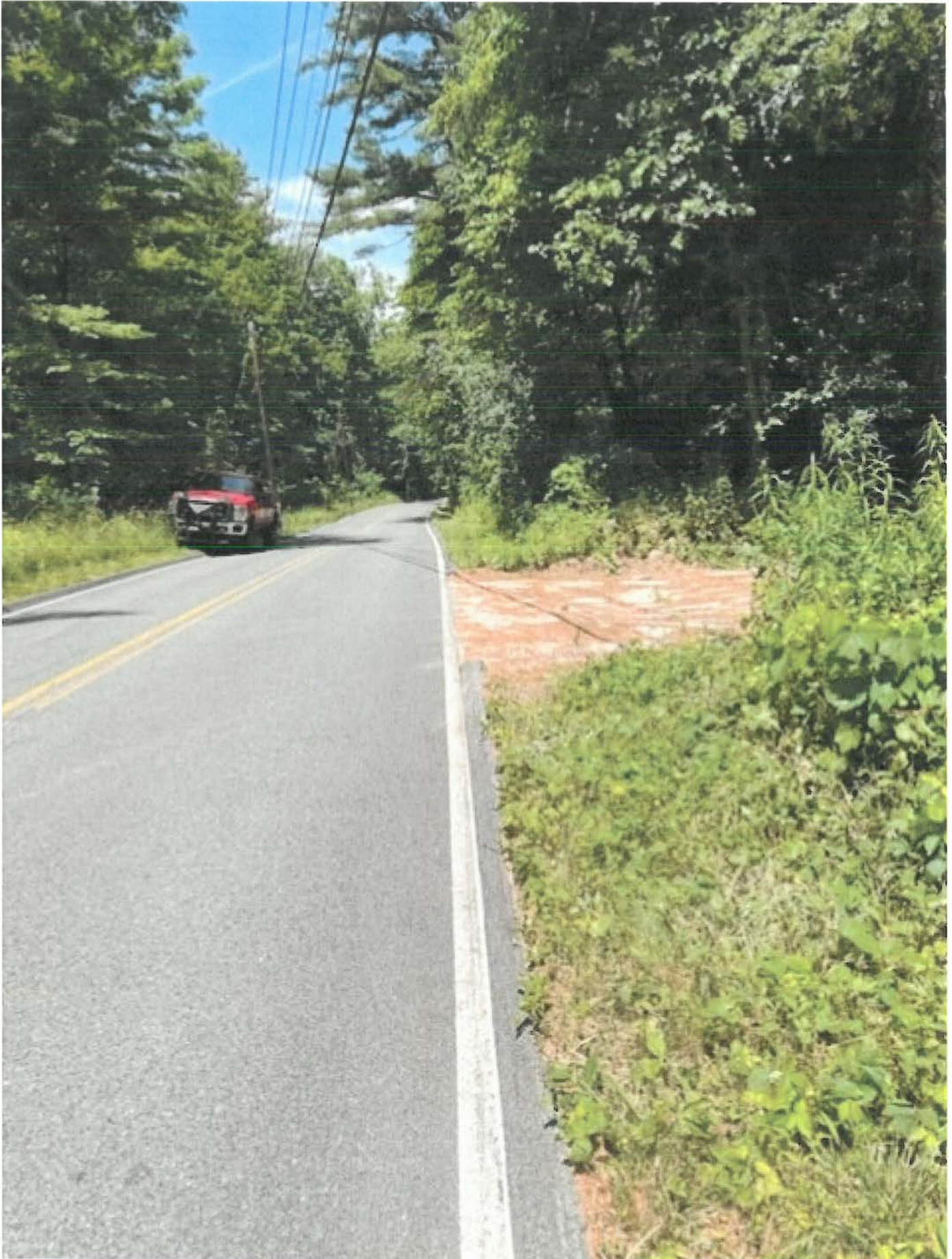
C. Place asphalt tack coat along the edge of the road where the apron meets the edge of the existing pavement.

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.





Chris Rembold

From: shepevans@yahoo.com
Sent: Thursday, July 7, 2022 6:58 PM
To: Chris Rembold
Subject: RE: driveway: Lot 32-19.D (next to 166 Christian Hill Rd)

****CAUTION:****

****This is an external email, be vigilant****

*****Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe*****

Chris:

Both situations are non-jurisdictional. No wetlands or scenic Mountain concerns per Mass Mapper.

Regards,

-Shep

Shepley W. Evans
Conservation Agent
[Home Office]
P.O.Box 155
Stockbridge, MA 01262-0155
Land line: 413-528-2909
Personal E-mail: shepevans@yahoo.com
Cell: 413-298-0044

Conservation

From: Chris Rembold <crembold@Townofgb.org>
Sent: Thursday, July 7, 2022 2:09 PM
To: Shep Evans <shepevans@yahoo.com>
Subject: driveway: Lot 32-19.D (next to 166 Christian Hill Rd)

Hi Shep please see attached driveway plan for your comment. This is a new lot, next to 166 Christian Hill Rd. Also see "Parcel B" on attached Akers form a plan.

See attached mass mapper snapshot (approx. lot indicated in blue) for your convenience. There appear to be no SMA or WPA areas.

Thank you.

Lisa Richards

From: Charles Burger
Sent: Thursday, June 30, 2022 9:01 AM
To: Lisa Richards; Great Barrington Conservation Commission; Chris Rembold; Paula Ely; John Malumphy
Subject: RE: Lot 32-19.D (next to 116 Christian Hill Rd)

No issues for the FD.



Charles Burger

Fire Chief

413-528-0788 ex 4
cburger@townofgb.org

Town of Great Barrington
Fire Department
37 State Road
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: Wednesday, June 29, 2022 11:18 AM
To: Great Barrington Conservation Commission <conservation@townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Paula Ely <PEly@Townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>
Subject: Lot 32-19.D (next to 116 Christian Hill Rd)

Attached please find an application and Site/Driveway plan for a Driveway Permit. There is an existing driveway but they want tie into it to reach the dwelling.

The location is Lot 32-19.D (next to 116 Christian Hill Rd)

Thank you,
Lisa



Lisa A. Richards

DPW Administrative Assistant

413-528-0867
lrichards@townofgb.org

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



Lisa Richards

From: Chris Rembold
Sent: Thursday, June 30, 2022 10:07 AM
To: Charles Burger; Lisa Richards; Great Barrington Conservation Commission; Paula Ely; John Malumphy
Subject: RE: Lot 32-19.D (next to 116 Christian Hill Rd)

No issues for Planning.

Chris



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: Thursday, June 30, 2022 9:01 AM
To: Lisa Richards <LRichards@Townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Paula Ely <PEly@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>
Subject: RE: Lot 32-19.D (next to 116 Christian Hill Rd)

No issues for the FD.



Charles Burger

Fire Chief
413-528-0788 ex 4
cburger@townofgb.org

Town of Great Barrington
Fire Department
37 State Road
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.

Selectboard

Application for Access to a Public Way / Driveway Permit

pd ck # 106
Fee \$50.00
L. Richards
Number _____

INSTRUCTIONS

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Application Date 5-17-22
Name of Applicant / Property Owner Jennifer Patton / Benjamin Levy
Mailing address 73 Round Hill Rd. GB 01230
Phone number 914-260-8996 jennifer@msn.com
Location of proposed driveway / highway entrance Semi-circular in front of house
Contractor who will perform the work Lindsey Crawford
Address & phone number of contractor PO Box 1309 Sheffield 01257 413-229-2536
Proposed construction date 5-20-22
Type of driveway (gravel, asphalt, etc.) gravel

Print Form

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

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

Applicant's Signature: _____

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

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

Staff Reviews Received:

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

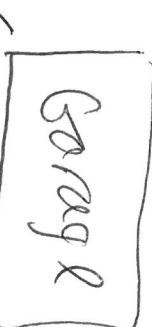
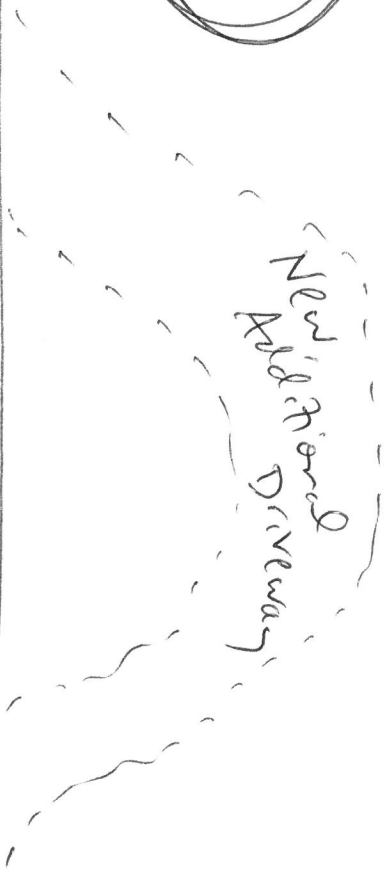
PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

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)

Benjamin Levy
13 Round Hill
GB 01230
914-260-8996

5-20-22



current driveway

Round Hill Road





Lisa Richards

From: Charles Burger
Sent: Friday, May 20, 2022 9:58 AM
To: Lisa Richards
Subject: RE: 73 Round Hill Road, GB - Driveway Permit - LEVY

No issues for the FD.



Charles Burger

Fire Chief
413-528-0788 ex 4
cburger@townofgb.org

Town of Great Barrington
Fire Department
37 State Road
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, May 20, 2022 9:54 AM
To: Great Barrington Conservation Commission <conservation@townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Paula Ely <PEly@Townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>
Subject: 73 Round Hill Road, GB - Driveway Permit - LEVY

Good morning,
Please find attached an application and drawing for a driveway permit.
73 Round Hill Road, GB

Regards,
Lisa



Lisa A. Richards

DPW Administrative Assistant
413-528-0867
lrichards@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.

Lisa Richards

From: Chris Rembold
Sent: Monday, June 6, 2022 10:14 AM
To: Lisa Richards; Great Barrington Conservation Commission; Paula Ely; Charles Burger; John Malumphy
Subject: RE: 73 Round Hill Road, GB - Driveway Permit - LEVY

The location is generally ok, but we only allow 2 curb cuts per property. Since this driveway was already installed, there are now 3 on this property. If the Selectboard grant this permit, then one of the 3 curb cuts should be removed.

Chris



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

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, May 20, 2022 9:54 AM
To: Great Barrington Conservation Commission <conservation@townofgb.org>; Chris Rembold <crembold@Townofgb.org>; Paula Ely <PEly@Townofgb.org>; Charles Burger <cburger@Townofgb.org>; John Malumphy <JMalumphy@Townofgb.org>
Subject: 73 Round Hill Road, GB - Driveway Permit - LEVY

Good morning,
Please find attached an application and drawing for a driveway permit.
73 Round Hill Road, GB

Regards,
Lisa

Lisa Richards

From: Great Barrington Conservation Commission
Sent: Friday, June 17, 2022 2:19 PM
To: Lisa Richards
Subject: RE: 73 Round Hill Road, GB - Driveway Permit - LEVY

Lisa:

Conservation has no Wetland Protection or Scenic Mountain jurisdictional issues; however, I recall that you may have a problem getting the Town to approve three curb cuts for one lot. Check with Chris Rembold or Ed May.

-Shep



Shepley W. Evans

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

Town of Great Barrington
334 Main Street
Great Barrington MA 01230



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

From: Lisa Richards <LRichards@Townofgb.org>
Sent: Wednesday, June 15, 2022 12:45 PM
To: Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: FW: 73 Round Hill Road, GB - Driveway Permit - LEVY

Hi Shep,
Can you please take a look at this application and respond?

Thank you
Lisa

From: Lisa Richards
Sent: Monday, June 6, 2022 10:09 AM
To: John Malumphy <JMalumphy@Townofgb.org>; Chris Rembold <crembold@townofgb.org>; Great Barrington Conservation Commission <conservation@townofgb.org>
Subject: FW: 73 Round Hill Road, GB - Driveway Permit - LEVY

SPECIAL PERMIT # 926-22

NAME, ADDRESS, AND PROJECT: Special Permit application from the Southern Berkshire Chamber of Commerce, c/o Betsy Andrus, Executive Director, for new construction in the Village Center Overlay District in order to replace the existing visitor booth at approximately 362 Main Street, Great Barrington, with a new larger building in the same location and a parking waiver, filed in accordance with Sections 9.2, 6.9, and 10.4 of the Zoning Bylaw.

REVIEW MEETINGS

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

BOARD OF HEALTH ** Thursday, March 3, 2022, 6:30 PM, via Zoom
*** Call the Health Agent in advance of the meeting to see if you should attend.*

DESIGN ADVISORY COMMITTEE Wednesday, March 9, 2022, 5:00 PM, via Zoom
*** Call the Building Inspector in advance of the meeting for details.*

CONSERVATION COMMISSION * Wednesday, March 23, 2022, 6:30 PM, via Zoom
** Call the Conservation Agent in advance of the meeting to see if you should attend.*

PLANNING BOARD Thursday, March 24, 2022, 6:00 PM, via Zoom
Applicant must attend

SPECIAL PERMIT PUBLIC HEARING

The **PUBLIC HEARING** before the **SELECTBOARD** will be Wednesday, March 30, 2022, at 6:00 PM, via Zoom video/teleconference meeting. A Zoom link will be sent in advance of the hearing date.
Applicant must attend.

TOWN OF GREAT BARRINGTON

PUBLIC HEARING

NOTICE TO ABUTTERS

The Great Barrington Selectboard will hold a public hearing on Wednesday, March 30, 2022 at 6:00 pm, via Zoom remote video/teleconference, to act on the Special Permit application from the Southern Berkshire Chamber of Commerce, c/o Betsy Andrus, Executive Director, for new construction in the Village Center Overlay District; work includes replacing the existing visitor booth at approximately 362 Main Street, Great Barrington, with a new larger building in the same location, and a parking waiver. Application is filed in accordance with Sections 9.2, 6.9, and 10.4 of the Zoning Bylaw.

The Zoom link and meeting ID will be listed on the meeting agenda, which is posted to the calendar on the Town website at least 48 hours in advance. Interested parties may contact the Planning Department at crembold@townofgb.org for more information.

TOWN OF GREAT BARRINGTON

PUBLIC HEARING

The Great Barrington Selectboard will hold a public hearing on Wednesday, March 30, 2022 at 6:00 pm, via Zoom remote video/teleconference, to act on the Special Permit application from the Southern Berkshire Chamber of Commerce, c/o Betsy Andrus, Executive Director, for new construction in the Village Center Overlay District; work includes replacing the existing visitor booth at approximately 362 Main Street, Great Barrington, with a new larger building in the same location, and a parking waiver. Application is filed in accordance with Sections 9.2, 6.9, and 10.4 of the Zoning Bylaw.

The Zoom link and meeting ID will be listed on the meeting agenda, which is posted to the calendar on the Town website at least 48 hours in advance. Interested parties may contact the Planning Department at crembold@townofgb.org for more information.

Stephen Bannon, Chair

Please publish March 8 and March 15, 2022

Berkshire Eagle



SOUTHERN BERKSHIRE
CHAMBER OF COMMERCE

February 16, 2022

Great Barrington Selectboard
Town of Great Barrington
334 Main Street
Great Barrington, Ma 01230

RE: Visitors Center Demo and Rebuild

Dear Selectboard,

The Southern Berkshire Chamber of Commerce is submitting this application requesting approval to take down the existing Visitors Booth and reconstruct a true Visitors Center.

To serve the Southern Berkshires better, we feel it is time to create a more user-friendly structure. Putting all the SB Chamber does under one roof - information for visitors/ locals, business office and storage - will enable us to serve our community and visitors seven days a week.

Just a brief history on the existing structure: it was originally built in 1970 and upgraded in 1981. The structure is very basic, shed-like, and was laid out for a different format of doing business. The structure itself is suffering from many issues, the most serious of which is a rotted back sill which is allowing water to come into the booth during heavy rain. The size of the windows makes it hard to see in, deterring visitors and the existing public space allows for about 5' for the average visitor to stand in, not COVID friendly. Upgrading the public space to be ADA compliant and more spacious will allow for a more inclusive and safer interaction for all.

Thank you in advance for your consideration.

A handwritten signature in black ink, appearing to read "Betsy Andrus".

