

Jennifer Tabakin
Town Manager

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTBOARD'S MEETING AGENDA

TUESDAY, NOVEMBER 13, 2018

7:00 PM REGULAR SESSION

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

7:00 PM - OPEN MEETING

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

September 24, 2018 Regular Meeting.
October 15, 2018 Regular Meeting.

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. General Comments by the Board.

B. Selectboard's Liaison List to Distribute.

4. TOWN MANAGER'S REPORT:

A. Department Updates
- By Law Look Ahead

B. Project Updates

5. PUBLIC HEARINGS:

A. Special Permit Application from Grande Furto Auto LLC for a motor vehicle sales room including used cars, in the existing building at 1 Nolan Drive, Great Barrington, in accordance with Sections 3.1.4 C(17) and 10.4 of the Great Barrington Zoning Bylaw. (Discussion/Vote)

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

6. LICENSES OR PERMITS:

- A. Matthew L. Dodds, Trustee for Driveway Permit at 31 Quarry Street. (Discussion/Vote)
- B. George Laye/The Guthrie Center for Four (4) One Day Beer and Wine Liquor Licenses for Thursdays, November 15 and 29, 2018 and December 6 and 13, 2018 from 6:00 pm – 12:00 pm at the Guthrie Center, 2 VanDeusenville Road. (Discussion/Vote)
- C. Molly de St. Andre and Kristen Kanter/Great Barrington Arts Market for One Day Beer and Wine Liquor License for December 14, 2018 from 5:00 pm – 8:00 pm at St. James Place, 352 Main Street. (Discussion/Vote)

7. NEW BUSINESS:

- A. SB – Appointment of Conservation Commission member. (Discussion/Vote)
- B. SB – Endorse Creation of County wide Cable Committee. (Discussion/Vote)
- C. Fire Study Presentation.
- D. Emergency Plan Update.
- E. Tech Star Presentation for Start Up Businesses.

8. CITIZEN SPEAK TIME:

9. SELECTBOARD'S TIME:

10. MEDIA TIME:

11. ADJOURNMENT:

**NEXT SELECTBOARD'S MEETINGS: SPECIAL - Thursday, November 15, 2018, 7:00 PM
REGULAR - Monday, November 26, 2018, 7:00 PM**


Jennifer Tabakin, Town Manager

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

ELECTED	Selectboard Liaison	Staff
Berkshire Hills School Committee	Steve Bannon	
Board of Health	Ed Abrahams	
Finance Committee	Steve Bannon	
Housing Authority	Bill Cooke	
Library Trustees	Ed Abrahams	
Planning Board	Ed Abrahams	
Zoning Board of Appeals	Steve Bannon	
APPOINTED		
Agricultural Commission	Kate Burke	
Board of Assessors		
Board of Registrars		
Cable Advisory Committee		
Cemetery Commissions	Steve Bannon and Ed Abrahams	
Community Preservation Committee	Dan Bailly	
Conservation Commission		
Council on Aging	Ed Abrahams	
Cultural Council	Kate Burke	
Cultural District	Ed Abrahams	
Design Advisory	Ed Abrahams	
Energy Committee / Heat Smart		
Historical Commission	Ed Abrahams	
Historic District Commission	Ed Abrahams	
Housing Trust Fund	Bill Cooke	
Lake Mansfield Improvement Task Force	Bill Cooke	
Parks Commission	Steve Bannon	
Tree Committee		
W E B Du Bois	Bill Cooke and Ed Abrahams	
DEPARTMENTS / Areas		
Management and Operations : management, oversight, administration, legal, human resources, technology, procurement, communication, real estate	Steve Bannon and Ed Abrahams	
Finance (accountant, treasurer, collector, assessor)		
Planning and Community Development	Bill Cooke	
Public Safety (police, fire, emergency management)		
Public Works (highway, buildings and grounds)	Dan Bailly	
Inspectional Services (building, electrical, plumbing)	Dan Bailly	
Health	Kate Burke	
Senior Center	Ed Abrahams	
Library	Ed Abrahams	
Special Events / Celebrations	Ed Abrahams	
Wastewater Treatment Plant	Dan Bailly	
SPECIAL PROJECTS		
Housatonic School	Selectboard	
Bridge Street – Railroad Street Mass Works		
Fairgrounds		
Bike Path / Riverwalk		
EXTERNAL ORGANIZATION, BOARDS AND COMMITTEES		
Berkshire Hills School Building Renovation	Dan Bailly	
Berkshire Hills Regional School District Agreement	Dan Bailly	
Berkshire Regional Transportation Association	Bill Cooke	
Berkshire Municipal Planning Organization	Bill Cooke	
Economic Development Practitioners Group/1 Berkshire	Jennifer Tabakin	
Mass Municipal Association	Jennifer Tabakin	
GB Economic Development Group (Business owners, young entrepreneur		
Cultural District Committee	Ed Abrahams	
Southern Berkshire Chamber of Commerce	Ed Abrahams	
Great Barrington Rotary		
Great Barrington Business District Planning Committee		
Broadband and Fiber in GB	Ed Abrahams	
Fairview GB Opioid Prevention Task Force	Steve Bannon	
Master Plan		
Sister City Committee		
Railroad Street Youth Project (RSYP)	Ed Abrahams	
Rest of River Municipal Committee	Kate Burke	
INTERNAL TEAM		
Development Review Team		
Technology Team		
All Chairs Committee	Steve Bannon and Ed Abrahams	
Marijuana	Ed Abrahams and Kate Burke	