Betsy Andrus
Executive Director

SBCC 40 Railroad Street, Suite 2, Great Barrington, Ma. 01230
413-528-4284, betsy@southernberkshirechamber.com

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

FORM SP-1
REV. 12-2020

FOR OFFICE USE ONLY

Number Assigned _____ Date Received _____
Special Permit Granting Authority _____
Copy to Recommending Boards _____
Advertised _____ & _____
Public Hearing _____
Fee: \$300.00 Paid: _____

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

MAP 19 LOT 93D BOOK -- PAGE -- ZONING DISTRICT(S) B2, VCOD

Site Address: approximately 362 Main Street, Great Barrington, MA 01230

Date of Application Feb 16, 2022

Applicant's name and complete mailing address Southern Berkshire Chamber of Commerce, c/o

Betsy Andrus, Executive Director, 40 Railroad Street, Great Barrington, MA 01230

Applicant's phone number 413-528-4284 Applicant's email address: betsy@southernberkshirechamber.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:
Town of Great Barrington, 334 Main Street, Great Barrington, MA 01230

I (we) request a Special Permit for: Replacement of the existing visitor booth in the same location in the right-of-way with a new building for the Chamber's office and for tourist information, and a parking waiver.

Under Section(s) 6.9 (parking), 9.6 (VCOD) and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

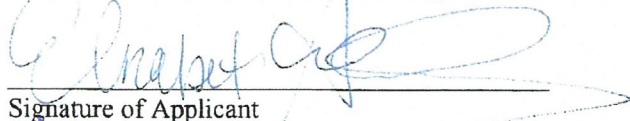
One Signed Original application with each of the items below, as applicable, fourteen (14) exact copies of the entire package, and one electronic PDF, are to be submitted. Applications must include:

1. Completed application form, including signatures.
2. Brief written description of how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)
3. Site Plan, drawn to scale, applicable to the site and the proposed use of said site for which this special permit is requested.
4. Any other specifications necessary to further describe the site or proposed use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" X 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, walkways and parking areas. All proposed landscaping, parking, loading, and similar improvements must be in compliance with the applicable sections of the Zoning Bylaw.
5. Certified list of abutters within 300 feet on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.

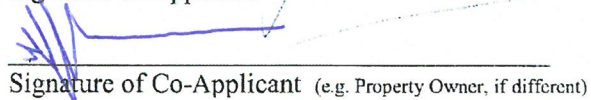
- 6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USGS map enlarged and showing the site location within the Town.
- 7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase in impervious surfaces, the SPGA may require calculations or expert analysis of the plan.
- 8. Landscaping Plan drawn to scale and showing existing and proposed landscaping.
- 9. If applicant and owner are different, a letter signed by the owner of the property authorizing the applicant to apply for the special permit.

SPECIFICS:

- 1. All site plans and specifications must be signed and dated by the preparer.
- 2. **ALL OWNERS** of property must also sign the application.
- 3. A copy of special permit procedures is available upon request.
- 4. Fee for application is \$300.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest.
- 5. Once all the necessary papers, maps, etc. are compiled into the required Original and Fourteen sets, call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application. The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen or Planning Board will be scheduled. Meetings of recommending boards (e.g. Planning Board, Conservation Commission and Board of Health) will also be arranged at this time.



Signature of Applicant

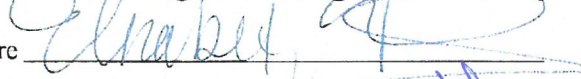


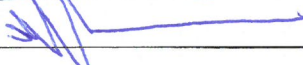
Signature of Co-Applicant (e.g. Property Owner, if different)

PLEASE READ AND SIGN BELOW

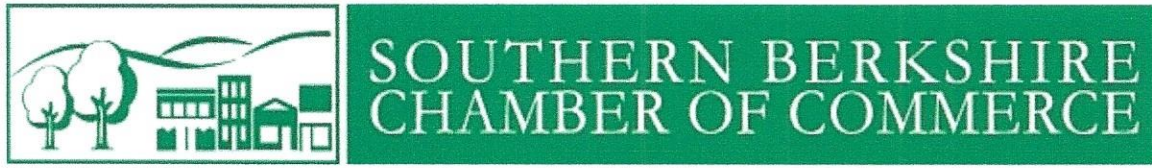
ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD, AND APPROVED BY THE BOARD OF SELECTMEN. FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO THE APPLICANT IF REQUESTED.

I have read the above regulation and agree to be bound by it.

Signature 

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

Date 2.16.22



RE: In Harmony with the Great Barrington Master Plan

SBCC Mission: To promote business prosperity and a healthy, inclusive community by providing information, services, and advocacy for its members.

Our mission statement is a great example of our alignment with the Great Barrington Master Plan. Key categories are including Open Space and Recreation, Economic Development, Agricultural, and Historical and Cultural Resources.

According to the Community Master Plan, this project supports, in general, Goal LU 2: Support Downtown so that it continues to prosper as a regional hub of business, entertainment, and civic life.

In terms of strategy outlined in the Master Plan, the Visitor's Center will support:

OSR 2.2, by serving as a site to distribute information and increase awareness of open space and recreation resources.

OSR 5.1, by promoting local and regional trails to tourists.

ED 2.3, by serving as part of a quality streetscape environment, with informative and artistically relevant exterior elements.

AG 3.2 by strengthening the "Agri-tourism" sector of our hospitality industry, through SBCC's promotion of Berkshire Grown, Berkshire Agricultural Ventures, Great Barrington Farmers Market and other agricultural businesses and non-profits, and by bringing awareness to the locally produced ingredients at dining establishments and local stores.

And HC 2.7 by marketing local artistic and cultural assets to a regional and national audience.

Southern Berkshire Chamber of Commerce
P.O. Box 810
Great Barrington, Ma

Take down and rebuild the Visitors Booth, located at 362 Main Street, Great Barrington, MA. (Map 19, Lot 93D, Zoning District B2 VCOD), which is a part of the village Center Overlay District. Expand the footprint 10' by 12' and add a second floor for Southern Berkshire Chamber Business Office.

6.1 OFF-STREET PARKING AND LOADING

6.1.1 Applicability. No new building designated or intended to be used for any of the uses referred to below shall be constructed in any district unless accessory parking spaces are provided and maintained on the premises in the amount specified below and in accordance with the other requirements of this Section.

We believe the Southern Berkshire Chamber Visitors Booth would be considered a Professional Building in the Principal Use chart. This is not a new building/ development, we are replacing an existing building, but we are requesting to enlarge the footprint and overall size of what exists. Most of the use will remain the same with visitors and locals using on-street parking or short-term (5 minute) parking in front of the booth, utilizing the bus pull-in. Due to the quick influx of visitors, this has worked without issue for 51 years and we are confident that it will continue. This building is and has been, set in the "grassy area" in the right-of-way, which is controlled by the Town of Great Barrington, our ability to add parking is not available. We request deviation from 6.1.1 to provide onsite parking.

6.1.2 Table of Parking Requirements. The following requirements shall apply; provided however that in Zoning District B, there shall be no off-street parking required for permitted uses in existing buildings which are remodeled but not substantially expanded, as defined in Section 9.5.2:

When completed the SB Chamber will have approximately 600 sq. ft. of net usable floor area. In accordance with the chart provided, the town is requesting two parking spaces. Due to the lack of land, we have made an agreement with McCormick, Murtagh & Marcus to utilize two of their spaces. We request deviation from 6.1.2.

6.1.3 Location. Any parking area of more than five spaces providing off-street parking under the provisions of this Bylaw for any nonresidential use in a residence district shall not be located in the required front yard and shall be at least 10 feet from any side or rear lot line. If a nonresidential use in a residence district is located on a corner lot, no parking area of more than five spaces shall be located within the designated front yard nor closer to the street line than twice the required setback for residences within that district in side and rear yards. In the B2 zone, no parking spaces provided for new or replacement structures shall be located between the structure and the front lot line.

This selection, 6.1.3 does not apply to our application.

6.1.4 Size of Parking Space. The net area of each parking space, exclusive of access and maneuvering area, shall not be less than 180 square feet and the width of each parking berth shall not be less than nine feet, and shall be delineated on site. Up to 20 percent of the required parking spaces may be

designed as compact car spaces. Any compact car spaces must be clearly designated as such on the site plan, and appropriate markings and signage must be installed on-site. Handicap parking spaces must meet Commonwealth of Massachusetts and American Disabilities Act requirements.

6.1.4 does not apply to our application because of our arrangement to use a preexisting parking lot owned by another local business.

6.1.5 Interpretation of Fractional Space. When the application of a unit of measurement for parking spaces to a particular use or structure results in a fractional space, any fraction under 1/2 shall be disregarded, and fractions of 1/2 or over shall be counted as one parking space.

6.1.5 does not apply to our application because of our arrangement to use a preexisting parking lot owned by another local business.

6.1.6 Table of Loading Requirements. No new building designed or intended to be used for any of the uses referred to below shall be constructed in any district unless accessory loading space is provided in accordance with the following requirements:

Utilizing the chart provide the Visitors Booth is nonapplicable and would not qualify for any loading requirements.

6.1.7 Size of Loading Berth. The area of each loading berth shall be not less than 200 square feet, and it shall have a minimum clear height, including access to it from a street, of 14 feet

Utilizing the chart provide the Visitors Booth is nonapplicable and would not qualify for any loading requirements.

6.1.8 Joint Facilities. Accessory parking spaces or loading spaces for commercial and manufacturing uses may be provided in facilities designed to serve jointly two or more buildings or uses, provided that the number of berths in such joint facilities shall not be less than the total required under the provisions of this Section.

This selection, 6.1.8 does not apply to our application

6.1.9 Special Permit. The Planning Board may, by special permit pursuant to Section 10.4, authorize a deviation from any parking or loading requirement set forth in this Section 6.1. In instances where an application is pending before a different Special Permit Granting Authority, that body may, in accord with a finding by the Planning Board, authorize the deviation from the requirements of Section 6.1.

Because of the pre-existing nature of this building of over 51 years, the fact that the Southern Berkshire Chamber does not own the land and has found additional parking offsite, *we request deviation from 6.1.*

9.6 VILLAGE CENTER OVERLAY DISTRICT (VCOD)

9.6.1 Purpose. The purpose of the Village Center Housing Overlay District (VCOD) section is to 1. Foster a mix of uses; 2. Encourage greater pedestrian activity as a part of these activities; 3. Encourage preservation of historic buildings; 4. Encourage economic revitalization; and 5. Promote mixed-use buildings.

The Southern Berkshire Chambers mission is to, *"To promote business prosperity and a healthy, inclusive community by providing information, services and advocacy for its members."* Our mission guides us in our day-to-day activities to foster an inclusive community, encourage through any means possible local and visitor activity, honor our history and historic buildings/memorabilia, and encourage and assist inclusive economic growth. We work with local businesses, realtors, lenders, local, state & federal organizations to make growth happen. The Chambers purposes are identical to the Towns.

9.6.2 Location. The VCOD boundaries shall be as follows: In the Great Barrington village center, the VCOD shall include Main Street from the Brown Bridge on the north to the intersection of Main Street and Maple Avenue on the south, starting at the origin of Main Street at the intersection of State Road and continuing south to Maple Avenue. Specifically, the VCOD shall include the land of underlying zoning districts and the land shown on the 2009 Great Barrington Assessors' Maps, as follows:

The Southern Berkshire Visitors Booth is Map 19, Lot 93D, Zoning District B2, VCOD, at 362 Main Street, Great Barrington, MA.

9.6.3 Applicability. Within the VCOD, all proposed changes to the exterior of structures, new construction, replacement of an existing structure and any substantial structural change to an existing structure shall require review by the Design Advisory Committee and a special permit pursuant to Section 10.4. A substantial structural change is defined, for the purpose of this section, 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 current structure is 12' x 30' with a small indent on the north side. We would like to square the space off, add on a 10' x 12' exterior storage area (Holiday Stroll items) and a second floor. We would like to overhang the second floor by 4' in the back of the building, making the 2nd floor 16'x 40'. Still having extra room before the 15' set-back on the CVS side, which begins at the west side of the town sidewalk. We would also like to change the way you enter the structure to the south side to avoid further issues with weather and noise from the road. We would like to add overhangs to each doorway and the front of the building to assist with weather, keeping brochures/flyers/maps dry and to help anyone waiting for the bus. The building height would be 24'.

9.6.4 Special Permit. The special permit granting authority (SPGA) for the VCOD shall be the Selectboard (except for special permits for extension or alteration of nonconforming structures or uses, which remains the purview of the Zoning Board of Appeals as set forth in 5.0).

The Southern Berkshire Chamber is requesting a Special Permit for this project. The current structure is forty years old and is struggling with many structural issues including the back wall sill has rotted away and is allowing water to come into the building. On top of that when we look at the layout

of the building from a COVID safety stand point, we realize the space is not being utilized correctly and is not laid out safely for staff or people using the booth. The structure itself, resembling a shed, sometimes gets overlooked or mistaken for something else. Due to the structure of the building, which is very basic, it is hot in the summer and cold in the winter so in the past we have limited the employment to Thursday – Mondays. Our business offices being in a separate building does not lend itself to full time assistance of locals or visitors. By rebuilding the structure and adding on a second floor we can fix any issues we are currently experiencing, create a layout to assist with safety requirements, make the building more in keeping with the traditional New England feel but at the same time making the Visitors Booth portion more visible and accessible, and have in-person assistance seven days a week.

9.6.5 Criteria. In addition to the findings required in Section 10.4, the SPGA must also find that the proposed use meets the following criteria, to the extent practicable: 1. Improves village vitality and walkability 2. Promotes mixed-use; 3. Promotes economic revitalization

As we have stated, the booth structure as it stands is basic in design and gets over looked often. A larger structure, laid out for more visibility and safer use would add to the village vitality. The plan is for a traditional New England style, in keeping with the feel of Great Barrington. Welcoming and presentable at a gateway location.

The booth itself is located at the far south side of Village Over Lay District but is a short 5-6 block walk for the far north side of the downtown, making it extremely walkable for anyone in town looking for information about the town or our area.

Over the past 5+ years and still currently, there has been and is millions of dollars being spent to revitalize that corner of the downtown. Saint James Place, 342 Main Street, McCormick Murtagh & Marcus building, Searles Castle and more have invested millions with more projects in the works, the Visitors Booth is one of the only structures that has not been revamped in 4 decades. To keep our town thriving we must look the part. Maintaining and expanding the look of our structures is essential to promoting a positive look, showing other prospective businesses and residence, this is a good place to invest your time and money.

9.6.6 Procedures. Upon the filing of an application for a special permit under this section, the Building Inspector shall notify the applicant that design review is required and transmit a copy of the special permit application to the Design Advisory Committee, which shall promptly schedule a meeting with the applicant. No special permit shall be issued by the SPGA until the Design Advisory Committee has reviewed the proposed change and submitted a report to the SPGA, except that if a report is not received by the SPGA within 30 days from the date the application was submitted, the SPGA shall assume approval of the application by the Design Advisory Committee.

The Southern Berkshire Chamber looks forward to the Building Inspectors notification and direction and is happy to meet with the Design Advisory Board as laid out in 9.6.5.

9.6.7 Uses Permitted by Right. The following uses are permitted by right in the VCOD, whether or not permitted in the underlying District: 1. Retail stores and/or wholesale sales and service with total aggregate gross floor area less than 10,000 square feet; 2. Mixed use; 3. Live/work units.

The Visitors Booth will be a Mixed-Use building with a Visitors Center and storage on the bottom and an office upstairs.

9.6.8 Uses by Special Permit. The following uses may be allowed by Special Permit: 1. Retail stores and/or wholesale sales and service with total aggregate gross floor area of 10,000 or more square feet, but less than 20,000 square feet; 2. Large scale commercial development of 20,000 or more square feet, but less than 50,000 square feet may be allowed only in buildings existing as of the date of adoption of this Section; 3. Garages, public.

This selection, 9.6.9 does not apply to our application.

9.6.9 Uses Not Permitted. All uses permitted in the underlying District as shown in Section 3.1.4 are permitted in the VCOD, except as otherwise prohibited in this Section. The following uses are not permitted: 1. Motor vehicle fuel stations; 2. Fuel storage and sales; 3. Gravel, loam, sand and stone removal; 4. Municipal sanitary landfill. 5. Retail establishments with drive-thru facilities. 6. Food establishments with drive-thru facilities; 7. Motor vehicle repair shop, and similar businesses.

This selection, 9.6.9 does not apply to our application.

9.6.10 Exceptions; Dimensional Requirements. Dimensional requirements in the VCOD are as follows: 1. Structures that have solely residential uses shall be the same as in the underlying District as shown in Section 4.0. 2. Structures, regardless of use, on the west side of Main Street south of Castle Street shall be the same as in the underlying District as shown in Section 4.0 3. For all other uses the requirements shall be shown as in Section 4.0 as non-residential principal uses.

SECTION 4.0 DIMENSIONAL REQUIREMENTS 4.1 GENERAL

B2	5,000	50	25	10	10	75	3	40
	Dwellings							

9.6.11 Parking Requirements. Parking requirements in Section 6.1 do not apply in the VCOD, except as provided in this section. 1. For permitted uses in existing buildings in the B District, including those that are remodeled but not substantially expanded, there shall be no off-street parking required. 2. For permitted uses in existing buildings in the other underlying Districts that are not substantially expanded as defined in this Section, except for any building greater than 10,000 square feet, parking is required as follows: (a) the same number of existing off street parking spaces must be retained; (b) additional off-street or off-site parking is not required. 3. For permitted uses in new buildings or existing buildings that are substantially expanded as defined in this Section or any building greater than 10,000 square feet, parking is required as follows: (a) the parking requirements for residential uses in 6.1.2 do not apply; (b) the parking requirements for business or industrial uses in 6.1.2 through 6.1.6 shall be calculated as follows: the sum of the required parking for each use multiplied by 0.5 with the product rounded down to the nearest whole number, plus handicapped parking as may be required by law or building code (Example: 3 spaces required for retail, 4 spaces required for offices: $(3 + 4) \times 0.5 = 3.5$, so 3 spaces, + 1 handicapped space, = 4 spaces are required); (c) existing parking may be counted as meeting the parking requirements above; and (d) some or all parking requirements may be waived if the SPGA grants a special permit pursuant to section 6.1.9.

The Southern Berkshire Chamber request deviation from these parking requirements and request a special permit in pursuant to section 6.1.9.

9.6.12 Design Review. Applications for Special Permit under this section are subject to 9.5.8, Design Review Standards, with the following additional provisions: 1. General Principles. Town of Great Barrington Zoning Bylaw SECTION 9.0 SPECIAL DISTRICTS 99 a. Encourage improvements of 1900's buildings and new buildings to be of complementary height and style for mixed use (commercial, retail and residential). b. Encourage off-street parking to be located to minimize visual impact from the street and utilize access from side streets when practicable. c. Encourage reinforcement of the street wall through zero front-yard setbacks when practicable.

This selection, 9.6.12 does not apply to our application.

10.4 SPECIAL PERMITS

10.4.1 Special Permit Granting Authority. Unless specifically designated otherwise, the Selectboard shall act as the Special Permit Granting Authority.

The Southern Berkshire Chamber understands that the Selectboard will act as the Granting Authority and we are requesting this special permit.

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; 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.

A safe building, open 7 days a week to serve the community and visitors alike can only benefit the community's needs.

The traffic and parking patterns should remain the same as they have for 50 years and should not have any adverse effects to the community.

Utilities and public services should remain the same and therefore have no impact.

To improve the building, which is a building located in one of the busiest gateways to our town. Making it more visible, safer, more welcoming, must add to the character of the neighborhood.

The structure is now and will be in the right-of-way, this land was recently redone by the Main Street Reconstruction Project. This project updated sidewalks and landscape which will remain as is.

Due to the location of this project, there should be no impact fiscally to any existing business. The closest business being CVS which is set back and separated by their own parking lot. There should never be any obstruction to their business.

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. 1. The SPGA shall, within five business days (Saturdays, Sundays and legal holidays excluded) after acceptance of a special permit application, transmit copies of the application, along with all accompanying plans and maps, to the Board of Health, the Planning Board, the Selectmen and the Conservation Commission and to any other town departments, at the discretion of the SPGA. It shall be the responsibility of the applicant to provide sufficient copies for such transmittal. 2. The SPGA or its designated representative shall mark on the face of each copy the date of such transmittal and the boards and departments to which it was transmitted. The application shall be deemed received by all such boards and departments two business days after such transmittal (Saturdays, Sundays and legal holidays excluded). Any board or department to which such an application is transmitted for review shall make in writing such recommendations as it deems appropriate; provided, however, that failure to make recommendations within 35 calendar days of receipt by the board or department shall be deemed lack of opposition to the application. 3. Any town board or department may recommend and the SPGA may impose such additional requirements and restrictions for any use under 3.1.4, Table of Use Regulations, or for any other special permit required by this Bylaw, as in the judgment of the reviewing Town of Great Barrington Zoning Bylaw SECTION 10.0 ADMINISTRATION AND PROCEDURES 131 boards and departments are necessary for the protection of public health, safety and welfare, the environment, and neighboring uses. 4. It is recommended that projects requiring a special permit appear before the Design Advisory Committee prior to meeting with the SPGA.

3.1.4 Table of Use Regulations. The Table of Use Regulations shall be as follows:

Permitted Use	ZONING DISTRICT ¹															ADDITIONAL APPLICABLE REGULATIONS	
	RIA	R1B	R2	R3	R4	B	HVC	B1	B2	B2A	B2X	B3	MXD	I	I2		
C. Office, retail and consumer service establishments																	
(1) Banks and other financial institutions	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(2) Fast-food eating establishments	N	N	N	N	N	SB	SB	N	SB	N	SB	N	SB	N	N	N	See also 7.7 , 7.9
(3) Fuel storage and sales, excluding motor vehicle fuel stations	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB	SB	
(4) Garages, public	N	N	N	N	N	SB	SB	N	SB	N	SB	SB	SB	SB	SB	SB	See also 9.7
(5) Garden centers, including associated landscaping services	N	N	N	N	N	SB	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	
(6) General service establishment	N	N	N	N	N	Y	Y	N	Y	N	Y	SB	Y	Y	Y	Y	
(7) Greenhouses, commercial, on less than 5 acres, provided that no heating plant for a greenhouse shall be within 50 feet from any side or rear lot line	N	N	Y	N	Y	SB	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
(8) Hotels	N	N	N	N	N	SB	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.10
(9) Institutional administrative offices or planned professional office developments or research centers, provided that in R2 & R4 Districts such uses are subject to special requirements	N	N	SB	N	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.13
(10) Kennel	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	See also 7.17
(11) Large-scale commercial development	N	N	N	N	N	Y	SB	SB	SB	N	N	N	N	SB	SB	SB	See also 7.9 , 7.12 , 9.6
(12) Lumberyards	N	N	N	N	N	SB	N	N	SB	N	N	N	SB	SB	SB	SB	
(13) Marijuana Establishment, Retail and Medical Marijuana Treatment Center	N	N	N	N	N	Y	Y	N	Y	N	Y	Y	N	Y	N	N	See also 7.18 .

The Southern Berkshire Chamber looks forward to working with the Special Permit Granting Authority and any other board or department it is required to. We will schedule a meeting with the Design Advisory Committee prior to meeting with the SPGA.

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: 1. Front, side and rear yards greater than the minimum required by this Bylaw. 2. Screening buffers or planted strips and/or fences or walls as specified by the SPGA. 3. Design and installation of lighting to minimize glare into the night sky and spill into adjacent properties. 4. Limitations on the size, number of occupants, method and/ or time of operation, time duration of the permit and/or extent of facilities. 5. Requirements as to number and/or location of driveways and/or other traffic features, off-street parking and/or loading and/or other specific features beyond the minimums required by this Bylaw. Any conditions, safeguards or limitations shall be imposed in writing and shall be made a part of the special and building permit.

The Southern Berkshire Chamber is happy to conditions, safeguards, or limitations set forth by the Granting Authority.

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.

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.
- h. Contours of elevation at intervals of no more than two feet.
- i. All existing and proposed wells and septic systems.
- j. Existing and proposed drainage patterns and stormwater drainage calculations.

k. All proposed stormwater management devices including but not limited to inlets, pipes, swales, and infiltration, retention, and detention devices.

l. Existing and proposed landscaping; limits of clearing; erosion and sediment control to be used during construction.

m. Existing and proposed lighting, including heights, fixtures, and types of lighting.

n. Other physical and topographical features of the property including but not limited to streams, ponds, floodplains, and wetlands.

o. An arrow indicating magnetic North.

p. 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.

The Southern Berkshire Chamber plans to submit all items that pertain to this project.

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

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.

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.

Bruce Firger, Assessor
John Katz, Assessor
Ross A. Vivori, MAA, Principal Assessor
E-mail: rvivori@townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x 3
Fax: (413) 528-1026

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS BOARD OF ASSESSORS

September 14, 2021

ABUTTERS TO PROPERTY OF: SOUTHERN BERKSHIRE CHAMBER OF COMMERCE

362 Main Street, Map 19 Lot 96D

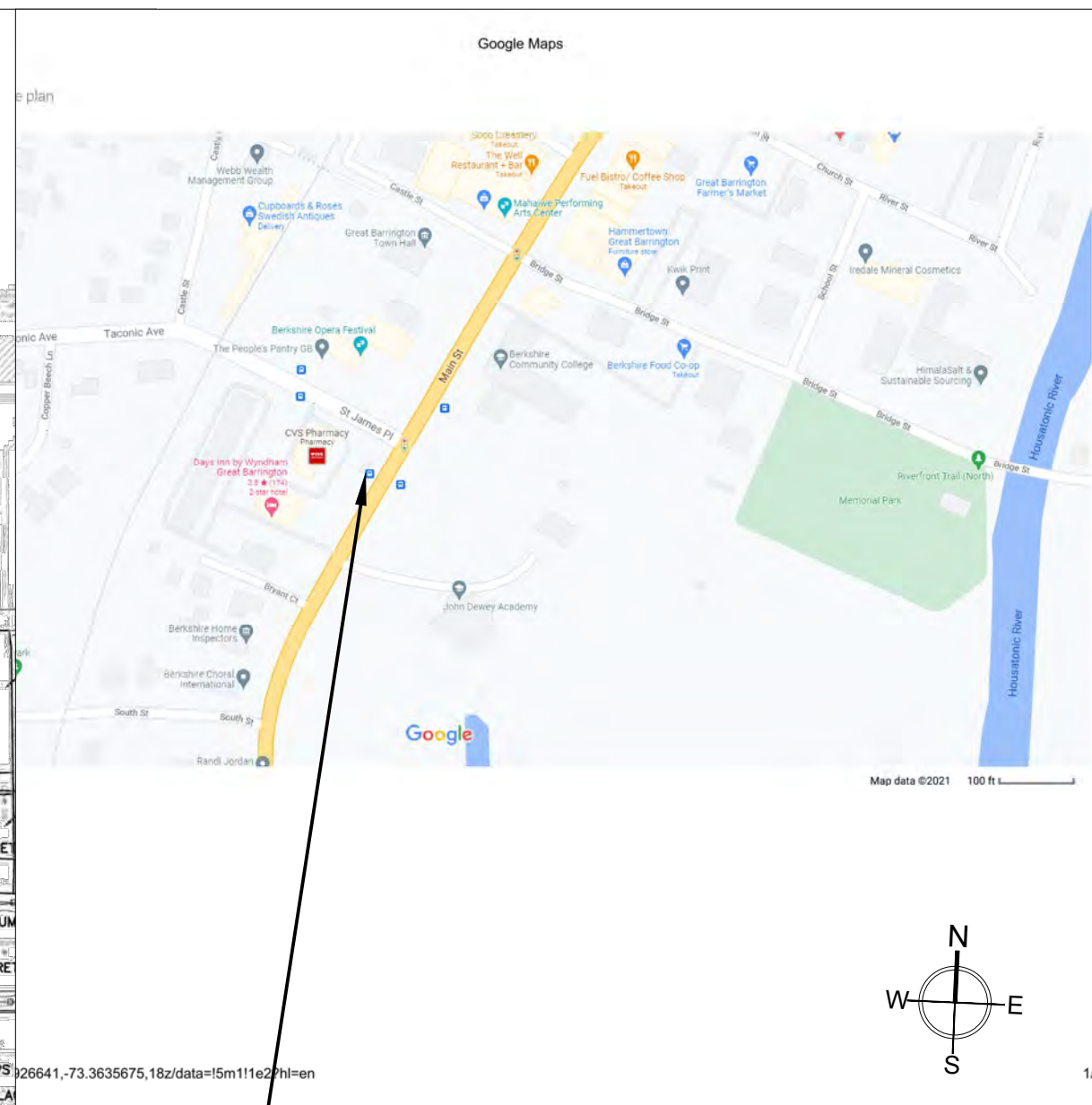
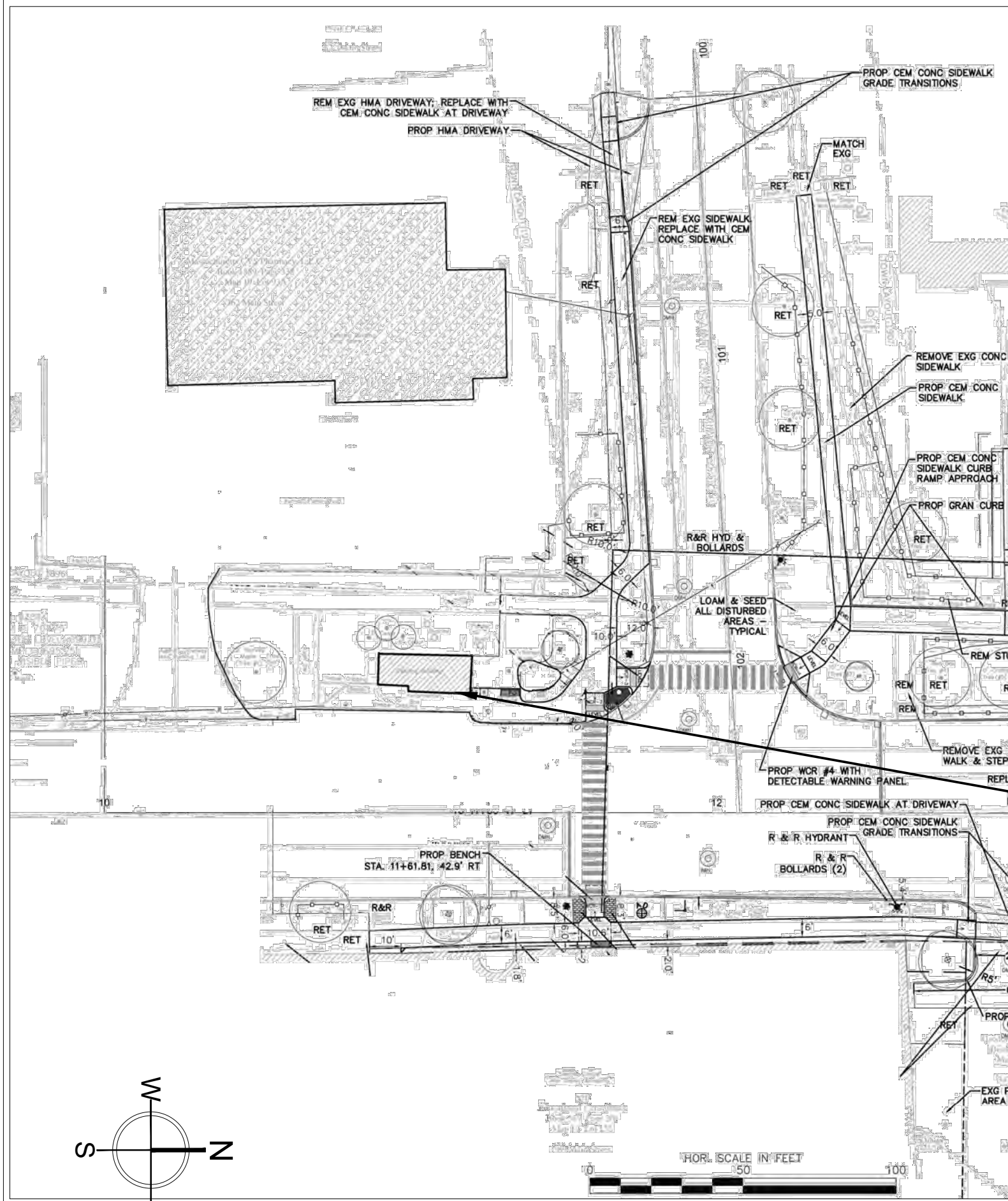
<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
19	93	Smit & Neel LLC, 372 Main St., Gt. Barrington, MA 01230-1804
19	93A	Massachusetts CVS Pharmacy LLC, CVS/Health #8970-01, One CVS Drive MC 2320 Woonsocket, RI 02895-6146
19	93B	Thanatopsis LLC, 390 Main St. #2, Gt. Barrington, MA 01230-1805
19	96,96A	Jack D. & Anne L. Wilson, 81 Taconic Ave., Gt. Barrington, MA 01230-1709
19	152,152A	Hunt Slonem, 14 53 rd St. Bldg. B 6 th Floor, Brooklyn, NY 11232-2008
19	149	Isadore Goodman Inc., c/o Michael Greenwald, 29 Wendell Ave., Pittsfield, MA 01201-6326
19	92B,92	St. James Place, Sally Harris, 49 Locust Hill Rd., Gt. Barrington, MA 01230-1553
19	92A	342 Main Street LLC, 342 Main St., Gt. Barrington, MA 01230-1814
19	147,148,149A	Berkshire Community College Foundation Inc. c/o Craig Smith, 1350 West St., Pittsfield, MA 01201-5720
19	91	Town of Great Barrington, 334 Main St. Room 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,

Ross Vivori, MAA

Principal Assessor



Project Location

PROJECT LOCATION:
 362 MAIN STREET
 GREAT BARRINGTON, MA

Map 19, Lot 93D,

ZONING: B-2 BUSINESS; VCOD

USE GROUP OFFICE

BUILDING TYPE: TWO STORY TYPE 5B

BUILDING AREA: GROSS, ENTIRE BLDG 600 SF

PROJECT SCOPE:
 TAKE DOWN AND REBUILD THE VISITORS BOOTH, LOCATED AT 362 MAIN STREET, GREAT BARRINGTON, MA. WHICH IS A PART OF THE VILLAGE CENTER OVERLAY DISTRICT. EXPAND THE FOOTPRINT 10' BY 12' AND ADD A SECOND FLOOR FOR SOUTHERN BERKSHIRE CHAMBER BUSINESS OFFICE.