SB SP

886-18

NOTICE OF PUBLIC HEARING

The Great Barrington Selectboard will hold a public hearing on Tuesday, November 13, 2018 at 7:00 pm at Town Hall, 334 Main Street, Great Barrington, MA 01230 to act on the special permit application from Grande Furto Auto LLC for a motor vehicle sales room including used cars, in the existing building at 1 Nolan Drive, Great Barrington, in accordance with Sections 3.1.4 C(17) and 10.4 of the Great Barrington Zoning Bylaw.

Stephen C. Bannon, Chair

Please Publish Friday, October 26, 2018 and Friday, November 2, 2018

Berkshire Record

SB

P. H. November 13 / 2018

EXHIBIT A

FINDINGS OF FACT AND BASIS FOR DECISION

Re: Special Permit #886-18
Applicant(s): Grande Furto Auto

A. Introduction

This Special Permit application was filed on October 15, 2018 by Grande Furto Auto, LLC for the property located at 1 Nolan Drive, Great Barrington, MA. The application seeks a Special Permit from the Selectboard for a motor vehicle sales operation, per Section 3.1.4 C(17) of the Zoning Bylaw. The applicant anticipates selling approximately 2 to 5 cars per year, primarily online, with the site being used for photography of the vehicles, storage, and the occasional customer visit. No repairs or service of the cars will be done on site.

B. General Findings

The property is located in the Nolan Drive subdivision off of Van Deusenville Road. It is in an I (Industrial) zone. Motor vehicle sales uses requires a Special Permit in this zone. The existing use in the building is the Applicants other business, which will remain. The motor vehicle sales will take place in just one or two bays of the existing building. The Applicant indicated that the motor vehicle sales operation will have no additional employees besides himself.

The Conservation Commission concluded they have no concerns or jurisdiction per the Wetlands Protection Act or Scenic Mountains Act. The Board of Health reviewed the application and found it would pose no health concerns and therefore did not make a recommendation. The Planning Board made a positive recommendation that the special permit be granted.

C. General Special Permit Criteria and Findings

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

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

Consideration of the Criteria in relation to SP #886-18:

Per §10.4.2 of the Zoning Bylaw, granting of any special permit requires a determination by the Special Permit Granting Authority “that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site.” The six criteria and the Board’s considerations in relation each are detailed below:

1. Social, economic, or community needs which are served by the proposal.
 - The proposal will meet the needs of the public by providing an additional business in town which will have minimal impact on Town services and yet will generate positive income for the Town. It will be mostly inside the existing building and will have no impact on the surrounding properties. The proposal is in keeping with the vision and goals of the Master Plan in that it helps retain taxable real estate in developed locations, provides for a variety of business and employment opportunities.
2. Traffic flow and safety, including parking and loading.
 - Traffic flow, parking, and safety will not be altered by a low volume motor vehicle sales dealership such as this.
3. Adequacy of utilities and other public services.
 - There are adequate public utilities and the proposal will have no impact in this regard.
4. Neighborhood character and social structures.
 - The land use character of the area is industrial/commercial, and the proposal will fit in with the existing character.
5. Impacts on the natural environment.
 - The site is already developed and the lot is already paved. This proposal will not further develop it, and will not have a noticeable impact on the natural environment.
6. Potential fiscal impact, including impact on town services, tax base, and employment.
 - The sales and real estate tax will benefit the Town.

Finding:

In consideration of the above Findings, this Selectboard finds that the overall benefits of the proposal outweigh any possible detrimental impacts, and that the following conditions are required to ensure this benefit:

D. Proposed Conditions

1. The business size, sales volume, and hours of operation shall be in substantial conformance with the information provided in the special permit application.

SP # 886-18

Grande Furto Auto LLC, for a motor vehicle sales room including used cars, at 1 Nolan Drive, Great Barrington, in accordance with Sections 3.1.4 C(17) and 10.4 of the Great Barrington Zoning Bylaw. The proposed use would occur within the existing building at the property.

DRAFT MOTIONS

VOTE ON FINDINGS

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

move to approve the Findings of Fact for Special Permit #886-18-18, as *submitted* and referenced as Exhibit A.

Second: _____

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

VOTE ON SPECIAL PERMIT

move to approve, in view of the approved Findings of Fact, Special Permit #886-18 for Grande Furto Auto with the condition that the business size, sales volume, and hours of operation shall be in substantial conformance with the information provided in the special permit application.

Second: _____

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

Shepley Evans
Conservation Agent

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



Town Hall, 334 Main Street
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Telephone: (413) 528-1619 ext. 122
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

CONSERVATION COMMISSION

TO: Great Barrington Selectboard

FM: Conservation Commission
Shep Evans, Agent

DATE: November 1, 2018

RE: Special Permit# 886-18

NAME,
ADDRESS

& PROJECT: Application from Grande Furto Auto LLC, for a motor vehicle sales room including used cars, at #1 Nolan Drive, Great Barrington, in accordance with Sections 3.1.4 C(16) and 10.4 of the Great Barrington Zoning Bylaw. The proposed use would occur within the existing building at the property.

The Conservation Commission considered Special Permit Application #886-18 at its October 24, 2018 meeting. The Commission concluded that it has no jurisdictional interest in the subject property or in the proposed use at the subject property. The Commission has no other comment to offer at this time.

HK

886 - 18

SB 11/13

SPECIAL PERMIT APPLICATION

**GRANDE FURTO AUTO
LLC.**

1 NOLAN DRIVE GREAT BARRINGTON MA

OWNER AND APPLICANT:

TAJ MONJARDO
71 EAST SHEFFIELD ROAD GREAT
BARRINGTON MA 01230

PLEASE FIND A LIST OF REASONS I BELIEVE
GRANDE FURTO AUTO LLC WILL HAVE NO
NEGATIVE IMPACT ON THE BERKSHIRE LISTED
BELOW:

Grande Furto Auto will serve as a nearly exclusively online dealership.

I do not plan to have employees

I will perform all of the work personally, photography, online listing, buying and selling, any repair work will be subcontracted to employees of Mongiardo Studio or another competent local shop.

I will purchase exotic and higher end cars in excellent to flawless condition and advertise them on line. I may create my own website, but at first I may advertise through eBay, [cars.com](https://www.cars.com) and the like.

I plan to sell very few cars a year, between 2 and 5 cars annually. The higher the value of the cars, the fewer will be bought and sold.

The cars will be stored in my existing garage at 1 Nolan Drive Great Barrington, this is the location of my current company, Mongiardo Studio. This site will be used for storage of cars, 1 to 3 at a time, photography and very occasional showing purposes.

The cars will be stored inside nearly all the time. Occasionally there may be a car or two which will sit in the parking area for short periods of time weather permitting.

There may be very occasional visitation of the site by prospective clients, but I would not expect more than one or two visitors a month at a maximum. Any visits to the facility will be by appointment only. The hours of operation will be 9 to 5 Monday through Friday. The same hours of operation as my other company Mongiardo Studio.

Grande Forte will generate taxable income for the town and offer an exclusive and unusual service. On occasion bringing the wealthiest to our fine town.