Owner
 Southern Berkshire County
 Chamber of Commerce

Project
 Visitor's Center
 362 Main Street
 Great Barrington, MA

SHEET NAME
 Site Plan

REV

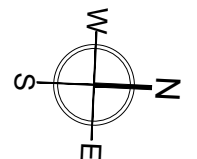
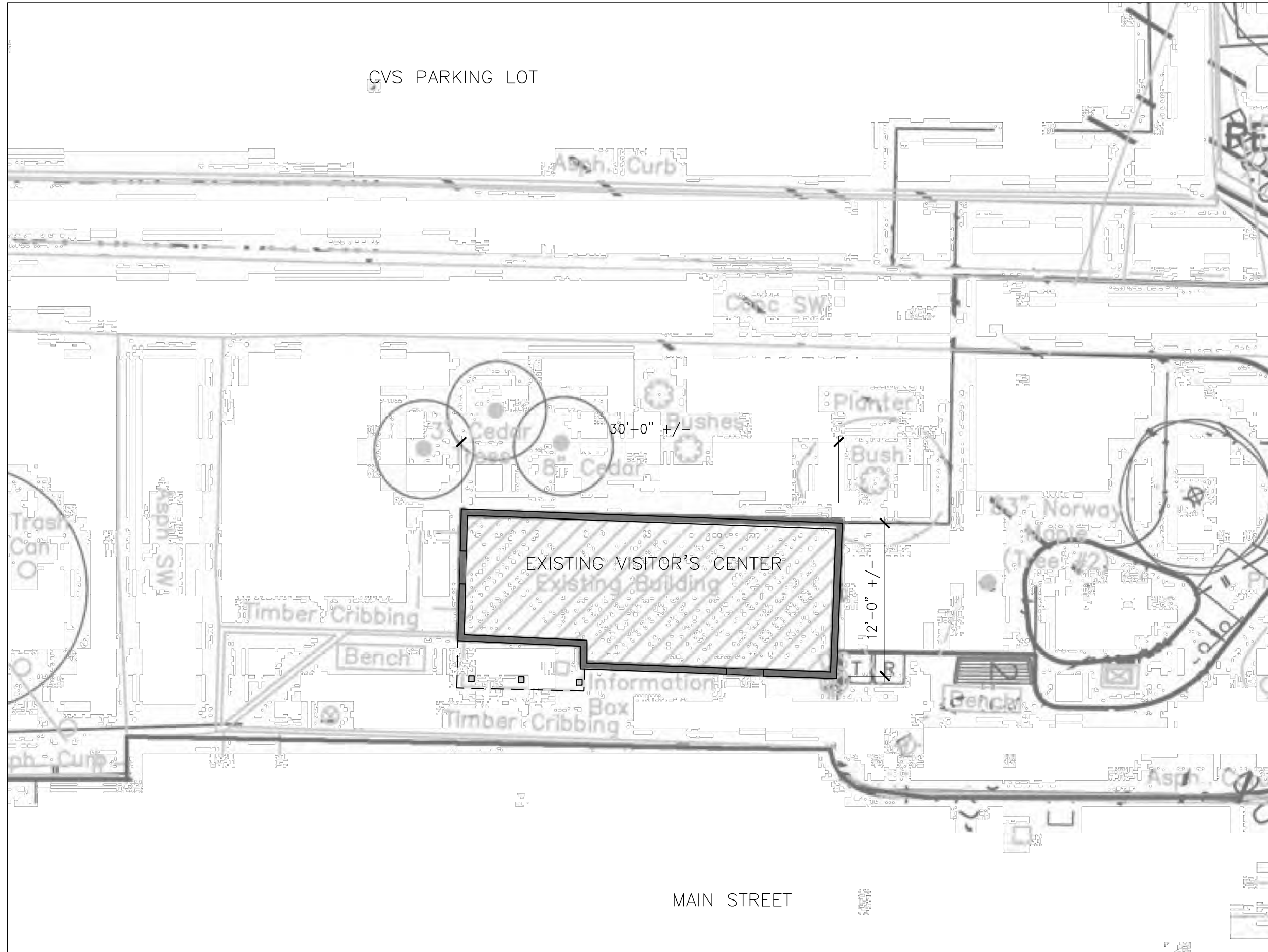
DATE

SCALE

As Noted

SHEET

S1.0



Onwer Southern Berkshire County Chamber of Commerce	Project Visitor's Center 362 Main Street Great Barrington, MA	SHEET NAME Existing Enlarged Site and Building Plan	REV _____ _____ _____	DATE ____/____/____	SCALE 1/8"=1'-0"	SHEET A0.1
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① Existing South and West Elevations



② Existing East Elevation



③ Existing East and North Elevations



④ Existing North Elevation



⑤ Existing North and West Elevations

Owner
 Southern Berkshire County
 Chamber of Commerce

Project
 Visitor's Center
 362 Main Street
 Great Barrington, MA

SHEET NAME
 Existing Exterior Views

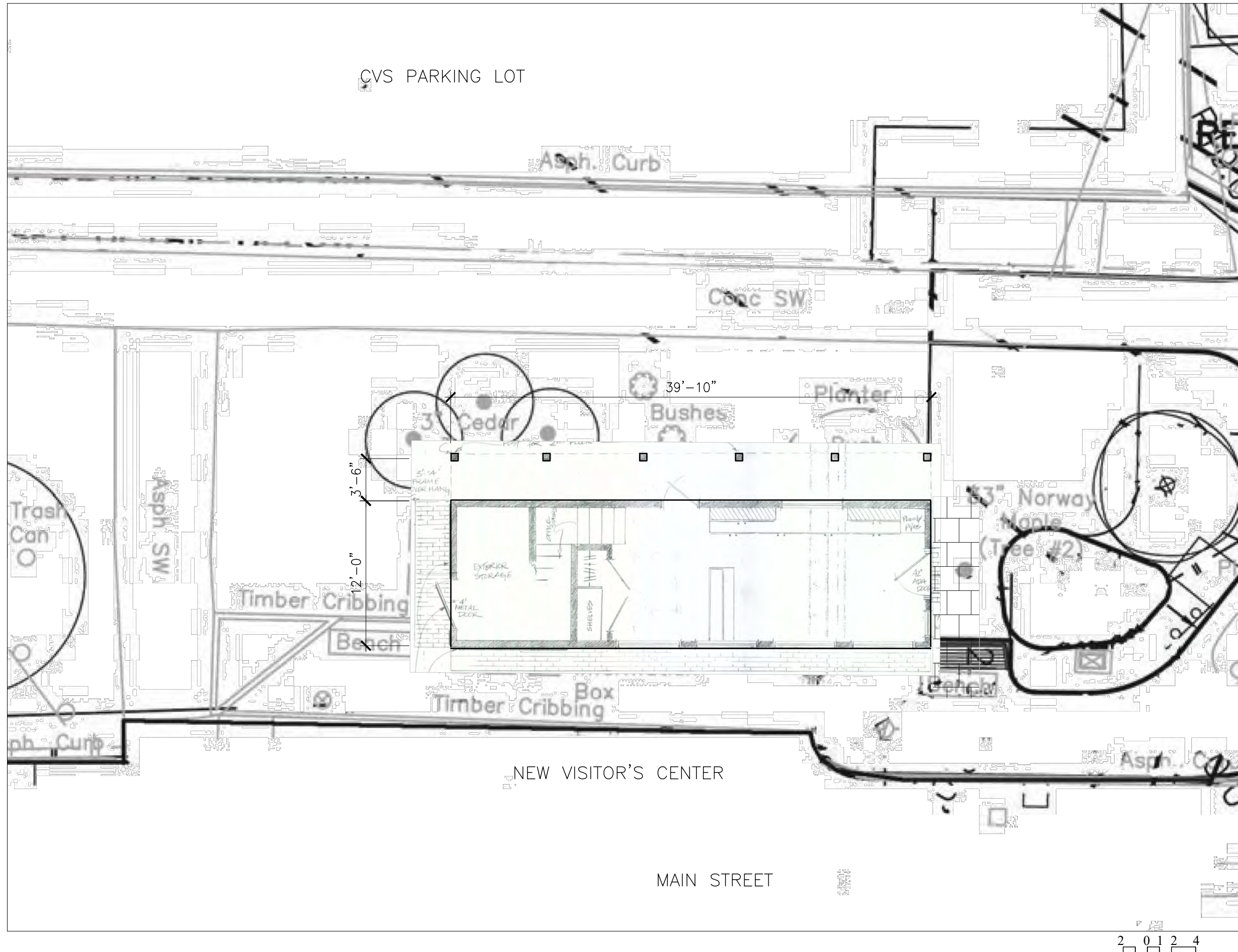
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DATE

SCALE

SHEET

A0.2



Onwer
 Southern Berkshire County
 Chamber of Commerce

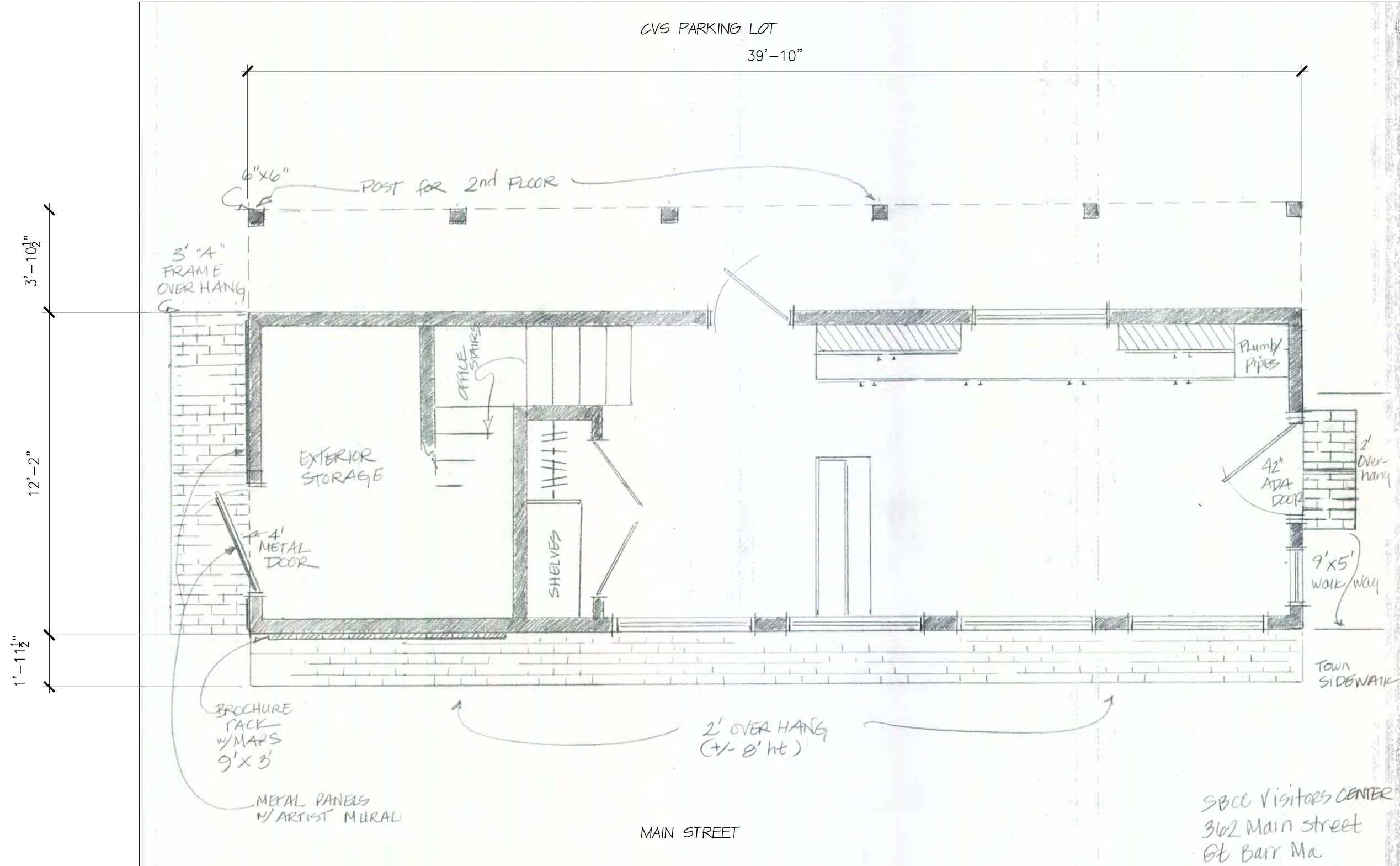
Project
 Visitor's Center
 362 Main Street
 Great Barrington, MA

SHEET NAME
 Proposed Enlarged Site Plan

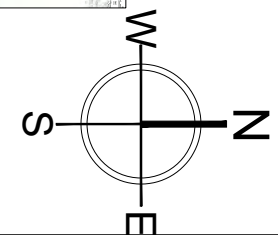
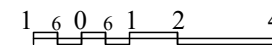
REV
 DATE

SCALE
 1/8" = 1'-0"

SHEET
 A1.0



① Proposed Street Level Floor Plan



Owner
 Southern Berkshire County
 Chamber of Commerce

Project
 Visitor's Center
 362 Main Street
 Great Barrington, MA

SHEET NAME
 Proposed Building
 Ground Floor Plan

REV

DATE

SCALE

1/4" = 1'-0"

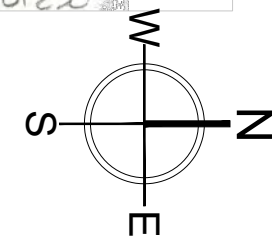
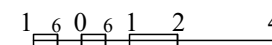
SHEET

A1.1

SBCC Visitors Center
 362 Main Street
 Gt Barr. Ma.



① Proposed 2nd Floor Plan



Onwer
 Southern Berkshire County
 Chamber of Commerce

Project
 Visitor's Center
 362 Main Street
 Great Barrington, MA

SHEET NAME
 Proposed Building
 Second Floor Plan

REV
 DATE

SCALE

1/4"=1'-0"

SHEET

A1.2



① Proposed Main Street Elevation



② Proposed North-Facing Elevation

Onwer
 Southern Berkshire County
 Chamber of Commerce

Project
 Visitor's Center
 362 Main Street
 Great Barrington, MA

SHEET NAME
 Proposed Exterior Views

REV

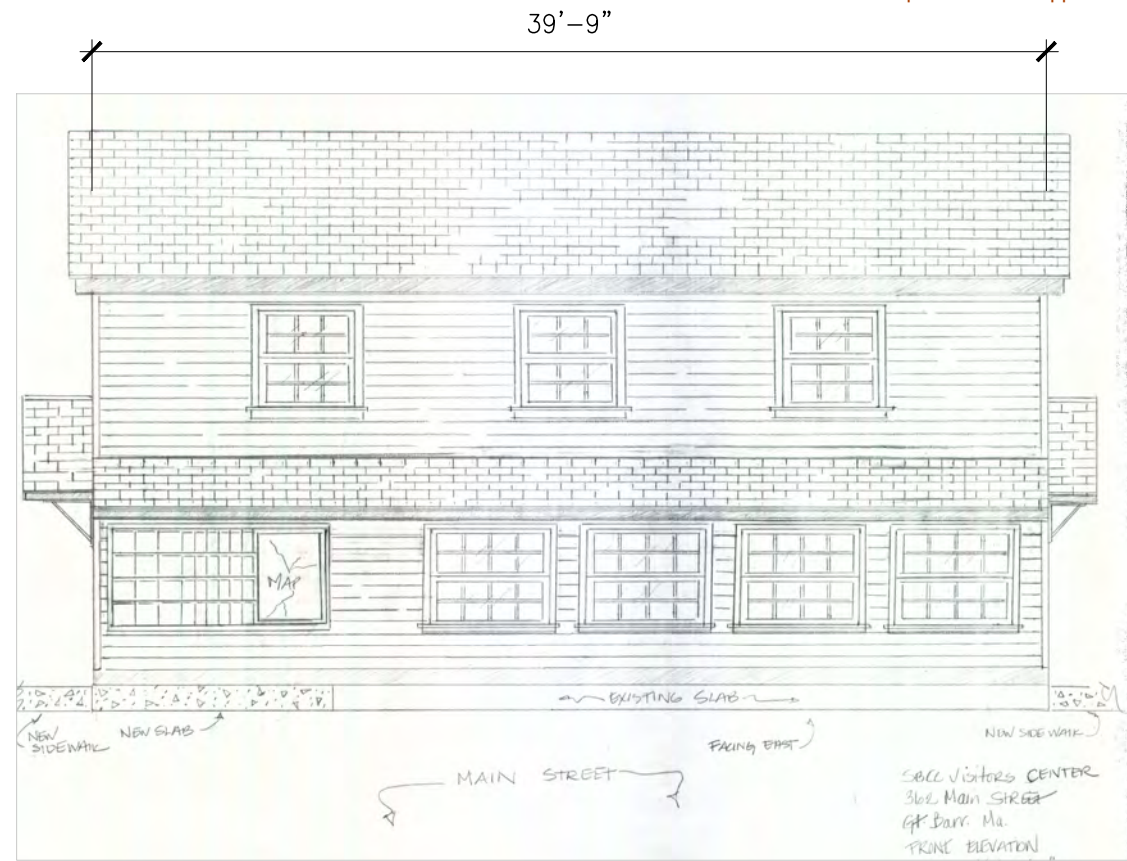
DATE

SCALE

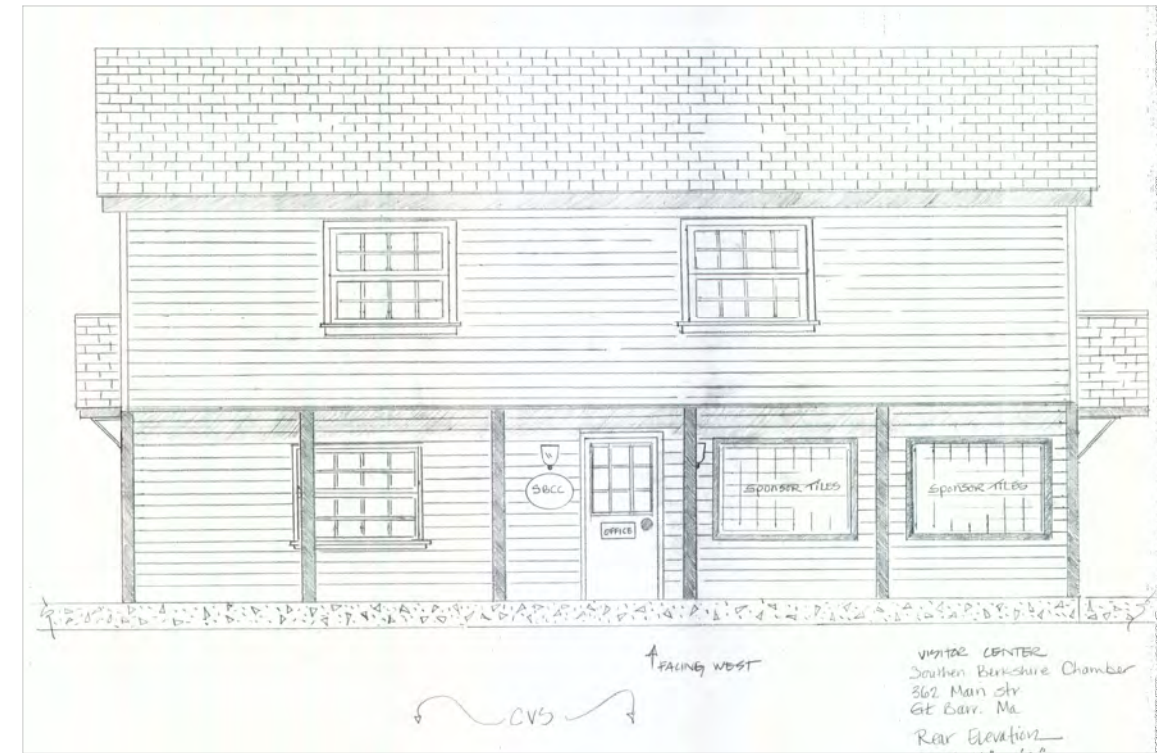
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SHEET

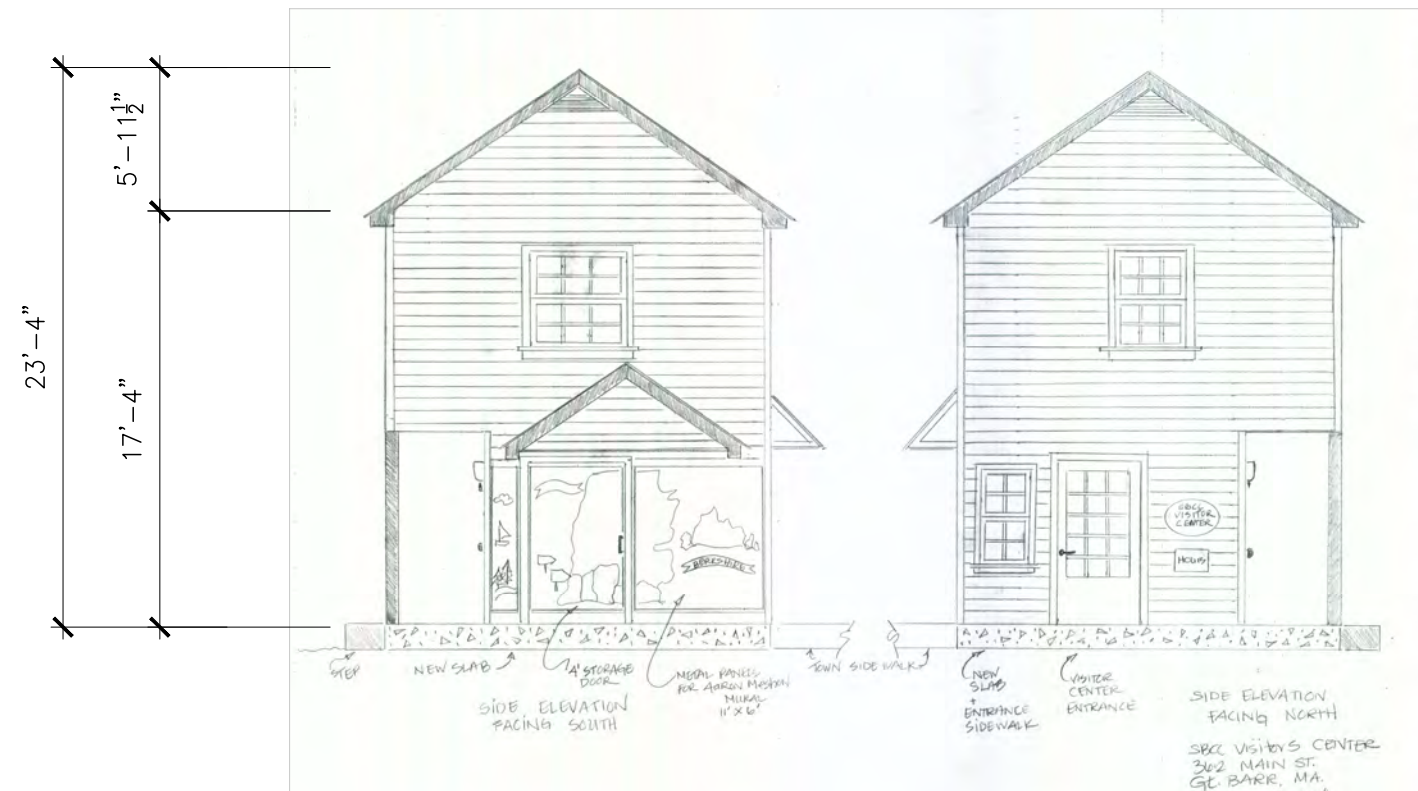
A2.0



① Proposed Main Street (East) Elevation

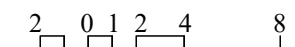


② Proposed CVS (West) Elevation



③ Proposed South-Facing Elevation

④ Proposed North-Facing Elevation



Owner
 Southern Berkshire County
 Chamber of Commerce

Project
 Visitor's Center
 362 Main Street
 Great Barrington, MA

SHEET NAME
 Proposed Exterior Elevations

REV

DATE

SCALE

1/8" = 1'-0"

SHEET

A2.1



SOUTHERN BERKSHIRE
CHAMBER OF COMMERCE

March 21, 2022

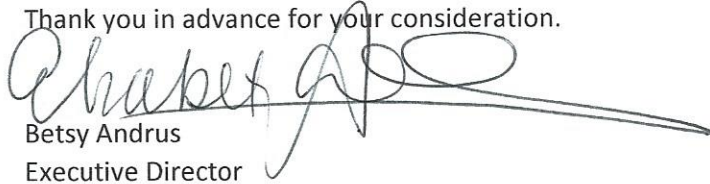
Great Barrington Selectboard
Town of Great Barrington
334 Main Street
Great Barrington, Ma 01230

RE: Visitors Center Demo and Rebuild

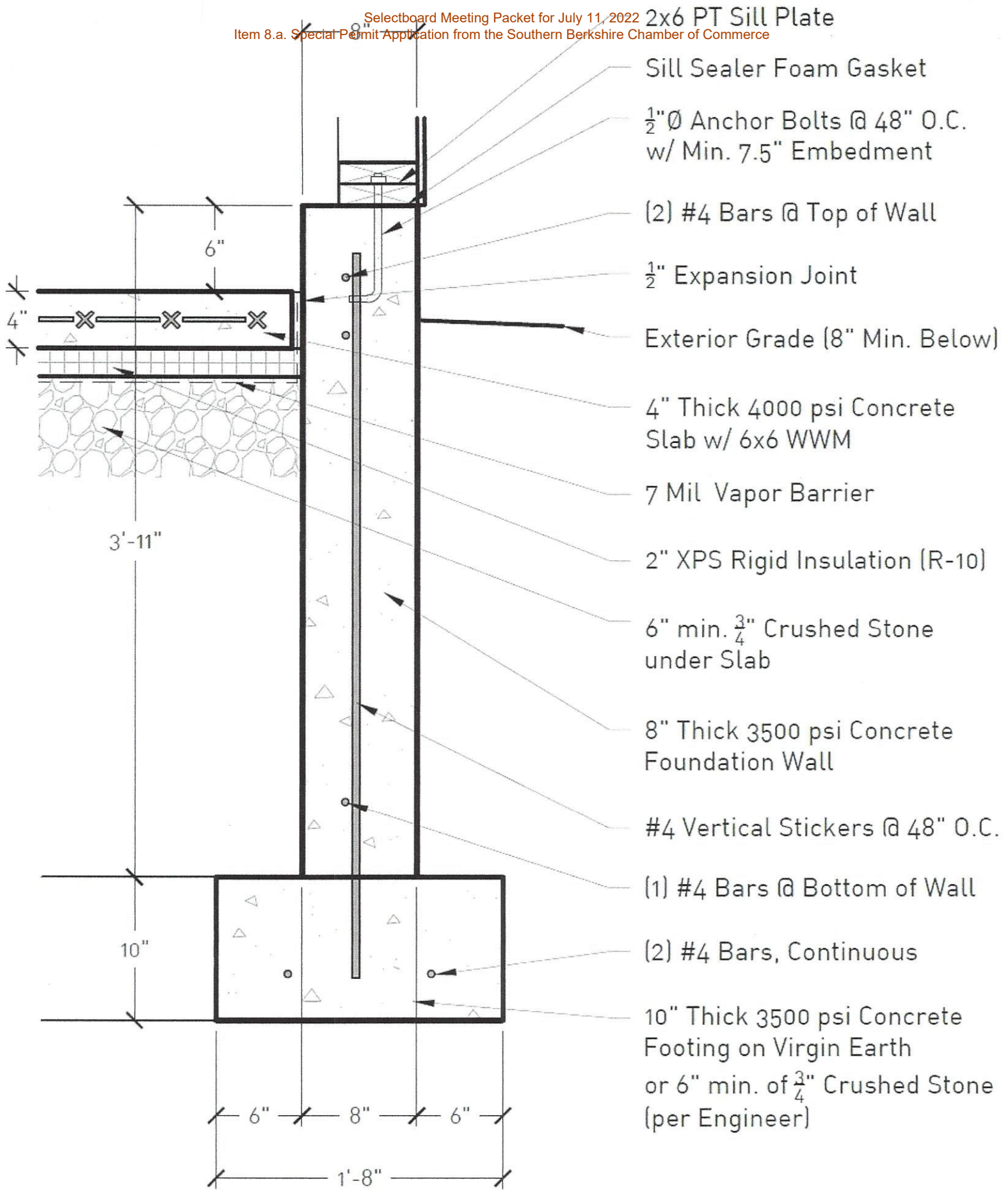
Dear Selectboard,

Upon further review of our proposed project and the existing slab, we find it will be necessary to do a Frost Wall Foundation under the entire new structure for adequate support of the second floor. We would like to revise our request slightly to include this foundation and to consider the current structures proximity to the east side sidewalk. If the structure is left at this location the town side walk would be destroyed in the process of digging the trenches for the new foundation. Because of this we would ask to move the entire structure west 5 feet and if granted, to then move the entrance door back to the front of the building, swapping the door for one of the windows. This would allow us space to dig the trench necessary and create a more welcoming entrance to the new Visitors Center, while still leaving us over 10' in the back of the building, to be in compliance with the B2 rear setbacks.

Thank you in advance for your consideration.


Betsy Andrus
Executive Director

SBCC 40 Railroad Street, Suite 2, Great Barrington, Ma. 01230
413-528-4284, betsy@southernberkshirechamber.com



- 2x6 PT Sill Plate
- Sill Sealer Foam Gasket
- 1/2" Ø Anchor Bolts @ 48" O.C. w/ Min. 7.5" Embedment
- (2) #4 Bars @ Top of Wall
- 1/2" Expansion Joint
- Exterior Grade (8" Min. Below)
- 4" Thick 4000 psi Concrete Slab w/ 6x6 WWM
- 7 Mil Vapor Barrier
- 2" XPS Rigid Insulation (R-10)
- 6" min. 3/4" Crushed Stone under Slab
- 8" Thick 3500 psi Concrete Foundation Wall
- #4 Vertical Stickers @ 48" O.C.
- (1) #4 Bars @ Bottom of Wall
- (2) #4 Bars, Continuous
- 10" Thick 3500 psi Concrete Footing on Virgin Earth or 6" min. of 3/4" Crushed Stone (per Engineer)

2 Typical Frost Wall Detail

View of west side

Selectboard Meeting Packet for July 11, 2022
Item 8.a. Special Permit Application from the Southern Berkshire Chamber of Commerce



Orange flags indicate outer edge (dripline) of new structure

View of south end Selectboard Meeting Packet for July 11, 2022
Item 8.a. Special Permit Application from the Southern Berkshire Chamber of Commerce



View of west side from south

Selectboard Meeting Packet for July 11, 2022

Item 6.a. Special Permit Application from the Southern Berkshire Chamber of Commerce



View of west side

Selectboard Meeting Packet for July 11, 2022
Item 8.a. Special Permit Application from the Southern Berkshire Chamber of Commerce



View of west side

Selectboard Meeting Packet for July 11, 2022

Item 8.a. Special Permit Application from the Southern Berkshire Chamber of Commerce



View of south end

Selectboard Meeting Packet for July 11, 2022
Item 8.a. Special Permit Application from the Southern Berkshire Chamber of Commerce



View of north end

Selectboard Meeting Packet for July 11, 2022
Item 8.a. Special Permit Application from the Southern Berkshire Chamber of Commerce



EXECUTIVE SUMMARY

TITLE: Transfer Station Fees

BACKGROUND: Earlier this year the company that provides disposal services for the bulky waste items, e.g., mattresses, couches, televisions, etc., suddenly increased all of their fees to us. This caused the Town to put a temporary moratorium on these types of items until the Town could adjust the fees we charge to the customers disposing of these items. The current fee schedule that we use is eight years old (from 2014).

Staff has provided an updated proposed fee schedule, based on the costs to the Town, for the Board's approval. This includes increased fees for all of the bulky waste items, and also on the annual stickers, but not on the individual bag tags.

FISCAL IMPACT: Without these increases in user fees, the Town will not be able to economically dispose of the trash and bulky items that customers bring to the transfer station.

RECOMMENDATION: The Selectboard vote to increase the transfer station fees as proposed on the following two pages.