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

FORM SP-1
REV. 11-2013

TOWN CLERK

GREAT BARRINGTON

OCT 15 2018 PM 3:00

FOR OFFICE USE ONLY

Number Assigned BB6-18 Date Received 10/15/18
Special Permit Granting Authority SB
Copy to Recommending Boards 10/19/18
Advertised 10/26 & 11/2
Public Hearing 11/13
Fee: \$150.00 Paid:

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

MAP 27 LOT 2.7 BOOK 2301 PAGE 146 ZONING DISTRICT(S) 1

Site Address: 1 NOLAN DRIVE GREAT BARRINGTON MA 01230

Date of Application 9/18/18

Applicant's name and complete mailing address Grande Furto Auto LLC

1 NOLAN DRIVE GREAT BARRINGTON MA 01230

Applicant's phone number (4138224446) Applicant's email address: taj@nmcustom.com

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

Uncle Ernie LLC 1 Nolan Drive Great Barrington MA 01230

I (we) request a Special Permit for: Motor vehicles sales room including used cars

Under Section(s) 3.1.4 C(16) and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

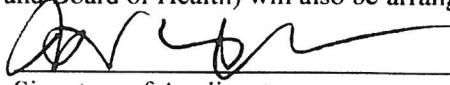
One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

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


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

SPECIFICS:

1. All site plans and specifications must be signed and dated by the preparer.
2. ALL OWNERS of property must also sign the application.
3. A copy of special permit procedures is available upon request.
4. Fee for application is \$150.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds \$150.00, the applicant shall pay the balance due upon notification from the Granting Authority.
5. Once all the necessary papers, maps, etc. are compiled into the required Original and Fourteen sets, call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application. The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen or Planning Board will be scheduled. Meetings of recommending boards (e.g. Planning Board, Conservation Commission and Board of Health) will also be arranged at this time.



Signature of Applicant



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

PLEASE READ AND SIGN BELOW

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

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

Signature 

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

Date 10/16/18

MASSACHUSETTS USED CAR DEALER'S BOND

Bond No. BLND669431

Effective Date: 08/16/2018

KNOW ALL MEN BY THESE PRESENTS, that we,
Grande Furto Auto LLC

1 Nolan Drive Great Barrington, MA 01230

, as Principal, and
The Hanover Insurance Company, a corporation authorized to do surety business in the Commonwealth of Massachusetts,
as Surety, are held and firmly bound unto
Town of Great Barrington

as Obligee, for the benefit of all natural persons who suffer loss as defined by Chapter 140, Section 58 of the General Laws as amended by Chapter 422 of the Acts of 2002, by reason of purchase of a motor vehicle from the said Principal, in the sum of twenty-five thousand (\$25,000) for the payment of which well and truly to be made, we bind ourselves and our legal representatives, firmly by these presents.

WHEREAS, the Principal is a Dealer having an established place of business at 1 Nolan Drive Great Barrington MA
in the Commonwealth of Massachusetts, and is required to furnish a bond in accordance with Chapter 140, Section 58.

NOW, THEREFORE, the condition of this obligation is such that if the Principal shall faithfully observe the provisions of Chapter 140, Section 58 as amended by Chapter 422 of the Acts of 2002, then this obligation shall be void and of no effect; otherwise it shall remain in full force and virtue. The aggregate liability of the Surety shall in no event exceed the amount of this bond regardless of the number of claims against the bond or the number of years the bond remains in force.

PROVIDED, that recovery against this bond may be made only by a person who obtains a final judgment in a court of competent jurisdiction against the Principal for an act or omission on which this bond is conditioned, if the act or omission occurred during the term of this bond. No suit may be maintained to enforce any liability on this bond unless brought within one (1) year after the event giving rise to the cause of action. Notice of any suit under this bond must be made in writing to the Obligee (written acknowledgement of receipt of said notice by the Obligee to be prima facie evidence of compliance with this requirement of notice). This bond shall cover only those acts and omissions as defined by Chapter 140, Section 58 of the General Laws as amended by Chapter 422 of the Acts of 2002.

This bond shall be continuous and may be cancelled by the Surety by giving sixty (60) days notice in writing by certified mail to the Obligee and bond shall be deemed canceled.

Dated this 16th day of August, 2018.