WRITTEN AND APPROVED BY:



Town Manager

DATE: 7/8/2022

Proposed
FY23

**Town of Great Barrington
Recycling Center
601 Stockbridge Road
(Located across from Monument Mountain Regional High School)**

**Recycling Center Hours: Fri. 8 AM – 3 PM, Sat 7 AM – 3PM, Sun. 10AM- 3PM
Annual Trash Sticker w/no bag stickers required (July 1-June30) \$350.00**

OR

**Residential Trash (Pay-per-Bag Program
Annual Trash Sticker (July 1-June 30) \$40.00**

AND

**Bag Sticker for a 30-gallon trash bag \$3.25/sticker
Bag Sticker for a 13-gallon trash bag \$1.50/sticker
Recycling only- NO Fee or Annual Sticker required**

.....
Items below require a permit for disposal

Construction & Demolition Debris

Any Car Load	\$ 35.00
Pickup with level load	55.00
Pickup with side boards	85.00

Bulky waste Items

Refrigerator	30.00
Chest or Upright Freezer	30.00
Air Conditioner	30.00
Dehumidifier	30.00

Note: All refrigeration units (air conditioners, refrigerators, and freezers) shall have a visible label certifying that the Freon has been removed by a licensed contractor prior to disposing of the unit at the Recycling Center.

White Goods (Washer, Dryer, Stove)	25.00
Dishwasher	20.00
Small Appliances (Microwave, toaster oven, vacuum etc.)	10.00
Mattress	45.00
Box Spring	45.00
Couches & Loveseats	45.00 ea.
Sofa	55.00
Sectional Sofa	55.00
Recliners	35.00
Upholstered Chair	25.00
Ottomans	20.00
Dining Room Chair	10.00
Office Chair	10.00
Coffee Table	15.00
End/Side Table	10.00
Bureau/Dresser	15.00

Proposed

F722

p 2

Cribs/Porta Cribs w/o Mattress	10.00
Sinks-Porcelain	20.00
Toilets	25.00
Plastic Furniture	10.00
Oversized Plastic Toys	10.00
Fire Pit	15.00
Push Lawnmower (free of fluids)	20.00
Snow blower	20.00
Grill (w/out propane tank)	20.00
Carpets – 3x3 to 10 x 10	15.00
Carpets – Over 10’x10’	35.00
Wall Mirror	5.00
Treadmill	25.00
Stationary Bike	15.00
Automobile Items	
Car Tire	7.00
Car Tire w/rim	10.00
Pickup Tires	12.00
Pickup Tire w/rim	14.00
Tractor Trailer Tire	20.00
Tractor Trailer Tire w/rim	25.00
Computer Equipment & Televisions	
Television under 36-inch	25/unit
Television over 36-inch	35/unit
Computer Monitor	25/unit
Computer Tower (CPU)	25/unit
Computer System	35/unit
(Monitor, CPU, and keyboard)	
Printer	10/unit
Laptop	10/unit
Keyboard	5/unit
Stereos/VCR/DVD Player	15/unit
Home/Office Telephones	5/unit
Cell Phone	3/unit
Fax Machine	10/unit
Recycle Used Motor Oil	NO FEE
Recycle Scrap Metal	NO FEE
Recycle Can, Bottles	NO FEE
Recycle Cardboard, Papers	NO FEE

Valley Roll off

****PLEASE READ CAREFULLY****

DUE TO MASSACHUSETTS GENERAL LAWS, THE FOLLOWING ITEMS MUST BE TAKEN OUT OF THE WASTE STREAM AND MUST BE RECYCLED. WE CAN ACCEPT THESE ITEMS FOR A FEE AND WILL MAKE EVERY EFFORT TO BULK RATE AND REDUCE CHARGES WHEN POSSIBLE. WE ALSO ASK THAT YOU LOAD THESE ITEMS LAST/TOP OF THE DUMPSTER AND ASK THAT YOU NOTIFY THE OFFICE WHEN SCHEDULING PICKUP OF A DUMPSTER CONTAINING ANY OF THE FOLLOWING:

SLEEPER SOFAS & SECTIONALS \$50, COUCHES & LOVESEATS \$40, MATTRESSES & BOXSPRINGS \$40/EA, RECLINERS \$30, STUFFED CHAIRS \$20, OTTOMANS \$15

AIR CONDITIONERS, REFRIGERATORS, FREEZERS, DEHUMIDIFIERS, OR ANYTHING CONTAINING FREON \$25 *PLEASE LOAD GENTLY. (LARGER FREON ITEMS- PLEASE CALL FOR PRICING)

TELEVISION SETS, CONSOLE TV'S, COMPUTER MONITORS -ANYTHING WITH CATHODE RAY TUBES AND ASSORTED E-WASTE ITEMS \$20-\$60 DEPENDING ON SIZE.

CAR TIRES \$5, CAR TIRES W/RIM \$8, PICKUP TRUCK \$10. PICKUP TRUCK W/RIM \$12

(AGRICULTURAL TIRES, COMMERCIAL TRUCK TIRES, EXCAVATOR TRACKS, BACKHOE OR LOADER TIRES-PLEASE CALL FOR PRICING\$\$\$)

ANY LARGE, BULKY ITEMS OR LARGE RIGID PLASTIC ITEMS PLEASE CALL OFFICE FOR PRICING \$\$\$\$ I.E. CANOES, BOATS, HOT TUBS

ITEMS THAT ARE NOT ACCEPTABLE AND CANNOT BE LOADED INTO THE DUMPSTER:

ABSOLUTELY NO LIQUIDS OF ANY KIND INCLUDING: ALL TYPES OF PAINT, PAINT THINNERS, SOLVENTS, FLAMMABLE LIQUIDS, GASOLINE, OIL OR ANY LIQUID CHEMICALS.

ABSOLUTELY NO HAZARDOUS WASTE OR MATERIALS OF ANY KIND WILL BE ACCEPTED INCLUDING: PESTICIDES, INSECTICIDES OR HOUSEHOLD/ POOL CHEMICALS. NO ASBESTOS OR RADIOACTIVE MATERIALS.

NO ANIMALS/ANIMAL WASTE, NO MEDICAL OR INFECTIOUS WASTE.

PLEASE DO NOT EXCEED THE MAXIMUM FILL LINE OF THE DUMPSTER. LOAD LEVEL ACROSS THE TOP OF THE DUMPSTER SO THAT IT MAY BE SAFELY TRANSPORTED!!

IF PROPERTY OWNER/CONTRACTOR/FOREMAN INSTRUCTS US TO PLACE A DUMPSTER ON A LAWN/SOFT LOCATION THEN ANY DAMAGE TO THE LAWN IS THE RESPONSIBILITY OF THE PROPERTY OWNER/CONTRACTOR/FOREMAN. IF YOU ARE WORRIED ABOUT YOUR DRIVEWAY, YOU MAY PLACE BOARDS DOWN FOR YOUR OWN PROTECTION.

ALSO, IF YOU ARE WORRIED ABOUT RAIN, SNOW/ ICE SOAKING UP ITEMS AND ADDING WEIGHT TO YOUR DUMPSTER, YOU MAY TARP THE DUMPSTER YOURSELF. WE ARE NOT RESPONSIBLE FOR ANY ACTS OF MOTHER NATURE.

***IT IS YOUR RESPONSIBILITY TO MAKE SURE THE DUMPSTER AREA IS PLOWED, SANDED AND/OR SALTED AND FREE OF CARS OR OTHER DEBRIS WHEN YOU SCHEDULE A DELIVERY OR PICK UP. A WASTED TRIP COSTS TIME AND MONEY WHICH MAY BE PASSED ON TO THE CUSTOMER. IF YOU REQUEST A DUMPSTER TO BE RELOCATED ON SITE, THERE MAY BE A RELOCATION CHARGE.**

ANY RESIDENTIAL/COMMERCIAL FIRE DEBRIS DUMPSTERS CANNOT BE REMOVED FOR 3 WEEKS AFTER THE DATE OF THE FIRE.

****PLEASE DON'T HESITATE TO CALL THE OFFICE WITH ANY QUESTIONS***413-243-6655**

Town of Great Barrington

Recycling Center

601 Stockbridge Road

(Located across from Monument Mountain Regional High School)

*Existing fees
since 2014*

Recycling Center Hours: Fri. 8 AM - 3 PM, Sat. 7 AM - 3 PM, Sun. 10 AM - 3 PM

Annual Trash Sticker w/no bag stickers required (July 1-June 30) \$300.00

OR

Residential Trash (Pay-per-Bag Program)

Annual Trash Sticker (July 1- June 30) \$30.00

AND

Bag Sticker for a 30-gallon trash bag \$3.25/sticker

Bag Sticker for a 13-gallon trash bag \$1.50/sticker

Recycling only- NO Fee or Annual Sticker required

.....
Items below require a permit for disposal

Construction & Demolition Debris

Any Car load	\$25.00
Pickup with level load	\$50.00
Pickup with side boards	\$80.00

Bulky Waste Items

Refrigerator	\$20.00
Chest or Upright Freezer	\$20.00
Air Conditioner	\$20.00
Dehumidifier	\$20.00

Note: All refrigeration units (air conditioners, refrigerators, and freezers) shall have a visible label certifying that the freon has been removed by a licensed contractor prior to disposing of the unit at the Recycling Center.

White Goods (Washer, Dryer, Stove)	\$20.00
Dishwasher	\$15.00
Small Appliances (microwave, toaster oven, vacuum etc.)	\$ 5.00
Mattress	\$20.00
Box Spring	\$20.00
Sofa	\$25.00
Sectional Sofa	\$35.00
Upholstered Chair	\$20.00
Dining Room Chair	\$10.00
Office Chair	\$10.00
Coffee Table	\$15.00
End/Side Table	\$10.00
Bureau/Dresser	\$15.00
Sofa	\$25.00
Loveseat	\$20.00
Cribs/Porta Cribs w/o mattress	\$ 5.00
Sinks- Porcelain	\$15.00

Existing (cont.)
fees p. 2

Toilets	\$15.00
Plastic Furniture	\$10.00
Oversized Plastic Toys	\$10.00
Fire Pit	\$10.00
Push Lawnmower (free of fluids)	\$10.00
Snow blower	\$15.00
Grill (w/out propane tank)	\$10.00
Carpets- 3'x 3' to 10' x 10'	\$10.00
Carpets- Over 10' x 10'	\$15.00
Wall Mirror	\$ 5.00
Treadmill	\$15.00
Stationary Bike	\$10.00
Automobile Items	
Car Tire	\$ 4.00
Car Tire w/ rim	\$ 6.00
Pickup Tires	\$ 7.50
Pickup Tire w/rim	\$10.00
Tractor Trailer Tire	\$20.00
Tractor Trailer Tire w/rim	\$25.00
Computer Equipment & Televisions	
Televisions under 36-inch	\$15/unit
Televisions over 36-inch	\$25/unit
Computer Monitor	\$15/unit
Computer Tower (CPU)	\$15/unit
Computer System (monitor, CPU, and keyboard)	\$25/unit
Printer	\$10/unit
Laptop	\$10/unit
Keyboard	\$5/unit
Stereos/VCR/ DVD player	\$15/unit
Home/Office Telephones	\$5/unit
Cell Phone	\$3/unit
Fax Machine	\$10/unit
Recycle Used Motor Oil	NO FEE
Recycle Scrap Metal	NO FEE

① See RFP pp. 14-15 "Selection Process"

**Town of Great Barrington, MA
Selectboard**

**REQUEST FOR PROPOSALS
FOR
DISPOSITION OF REAL PROPERTY KNOWN AS**

Housatonic School

**Located in the
Village of Housatonic
in the Town of Great Barrington**

Issued: January 26, 2022

Responses Due: April 27, 2022 by 2:00 PM

G/10/22

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REQUEST FOR PROPOSALS

For Purchase or Lease of Housatonic School

Proposals Due: April 27, 2022, by 2:00 PM

I. Introduction

Pursuant to M.G.L. c. 30B, §16, the Town of Great Barrington, acting through the Town Manager on behalf of the Selectboard, hereby requests proposals from developers to purchase or lease the Housatonic School (the "Premises"). The Housatonic School was built in 1907 and served as an elementary school until it was closed in 2003. The property is prominently located in the center of the Village of Housatonic.

The applicable terms, conditions, and restrictions are more fully set forth below. For purposes of this Request for Proposals (RFP), the proposer or developer that is ultimately awarded a lease or sale of the Premises shall hereinafter be called the "Developer," and the development and use of the Premises for the Permitted Uses shall hereinafter be called the "Project."

The purpose of this RFP is to facilitate the selection of a Developer who demonstrates the qualifications and capacity, as determined through the application of the Evaluation Criteria set forth herein, that are necessary to effectuate the redevelopment and reuse of the former Housatonic School in a manner consistent with the objectives, terms, and conditions set forth herein.

The information provided in this RFP (including all Exhibits and supplements hereinafter referred to as the "Premises Information") is believed to be accurate, but the Town makes no representation or warranty, express or implied, as to the accuracy and completeness of the description of, or information about, the Premises. The Town and Selectboard assume no liability for the inaccuracy or incompleteness of the information. The Developer assumes all risk in connection with the use of the information and releases the Town and Selectboard from any liability in connection with the use of the information by the Developer.

The Town and the Selectboard makes no representation or warranty, expressed or implied, with respect to the Premises, including without limitation, the value, quality, or character of the Premises; or its fitness or suitability for any particular use and/or the physical and environmental condition of the Premises. The Premises will be sold or leased in its "as is" condition.

II. Location and Setting

The Village of Housatonic is a New England village on the banks of the Housatonic River in the Town of Great Barrington—a commercial, cultural, dining and entertainment destination in the Berkshires of Western Massachusetts. The Village itself is home to four landmark buildings listed on the National Register of Historic Places: Housatonic Congregational Church, Monument Mills, Ramsdell Public Library, and Rising Paper Mill. The Village boasts unique homes as well as a restaurant, art galleries, recording studios, and a dance studio. The Village is eminently walkable, with calm tree-lined streets, a sidewalk network, and hiking trails leading up to the permanently conserved Flag Rock for a scenic view of the Village.

The Village of Housatonic is designated by the US Census as the Housatonic Census Designated Place (CDP) and is part of the Town of Great Barrington. The Village is located on the northern edge of the town and formed in the early 1800s around textile and paper mills. At its peak, Monument Mills, a textile manufacturer, occupied five factory buildings totaling 420,000 square feet and had 500 employees. The company built housing for its workers, many of whom were immigrants, throughout the village, and those residences continue to define the fabric and character of the village. While the Monument Mills closed in 1956, many of the mill buildings remain, some are well utilized, and several have been renovated for new uses in the creative economy including art galleries, studios, and maker spaces. The nationally-known Berkshire Mountain Bakery is in walking distance of the school. Down the road, Taft Farms offers local produce in a classic local farm stand.

The principal roadways serving the area are Interstate 90 (the Mass Pike) running east/west and having an entrance 15 minutes northeast of Housatonic, and US Route 7 and State Route 183, both of which run north/south. Housatonic is approximately five miles north of downtown Great Barrington, four miles south of downtown Stockbridge, and nine miles south of Lenox. It is also nearby multiple urban centers, including Pittsfield, MA, Albany, NY, and Hartford, CT, and is just 2.5 hours from Boston, MA and New York, NY. The area is served by Peter Pan Bus, Metro North Railroad in nearby Wassauc, NY, and intermodal facilities from Pittsfield, MA.

Distances from Housatonic	
<u>Location</u>	<u>Miles</u>
Pittsfield, MA	13.5
Albany, NY	33
Hartford, CT	50
New York, NY	112
Boston, MA	118

The Town of Great Barrington is home to cultural, dining, and higher education destinations such as Bard College at Simon's Rock and the Mahaiwe Performing Arts Center, as well as the award-winning Fairview Hospital. Recreational venues abound, including Ski Butternut and Catamount, and hiking trails into permanently conserved wilderness areas and state forests. The Town has a significant commercial presence in Berkshire Corporation and Iredale Mineral Cosmetics. Regional destinations and cultural institutions include Tanglewood, the Norman Rockwell Museum, Canyon Ranch Resort, Wyndhurst Manor (formerly Cranwell Resort), and the Red Lion Inn. Major high-tech employers within a 10 to 30 minute drive include Onyx Paper, General Dynamics, Boyd Technologies, and Berkshire Sterile Manufacturing.

The Town recently has completed millions of dollars in investments in the Village of Housatonic, including park improvements and new playground equipment, new sidewalks, and updated storm drainage. The Town of Great Barrington has taken extensive efforts to rezone the village to protect and maintain its historic and appealing small town atmosphere, encourage commercial and residential development, and encourage mixed uses and shared parking.

III. Town's Objectives

The Selectboard requests proposals from interested parties, with statements of qualifications, to purchase or lease the Premises in accordance with objectives and restrictions specified herein. The primary goal of the Selectboard is for the Premises to be developed in a manner which promotes the village center, provides housing and commercial space, and is consistent with neighborhood character and characteristics, specifically the adjacent Alice Bubriski Memorial Park and the Housatonic Community Center.

The Selectboard's strong preference is for the existing building to be preserved and revitalized, and the historic exterior architectural features restored. The proposed use(s) of the building may be varied, and the Selectboard will receive and evaluate any responsive proposal.

The Housatonic Improvement Committee (HIC), a Town committee established by the Selectboard to foster the well-being of the Village, worked with residents and local architects to review the existing building, identify potential opportunities, and analyze redevelopment scenarios. The HIC summarized its work in a December 2021 presentation to the Selectboard, and that presentation is included as an attachment to this RFP. The presentation includes several reuse scenarios, conceptual floor plans for those scenarios, as well as planning and financial considerations.

The Town also encourages proposals for multifamily housing mixed with local businesses or community services that provide benefits to the community and Town in areas such as: support for local businesses, job creation, training, support for local economic sectors and community services. The proposed development should preserve and work well with the adjacent public park, the adjacent community center and the unique historic character of the Village of Housatonic. In addition, the proposed development may present the opportunity to be an anchor institution, business, or program that serves to support additional redevelopment of the historic mills in Housatonic.

The Selectboard welcomes creative development schemes that meet these objectives. Possible uses may include:

- Vocational training program, collaborative work space, or business incubator programs focused on: multimedia, film, technology, digital arts and cultural sector, or supporting and strengthening the local food economy.
- Residential apartments.
- Educational program for children or adults that meets local needs.
- Business incubator or collaborative work space to enhance the development of local businesses, including small scale manufacturing and the production of products, and training programs that focus on strengthening local economic sectors.
- Cultural Center to support visual arts, music or theater programs, or museum.
- General office, commercial or business use.
- Combined commercial and residential.

Developers may:

- Propose multiple programmatic uses of the building and establish partnerships.
- Propose a program plan that supports an educational, training or community oriented use of the space as the primary use, with secondary use of the space programmed to earn income to supplement the primary program.
- Include space suitable for community meetings.

The Town of Great Barrington is committed to a holistic view of sustainability and justice. Proposals are encouraged that take into account environmental sustainability through adaptive reuse, energy efficiency, renewable energy, green infrastructure, etc. In keeping with our commitment to diversity, equity, and inclusion, proposals that center the needs of the most marginalized through a deep commitment to affordability in housing and ideas that promote inclusion to people of color, LGBTQ community members, and those living with disabilities are also encouraged.

IV. Description of the Premises

The Housatonic School was built in 1907 as an elementary school for the village and is prominently located in the center of the Village. The building is currently vacant. The building has three levels, with approximately 21,680 square feet of gross floor area, and sits on a 0.65 acre parcel located at 207 Pleasant Street in Housatonic, MA. The building is approved as eligible to be listed on the National Register of Historic Places, but it is not officially listed at this time.

A park which contains playground equipment, playing fields and a sledding hill is located to the east of the Premises. To the immediate west of the Premises is a Town-owned gymnasium and community center, well used for youth basketball, winter (indoor) farmers markets, and other community events.

Building Dimensions

- Square Footage: 21,680 square feet as follows:
1st floor: 7,275 square feet; 2nd floor: 7,275 square feet; basement 7,130 square feet
- Height: 3 stories, with half of the basement below grade

Building Exterior

- Shell: robust red brick and masonry
- Roof: asphalt shingle
- Walls: good shape, tall ceilings
- Windows: older windows

Building Systems

- Electrical: sufficient power available, updates and rewiring may be required depending on use
- Telecommunications: Cable service is available on street for phone/television/high speed internet; telephone and internet installation will be needed
- Water and sewer: both available on street – water is provided by private utility; sewer is provided by the Town
- Fire & Security System: None. Sprinkler system with on-site storage may be needed
- HVAC: Oil heating, one zone for entire building. The oil tank was replaced and is likely to still be in good condition. No air conditioning system present.
- Elevator: none
- Exits: Front, rear, and west side entrances, and three basement exits in good repair

Building Hazardous Materials

- Lead-based paint is present. Please refer to Phase I Environmental Site Assessment and the Hazardous Building Materials Investigation included with the RFP.
- Asbestos is present. Please refer to Phase I Environmental Site Assessment and the Hazardous Building Materials Investigation included with the RFP.

Property & Site Statistics

- Address: 207 Pleasant Street, Housatonic, MA 01236
- Lot Size: 0.65 acres
- Lot coverage by building: 35%
- Parking: a parking lot to the west of the building is shared with the adjacent Town-owned Housatonic Community Center which hosts community events including youth basketball. If the

selected Developer determines additional off-street parking is needed for their proposed use(s), there are a variety of scenarios that could be considered in order to add parking, including but not necessarily limited to shared parking at the Housatonic Community Center to provide between 6 and 8 spaces and filling of the slope in the rear of the building (northern side) in order to accommodate 6 to 8 new parking spaces.

The Town has conducted preliminary site engineering showing the possibilities and costs of accommodating additional parking on the Premises and making streetscape improvements, and sharing the parking with adjacent uses. A conceptual site plan is included in the Attachments.

V. Zoning

The zoning for the site is now Housatonic Village Center (HVC) which allows residential-commercial mixed-use, live-work, offices, non-profit educational uses, and smaller scale retail, all as of right. Other uses such as hotels, restaurants, community centers, research centers, and light manufacturing may be permitted by Special Permit. Parking requirements in the HVC are relaxed compared to other zones.

VI. Approval by Town Meeting

The Selectboard has received the required authorization from the Great Barrington Town Meeting to authorize the Selectboard, pursuant to G.L. c. 40, s.15A, to dispose of the Premises.

VII. Terms, Conditions, and Proposed Use

The Terms and Conditions of a proposed purchase or lease must substantially meet the Town's Objectives as set forth above.

1. Developer's Obligations

The Board set the following terms, conditions, and restrictions on the Developer's use of the Premises under either a Purchase and Sale Agreement or Lease Agreement. The Developer of the site should:

- a. Be a for-profit or not-for-profit corporation; and,
- b. Shall have full capacity and experience to design, engineer, construct, and operate the Project and to obtain the necessary financing to complete the Project. A partnership or a joint venture with the combined experience is acceptable.

Environmental and Land Use

The Developer shall perform its own due diligence regarding the physical and environmental condition of the Premises, applicable zoning and land use regulations, required permits and approvals, and other development, ownership, and legal considerations pertaining to the Premises, the Purchase agreement, and the use of the Premises; and shall apply for and obtain all approvals and permits required for the Project, with the cooperation of the Town and Selectboard.

The Town completed a Phase I Environmental Site Assessment (ESA) in September 2012. The opinion based on that Assessment was that no further investigation was warranted. The Assessment noted there is a new 5,000 gallon underground storage tank, used for fuel oil, with no contamination around it. The

report is provided for the general information of the Developers and the completeness and accuracy of this information is in no way warranted or guaranteed by the Town. Phase I ESAs are time sensitive and the 2012 Phase I has now expired. Another Phase I ESA may be conducted by the selected Developer within 180 days of signing a lease and/or purchase contract. The Developer is responsible for undertaking its own due diligence. The Phase I ESA is attached for reference.

In 2018 a Hazardous Building Materials Inspection (HBMI) was conducted, and a report issued in January 2019. The investigation noted the presence of hazardous materials including asbestos containing materials including in asphalt roof shingles, floor tiles, glazing, glues, and insulation. Also noted was the presence of lead-based paint and various other hazardous materials in lighting, lamp ballasts, switches, et cetera. The HBMI report is also attached for reference.

The Town recognizes it may be under the legal obligation to fund required environmental remediation activities.

Other Rights and Responsibilities

The Developer shall be responsible for:

1. Costs – All costs and expenses of constructing the Project, including without limitation, the design and construction of all buildings, utilities, driveways, landscaping improvements, and other infrastructure. Prior to the lease or the sale of the Premises, the Developer shall provide the Town with firm commitments from institutional lenders showing that the Developer has sufficient funds, in the Town's reasonable judgment, to undertake and complete the Project.
2. Designing and Achieving a Compatible Project – Within six months of the award under this RFP, and prior to the sale or lease of the Premises, the Developer shall submit conceptual site plans and architectural drawings to the Board or its consultant for its review. The Project shall demonstrate compatibility with surrounding land uses and the architectural styles of residential and commercial buildings.
3. Permits, Approvals and Licenses – Obtaining, at its sole cost and expense, all necessary permits, approvals, and licenses from governmental authorities required for the construction of the Project, prior to the sale or lease of the Premises. As previously stated, the Selectboard will actively support all reasonable applications from the Developer, at the Developer's cost. The Developer shall provide the Town with copies of all permits and approvals necessary to undertake the Project prior to entering into the lease or the sale of the Premises by the Town.
4. Compliance – Completing the Project in a good and workmanlike manner, in compliance with sound engineering and construction practices, and within the requirements of all applicable laws, ordinances, codes, orders, rules, and regulations of all governmental authorities, agencies, or departments with jurisdiction, including, but not limited to, all applicable federal construction bidding and wage laws if federal assistance is provided to the Project. The Developer must agree to commence and complete the Project within a reasonable period of time.
5. Other Requirements – The selected Developer must insure that the Project meets the requirements set forth by the Town as well as any subsidy programs that might be needed from local, regional, state, and federal funding sources. The developer will execute a Purchase or Lease agreement with the Selectboard that will establish total Project cost, design, and construction guidelines, as well as any additional Project terms and conditions.

Legal and Regulatory Compliance

The proposed Project shall conform to, and be subject to, the provisions of all other applicable laws, regulations, and ordinances of Federal, State, Regional and Town authorities having jurisdiction as amended from time to time.

Good Standing

No transaction will be consummated if any principal of any selected Developer is in arrears or in default upon any debt, lease, contract, or obligation to the Town of Great Barrington, including without limitation, real estate taxes and any other municipal liens or charges. Additionally, as state and/or federal funds may be part of the overall financing package for the Project, the Developer must demonstrate good standing with all state and federal agencies. The Selectboard reserves the right not to review any proposal by any such applicant.

Performance Bond

The selected Developer shall provide the town with a performance bond or letter of credit to secure the Developer's obligation to undertake and complete the Project, and performance and payment bonds shall be required from the Developer's contractor.

2. Town's Support and Right to Make Determinations

Support by the Town to Obtain Permits and Approval by Local Boards

To support the goals of this Project, the Selectboard agrees to use reasonable efforts to assist and support the Developer in securing applicable approvals from local and state permitting authorities, including the Zoning Board of Appeals, Board of Health, Planning Board, and the Department of Environmental Protection, all at the Developer's cost, but the Developer acknowledges that the Town has no control over and cannot guarantee that permits required from municipal boards or officers within their statutory or regulatory authority will be granted or fees will be waived.

Additional Support from the Town

The Town has voted and appropriated a total of \$650,000 towards the re-roofing of the building and improvements and preservation of the exterior building envelope (such as windows or masonry, for example). The Town may choose to award these funds to a Project in accordance to terms and conditions that may be set forth in a Development Agreement.

The Town is also open to considering assisting the Developer with applications for grants and funding. And the Town is open to providing, subject to any necessary votes of appropriation, additional direct financial support through the Community Preservation Act (CPA) funds or other available funds, for Historic Preservation and/or Low- or Moderate-Income affordable housing, should the Developer choose to include such a use.

As noted previously, the Town will also fund, to the extent it is required, and subject to appropriation, environmental remediation activities.

The Town is also open to considering the following options relative to taxes and fees, subject to approval by the Selectboard, Town Meeting, and/or the Mass. Dept. of Revenue, or other authorities, as applicable: (1) waiver of any permit application fees for special permits or site plan reviews if any are required; (2) waiver of sewer hookup fees; (3) waiver of building permit fees; (4) the Town would be supportive of a

developer's application to seek Tax Increment Financing (TIF) or Special Tax Assessment (STA) designation which provides real property tax relief in the form of a discounted assessment on the value of improvements made to the property, in exchange for the creation and retention of an agreed upon number of full time jobs over a designated period of time. Recently, the Town has provided developers 10 and 15 year TIFs enabling them to realize anywhere from 70 – 100% tax relief on the value of improvements in the earliest years of their agreements. Please note that no assistance is guaranteed for this project and the Town shall determine in its sole discretion whether to provide any such assistance.

Obligation to Act or Sell the Project

This RFP does not represent any obligation or agreement whatsoever on the part of the Selectboard to go forward with the Project described in this RFP.

No Rights

Selection of an applicant's proposal will not create any rights on the applicant's part, including, without limitation, rights of enforcement, rights in law or in equity or otherwise, until the Purchase and Sale Agreement (P&S), Lease, and Development Agreement ("DA") have been approved by the Selectboard and the successful Developer and all contingencies to the sale or lease have been satisfied.

Right to Reject All Proposals

The Selectboard reserves the right, in its sole discretion, to reject at any time any or all proposals, to withdraw the RFP, to negotiate with one or more applicants, and/or negotiate and dispose of the Premises on terms other than those set forth herein (including parties other than those responding to this RFP). The Selectboard likewise reserves the right, at any time, to waive compliance with, or change any of the terms and conditions of this RFP or to entertain modifications or additions to selected proposals.

Compliance and Eligibility

All determinations as to the completeness or compliance of any proposals, or as to the eligibility or qualification of any applicant, will be within the sole discretion of the Selectboard.

VIII. Proposal Submittal Requirements

All proposals must include the following materials:

1. **Letter of Interest**, signed by the principal(s) of the Developer who are authorized to submit its RFP response. The Letter of Interest must clearly identify the name of the Development entity, the primary contact person (including name, title, address, phone, and email address), the proposed use(s) and whether the proposal is for purchase or lease. The letter must be signed in BLUE ink. The letter of interest shall NOT include the proposed purchase or lease price.

The Selectboard will accept proposals that seek to purchase the property or enter into a long-term lease. Terms for the purchase of the property will be outlined in a purchase and sale agreement and a development agreement. Terms for a long-term rental of the property will be outlined in a lease agreement and a development agreement. The intent of this approach is to provide options that will enable more developers to propose on the project. It also offers options for developers to propose a wide range of uses, including programs that focus on community benefits, which may be better structured as a purchase or a lease,

2. **Price Proposal Form** (attached as an Exhibit hereto), setting forth the price or rent to be paid by the Developer to the Town for the Premises. The completed Price Proposal Form shall be included in Sealed Envelope with the submittal package. Only one Price Proposal (the original) needs to be submitted. Price Proposals shall NOT be included in the 5 required hard copies of the proposal or on the one required electronic copy.
3. **Description of the Proposed Project and Plans:**
 - a. Narrative description of Project vision and development concept, including drawings to explain the proposed design, including a preliminary site plan, preliminary building specifications and building elevations.
 - b. Detailed development schedule for all elements of the Project, from negotiation of transaction to permitting approvals, financing commitments and benchmarks, development of the site, completion of construction, including any construction phasing proposed, and expected occupancy of the Premises
 - c. Incorporation of the Town goals, guidelines, and objectives in development concept
4. **Description of Development Team**
 - a. Description of primary respondent and related managers
 - b. Name, address, and telephone number of the contact that is authorized to negotiate on behalf of the development team
 - c. The names, addresses, telephone numbers, and resumes of the development team, including but not limited to architect, engineer, consultants, legal representative, and general contractor
 - d. Description of the organizational structure of the development team and a plan for effective communications between Town committees and the development team during all phases of the Project
 - e. Demonstration of the readiness of the development team to begin substantive permitting work upon execution of the Purchase and Sale Agreement and DA or Lease Agreement, including preparation of drawings and plans and applications, readiness to negotiate and execute the Purchase and Sale Agreement or Lease, and evidence of availability of financial resources needed to begin pre-development and permit process work upon award of the Premises
5. **Description of Prior Development Experience**
 - a. Description of development experience and of current projects, including client contact names and phone numbers.
 - b. A summary of the development team's experience, collectively and individually, with similar projects and references and contact names for those projects.
 - c. Description of experience with complex transactions containing integrated planning and approaches to implementation of proposals, experience and accuracy of cost estimating, and experience in successful project administration.
 - d. Description of similar experiences in developing projects through public/private funding.
 - e. A minimum of 3 professional references for comparable projects. The Selectboard will wish to speak to these references and may wish to conduct site visits to the references.
6. **Description of Project Financial Feasibility**
 - a. Include a proposed pre-development budget, including all projected sources of funding.