Grande Furto Auto LLC TAJINE MONJARDO, Principal

By: [Signature]

The Hanover Insurance Company, Surety

By: [Signature]
Robert K Dik, Attorney-in-Fact



Christopher J. Lamarre, MAA
Principal Assessor

Bruce Firger, Board Member
John Katz, Board Member
Carol Strommer, Administrative Assessor



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-2220 x 5
Fax: (413) 528-2290
E-mail: clamarre@townofgb.org

**TOWN OF GREAT BARRINGTON
MASSACHUSETTS**

ASSESSORS' OFFICE

September 13, 2018

ABUTTERS TO PROPERTY OF: UNCLE ERNIE LLC, 1 Nolan Drive
Map 27 Lot 2.7, Book 2301 Page 146

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
27	2.1	Monument Properties LLC, PO Box 1083, Stockbridge, MA 01262-1083
27	2.3	Nuisance Fee LLC, 6 Nolan Dr., Gt. Barrington, MA 01230-1362
27	2.4	Massini Bus Co., 199 Ashley Falls Rd., Sheffield, MA 01257-9637
27	2.5,2.6	William F. Nolan, Trustee, Nolan Realty Trust, PO Box 346, West Stockbridge, MA 01266-0346
27	2.2	Majewski Oak Estates LLC, c/o William Nolan, PO Box 346, West Stockbridge, MA 01266-0346
27	14	Mark Formel, PO Box 278, Housatonic, MA 01236-0278
27	20	Joseph F. & Barbara A. Radice, Trustees, Radice Family Realty Trust, 44 Oak Hill Rd., Pittsfield, MA 01201-1714

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

Sincerely,

Christopher Lamarre, MAA
Principal Assessor



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$100.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Amendment

(General Laws, Chapter)

Identification Number: 001335193

The date of filing of the original certificate of organization: 7/2/2018

1.a. Exact name of the limited liability company: GRANDE FURTO AUTO LLC

1.b. The exact name of the limited liability company as amended, is: GRANDE FURTO AUTO LLC

2a. Location of its principal office:

No. and Street: 1 NOLAN DRIVE
 City or Town: GREAT BARRINGTON State: MA Zip: 01230 Country: USA

3. As amended, the general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: TAJ MONJARDO
 No. and Street: 1 NOLAN DRIVE
 City or Town: GREAT BARRINGTON State: MA Zip: 01230 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	TAJ MONJARDO	1 NOLAN DRIVE GREAT BARRINGTON, MA 01230 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name	Address (no PO Box)

	First, Middle, Last, Suffix	Address, City or Town, State, Zip Code
REAL PROPERTY	TAJ MONJARDO	1 NOLAN DRIVE GREAT BARRINGTON, MA 01230 USA

9. Additional matters:

10. State the amendments to the certificate:

CHANGE OF ADDRESS FOR LOCATION OF PRINCIPAL OFFICE.

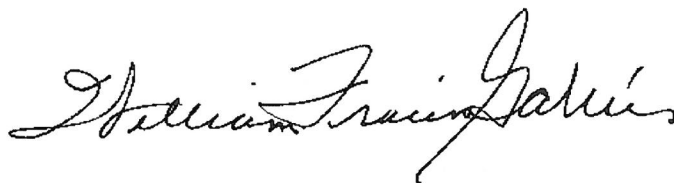
11. The amendment certificate shall be effective when filed unless a later effective date is specified:

**SIGNED UNDER THE PENALTIES OF PERJURY, this 30 Day of July, 2018,
TAJ MONJARDO , Signature of Authorized Signatory.**

THE COMMONWEALTH OF MASSACHUSETTS

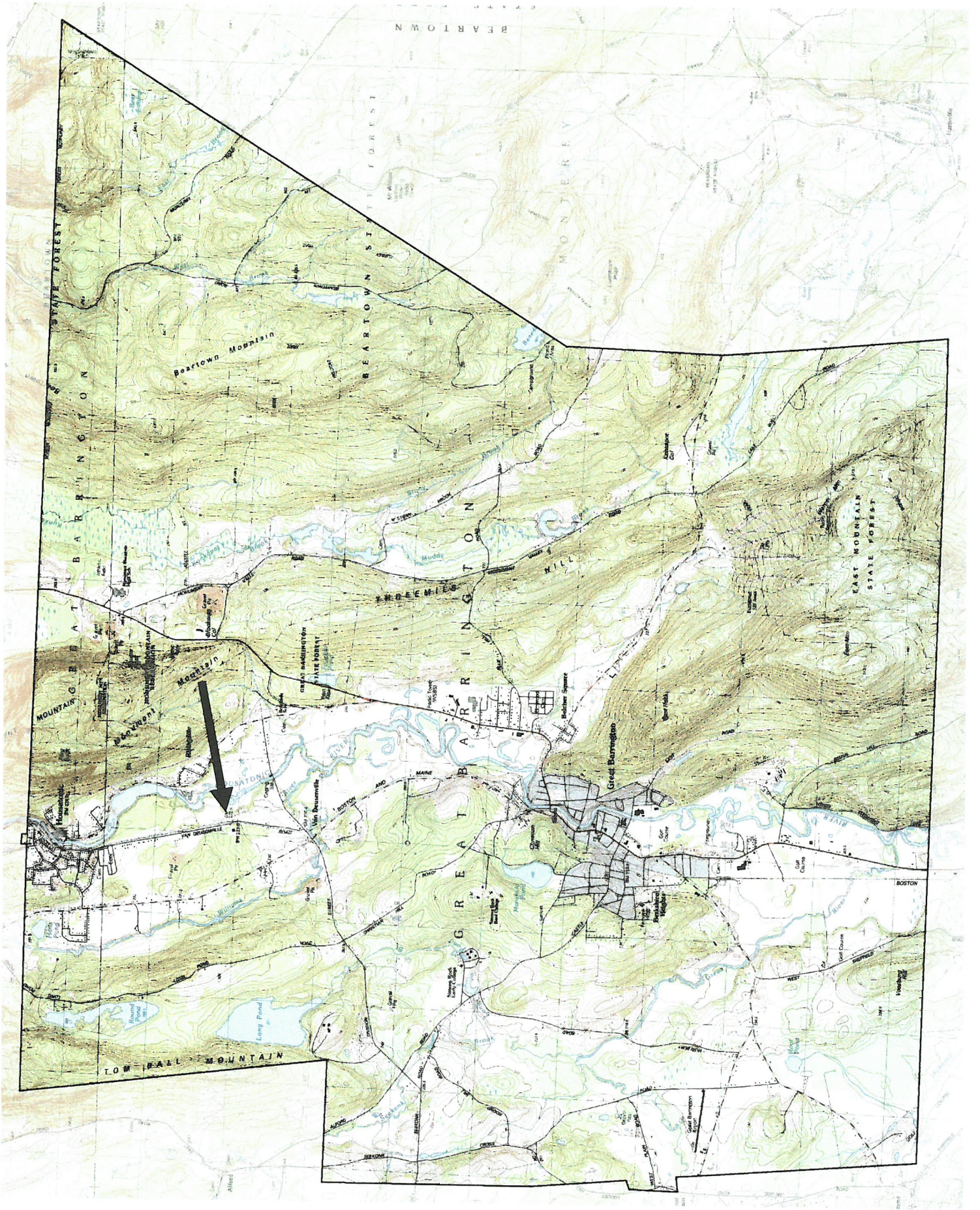
I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are deemed to have been filed with me on:

July 30, 2018 02:24 PM

A handwritten signature in black ink, reading "William Francis Galvin". The signature is written in a cursive style with a large, prominent initial "W".