- b. Preliminary project development budget, including an operating pro forma and development cost sources and uses.
- c. If funding sources include the \$650,000 or any additional Town grants, as discussed in Section VII, 2. of this RFP, the budget shall plainly indicate the amounts, estimated timing, or other pertinent factors.
- d. Letters of interest from lenders and funding sources.
- e. Evidence of the proposer's financial strength to carry out the proposed development including financial statements and annual audit for the past 3 years.
- f. A proposed plan for the long term management of the property.

7. Any Relevant Legal or Administrative Proceedings

- a. Provide information regarding any current, past, pending, or threatened litigation or administrative proceedings that could materially affect the ability of the Developer (or its principals or any affiliates) to proceed with and/or complete the Project in a timely manner.

8. Certifications

- a. Disclosure of Beneficial Interest (M.G.L. c. 7C § 38) (see attached)
- b. Certification of Tax Compliance (M.G.L. c. 62C § 49A) (see attached)
- c. Certification of Non Collusion (see attached)
- d. Certificate of Authority (see attached)

IX. Evaluation Criteria

A. Minimum Threshold Criteria

All responsive proposals must, at a minimum, include all of the items listed above in Section VIII.

B. Comparative Criteria

Proposals meeting the minimum threshold criteria will also be judged on the following five (5) Comparative Criteria in the following manner:

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators exceeds the requirements of the RFP and substantially fulfills the Town's Objectives set forth in Section III.
- An advantageous rating will be given to a proposal that in the judgment of the evaluators meets the requirements of the RFP and that fulfills some of the Town's Objectives.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators falls short of meeting the requirements of the RFP and/or does not fulfill any of the Town's Objectives.

1. Financial Capacity

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators identifies a Project Team with exceptional financial capacity to undertake the Project proven by prior experience financing three real estate developments of equal or greater size, including securing any necessary interim financing, the ability to provide any equity contribution projected

and a proposal to secure completion of the Project, e.g., a performance bond or other security mechanism.

- An advantageous rating will be given to a proposal that in the judgment of the evaluators identifies a Project Team with less related development experience, but with reasonable financial capacity to undertake the Project.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators fails to identify a Project Team with reasonable financial capacity to undertake the Project.

2. Operational Capability

The Town wishes to be sure that the development team has the experience to develop this unique property in a manner which benefits the area through long-term use compatible with the Town center character.

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators presents a project that has extensive experience operating and managing developments/uses similar to the proposed development/use.
- An advantageous rating will be given to a proposal that in the judgment of the evaluators presents a project team that has moderate experience operating and managing developments/uses similar to the proposed development/use.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators presents a project team that has no experience operating and managing developments/uses similar to the proposed development/use.

3. Site and Building Design

The Town is seeking a reuse and development at the property that incorporates and preserves the features of the building so as to remain consistent with the character of the Village of Housatonic.

- A highly advantageous rating will be given to a proposal that in the judgment of the evaluators: (1) presents a superior proposed design evaluated on how well the proposed design complies with requirements of this RFP including preserving the building and its significant historical and architectural features, and being compatible with adjacent community uses; (2) responds to site conditions; (3) anticipates and addresses likely design requirements of public agencies; (4) presents architectural merit in the interior and exterior and in the quality of proposed construction; (5) analyzes zoning and regulatory changes required, and the ability to file and defend applications for such changes and (6) meets LEED standards for environmental performance.
- An advantageous rating will be given to a proposal that in the judgment of the evaluators presents an average proposed design evaluated on the basis of these factors.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators presents an inferior proposed design evaluated on the basis of these factors.

4. Purchase Price/Rent

The Town wishes to attain the highest possible purchase price or rent for the Premises in connection with a development proposal that is consistent with the intent and terms of this RFP (but see subsection 5 below).

- A highly advantageous rating will be given to a proposal offering the highest purchase price or rent payment within the proposal with the fewest conditions attached thereto.
- An advantageous rating will be given to a proposal with only minimal conditions potentially limiting the purchase price or rent that the Town will realize.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators does not offer a fair price or rent for the Premises.

5. Financial Benefits or Otherwise

While the Town wishes to maximize the purchase price or rental fee of the Premises, it is also concerned about the other benefits that the Project will provide to the Town and the neighborhood, and is not required to sell or lease the Premises to the proposer offering the highest price or rental fee.

- A highly advantageous rating will be given to a proposal that maximizes benefits to the Town by having a positive impact on the Town and the neighborhood, expressed, for example, in terms of jobs created or retained; related local investment generated, and tax revenue or rent payments to the Town.
- An advantageous rating will be given to a proposal with that has provides fair benefit to the Town and the neighborhood.
- An unacceptable rating will be given to a proposal that in the judgment of the evaluators does not provide any demonstrable benefits to the Town and the neighborhood.

C. Overall Rating

After evaluating a proposal on the foregoing factors, the evaluators will provide an overall ranking for the proposal as compared to other proposals. For example, a proposal which achieves “Highly Advantageous” and/or “Advantageous” rankings in several categories will not necessarily be disqualified simply because it received an “Unacceptable” ranking in one or more other categories if, in the judgment of the evaluators, the proposal overall is “Advantageous” or “Highly advantageous” to the Town and Selectboard. Any notice of award, however, could be contingent upon the potential Developer and the Selectboard mitigating any “Unacceptable” criterion ranking prior to the execution of the Purchase and Sale or Lease Agreement.

X. Proposal Process and Schedule of Events

Optional Briefing, Site Visit

The Town will conduct an optional site briefing and tour of the Premises on Friday, March 4, 2022. Developers are advised to do their own due diligence; neither the Town nor any of its agents or representatives is responsible for representations made regarding the physical condition of the Site.

Questions about the RFP

All questions must be submitted in writing and must be received within the timeframe outlined in the schedule below. Late questions will not be responded to. Questions may be mailed or emailed to the Assistant Town Manager at Town Hall, 334 Main Street, Great Barrington, MA 01230, or emailed to crembold@townofgb.org. All questions will be answered in the form of an Addendum to the RFP issued to all holders of the RFP and posted on the Town website www.townofgb.org.

Communication with the Town

Any document, facsimile or e-mail submitted on behalf of a Developer is presumed to be a public record. Likewise, all questions submitted and the corresponding answers will be distributed to all Developers who have formally requested this RFP, without attribution. All direct contact concerning this RFP, including written communications, shall be sent to the address above.

The Selectboard will not be responsible for, and Developers may not rely upon, any information, explanation or interpretation of the RFP rendered in any fashion except as provided in accordance with this RFP. Any communication concerning the content of the RFP by any Developer, or anyone on its behalf, with any Town member or employee other than the Town Manager in the manner specified above may result in the rejection of that Developer's proposal unless, in the sole judgment of the Selectboard, the communication could not reasonably be believed to have given the Developer a competitive advantage or to have impaired the fair and even competitive environment on this RFP.

Summary of RFP Schedule

RFP Posted in Central Register:	Wednesday, January 26, 2022
Advertised in newspaper:	Wednesday, January 26, 2022
Site Visit (optional):	Friday, March 4, 2022, 2:00 PM
Deadline to Request a Copy of RFP:	Friday, April 8, 2022, 2:00 PM
Deadline to Submit Questions:	Friday, April 15, 2022, 2:00 PM
Deadline to Issue RFP Amendments:	Friday, April 22, 2022, 2:00 PM
Responses due:	Wednesday, April 27, 2022, 2:00 PM

Responses must be **physically received** by the deadline date and time. Postmarks are not acceptable.

The Town reserves the right to extend or change any of the dates and times noted above and shall give appropriate notice to all RFP holders of any changes.

XI. Submittal Requirements

Each Developer shall submit one (1) original proposal and five (5) paper copies of the proposal, plus one (1) electronic copy of the proposal on a memory stick or CD.

- The original proposal Letter of Interest and all required forms and certifications must have live signatures in BLUE ink.
- **Proposals must be received by the Town on or before Wednesday, April 27, 2022 at 2:00 PM.** Proposals received after this time will NOT be accepted.

→ Clearly mark response packages as “**Response to Housatonic School RFP**” and deliver to:

Great Barrington Selectboard
Town Hall
334 Main Street, 2nd floor
Great Barrington, MA 01230

Telephone no., if required by delivery service: (413) 528-1619

Responses to the RFP must include all required documents, completed and signed per the instructions and attached forms included in this RFP package. Electronically mailed (e-mailed) proposals will not be accepted and will not be evaluated.

The Selectboard reserves the right to reject any or all proposals or to cancel this RFP, if it is in the best interest of the Selectboard. The Selectboard makes no representations or warranties, express or implied, as to the accuracy and/or completeness of the information provided in this RFP. This RFP (including all attachments and supplements) is made subject to errors, omissions, prior sale, or financing, withdrawal without prior notice, and changes to, additions to, and different interpretations of laws and regulations.

Proposals may not be withdrawn, amended, or modified for a period of one hundred eighty (180) days from the deadline for submission of proposals without the express written consent of the Selectboard.

XII. Selection Process; Agreements Entered into with Developer

Proposals received by the proposal filing deadline set forth under “Proposal Process” will be opened in public and recorded. All information contained in the proposals is public. The Selectboard will review and evaluate all proposals received by the Proposal Filing Deadline. The Selectboard intends to conduct a two-tiered Developer selection process as described more fully below.

Interviews with Developers who have submitted proposals that meet the minimum criteria and the highest overall score and ranking as described in “Evaluation Criteria” may be conducted, if necessary, or desirable, by the Selectboard.

Following the interviews, reference checks, site visits and receipt of any additional information requested of the Developers by the Selectboard, proposals will be evaluated and rated by the Selectboard based upon the comparative evaluation criteria set forth in this RFP. The Selectboard will select the two highest ranked proposals.

- During the second phase of the selection process, the two top ranked Developers will be required to provide the following:
- Commitment letter(s) from institutional lender(s) for construction and permanent financing.
- Detailed site plan indicating the location of parking, utilities, ingress/egress, dumpster, landscaping and buffering, sidewalks, and stormwater management.
- Detailed project schedule indicating timeline for permitting, construction, and lease up; including time for contingencies.
- Narrative description of proposed use(s), and if mixed-use, the percentage of those uses based upon floor space and location within the Premises.

- List of prospective tenants, if available.
- Schedule of proposed rents, if applicable.
- Marketing plan.
- Detailed development budget pro forma and 10-year operating budget pro forma:
 - acquisition
 - construction
 - infrastructure
 - utilities
 - financing & interest
 - insurance and taxes
 - developer's fees and management fees
 - contingencies
 - maintenance reserve
 - management reserve

The successful Developer and the Town shall enter into a Purchase and Sale Agreement ("P&S") or a Lease Agreement within forty-five (45) days from the date of the award of the Premises. The P&S or Lease shall, among other things, specify the terms and conditions that must be satisfied before the Town will sell or lease the Premises to the successful Developer, including the following: (a) the Developer must obtain a firm commitment from an institutional lender in an amount and upon terms reasonably satisfactory to the Town to support the construction and completion of the Project, (b) the Developer must obtain all permits and approvals necessary and appropriate to develop the Project on the Premises, and (c) the Developer must provide plans and specifications of the Project and obtain the approval of the Selectboard. Any lease of the Premises shall be a triple net lease, requiring the Developer to be solely responsible for the maintenance, operation, and payment of rent, utilities, taxes and insurance of the Premises, among other costs.

The Premises shall be sold subject to a DA containing the following requirements, or be leased pursuant to a Lease Agreement that includes the following requirements: (a) that the Developer commence and complete the Project within a reasonable period of time; (b) that the Premises shall be used solely for agreed upon uses for a certain number of years; (c) that the Developer provide the Town with a performance bond or letter of credit to secure the Developer's obligations to complete the Project; (d) that the Developer's contractor carry performance and payment bonds; (e) that the Developer carry insurance, in amounts and with companies reasonably acceptable to the Town and which shall name the Town as additional insured, until the Project has been substantially completed; and, (f) that the Developer indemnify and defend the Town from any and all claims related to the Developer's use and development of the Premises.

The Selectboard will notify all Developers in writing of its decision.

The Town shall provide the successful Developer with the Town's form of P&S, DA, and Lease.

XIV. List of Exhibits and Required Forms

- A. Price Proposal Form (place it in a separate sealed envelope)
- B. Disclosure of Beneficial Interest (M.G.L. c. 7C § 38)
- C. Certificate of Tax Compliance

end of RFP except.

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 x2900
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

April 27, 2022

Robert Slonaker
12 Gilmore Avenue
Great Barrington, MA 01230

Via Email: robslonaker@gmail.com

Dear Mr. Slonaker:

Please be advised that at its meeting of April 25, 2022, the Selectboard voted to appoint you to the Great Barrington Municipal Affordable Housing Trust for a term to expire June 30, 2022.

Before beginning the duties of your position, you will need to bring this letter to the office of the Town Clerk to be sworn in as required by the Town By-Laws.

Your commitment to serving the Town is truly appreciated and we look forward to working with you in this capacity.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mark Pruhenski', with a horizontal line extending to the right.

Mark Pruhenski
Town Manager

MP/cm

cc: Town Clerk
Affordable Housing Trust Chair

From: [Malcolm Fick](#)
To: [Mark Pruhenski](#)
Cc: [James J. Mercer](#); [Amy Pulver](#)
Subject: Re: Historical Commission
Date: Sunday, June 26, 2022 12:35:19 PM

****CAUTION:****
****This is an external email, be vigilant****
*****Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe*****

Thanks, Mark. The Historical Commission is recommending Jim to fill the seat. Just to be clear, this is for the Historical Commission (HC), not the Historic District Commission (HDC). Very confusing (even without throwing in the Historical Society)!

Malcolm

On Sun, Jun 26, 2022 at 8:52 AM Mark Pruhenski <MPruhenski@townofgb.org> wrote:
Good Morning Malcolm and Jim,

My apologies——I can't recall where this is in the process. Has the HDC sent along a recommendation? If so, we can proceed with getting Jim appointed at our meeting on the 11th.

If not, that's all we'll need to move this forward. -m

Mark Pruhenski
Town Manager
Town of Great Barrington
334 Main Street
Great Barrington MA 01230
(413)528-1619 x2

On Jun 25, 2022, at 7:59 AM, Malcolm Fick <malcolm.fick@gmail.com> wrote:

****CAUTION:****
****This is an external email, be vigilant****
*****Do not click links or open attachments unless you recognize the sender (and their email address) and know the content is safe*****

Mark, can this be acted on soon? Don Howe has not requested reappointment after his term expires at the end of the month. Jim will take Don's vacant seat. I'd like to have Jim on board so we can name a CPC representative before their July 21 meeting.

Thanks, Malcolm

On Fri, Jun 24, 2022 at 8:50 AM James J. Mercer
<housatonicwater@gmail.com> wrote:

Hi Mark,

I expressed interest in filling a vacancy on historical commission and am inquiring about the status. Please advise.

Thanks,

Jim

Sent from my iPhone

**PROCLAMATION TO CELEBRATE
NATIONAL DISABILITY INDEPENDENCE DAY**

WHEREAS, National Disability Independence Day commemorates the signing of the Americans with Disabilities Act (ADA) on July 26, 1990. The ADA provides protection from employment discrimination as well as better access to goods, services, and communications for people with disabilities; and

WHEREAS, The day not only celebrates the anniversary of the ADA but it also serves several other purposes. The law first broke down barriers that individuals with disabilities faced every day. It also marked a timeline of change that soon developed. Over time, common barriers such as narrow doors and small bathroom stalls became accessible to wheelchairs. Other examples include braille signs and crosswalks for the vision impaired. The changes improved mobility and safety; and

WHEREAS, Beyond structural changes, the Americans with Disabilities Act motivated designers to enhanced technology. Often, physical limitations restrict a person's ability to access legal or health information. New assistive technologies make it possible to obtain the necessary information; and

WHEREAS, As accessibility improves, the world continues to change in other ways. Many of today's brick and mortar businesses are ADA compliant. However, as more and more businesses switch to online versions, their websites need to meet the needs to be accessible, too. With each advancement in technology, designers need to incorporate multifunctional approaches to fit every ability; and

WHEREAS, We encourage all employers or designers to consider how accessible your business is to people with disabilities. The ADA empowers people with disabilities to stand up for their rights and to give shout outs to accessible businesses and organizations. Everyone is encouraged to use #DisabilityIndependenceDay and share on social media;

NOW, THEREFORE, BE IT RESOLVED, That the Selectboard of the Town of Great Barrington hereby recognizes **July 26th as National Disability Independence Day**, the anniversary of the Americans with Disabilities Act that passed in 1990; and

BE IT FURTHER RESOLVED, That the Town of Great Barrington Selectboard calls upon our citizens, public and private institutions, businesses, and schools to affirm the principals of equality and inclusion for persons with disabilities; to celebrate the freedom the ADA inspires with forward- thinking design and technology; and to bring forth the promise of hope and freedom that is envisioned by the passage of the ADA.