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



Town of Great Barrington ZONING MAP

Revised by: 01/15/2015
Date of Order: 07/11/2017

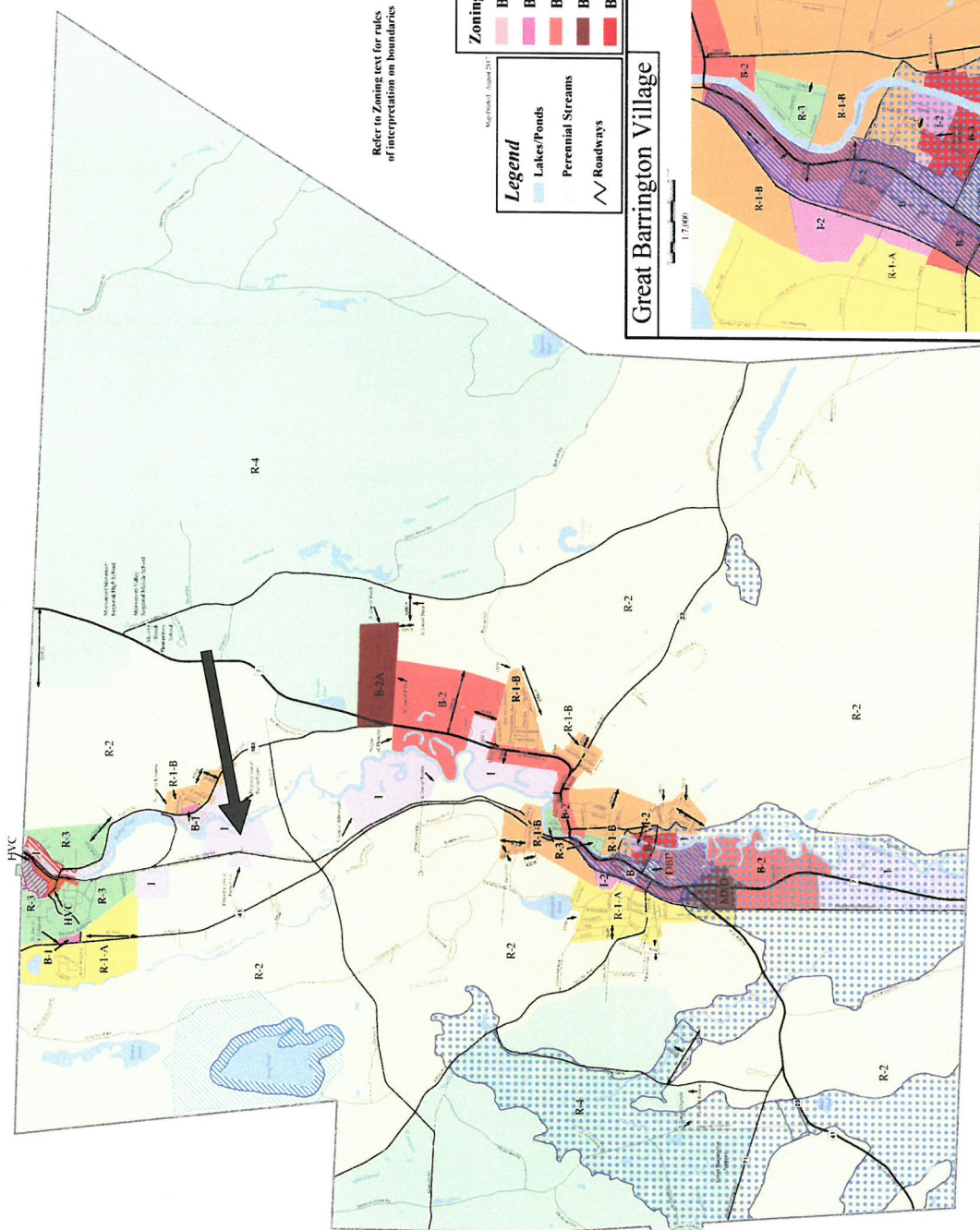
- RESIDENTIAL**
- R-1-A One-Family Medium Density (10,000 sq. ft.)
 - R-1-B One-Family High Density (6,500 sq. ft.)
 - R-2 General Residential (5,000 sq. ft.)
 - R-3 Large Average Residential (2 acres)
 - R-4 Large Average Residential (2 acres)
- BUSINESS**
- B Downtown Business
 - B-1 Neighborhood Business
 - B-2 General Business
 - B-2-A Transitional Business
 - B-3 Downtown Mixed-Use
- DBP** Downtown Business Parking
- HVC** Housatonic Village Center
- MXD** Mixed Use Traditional
- INDUSTRIAL**
- I-1 Light Industry
 - I-2 Industrial / Multi-Family



Scale: 1" = 1,000'

- OVERLAY DISTRICTS**
- VCOD Village Center Overlay, District (see Section 9.6)
 - AVO Agricultural Overlay, District (see Section 9.6)
 - HVO Housatonic Village Overlay, District (see Section 9.6)
 - WQPOD Water Quality Protection Overlay, District (see Section 9.2)
 - SGOD Smart Growth Overlay, District (see Section 9.13)
- See also:**
- Water Quality Protection Overlay
 - Water Quality Protection Overlay

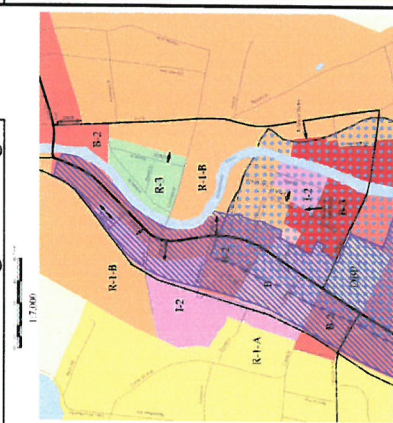
Refer to Zoning text for rules of interpretation on boundaries



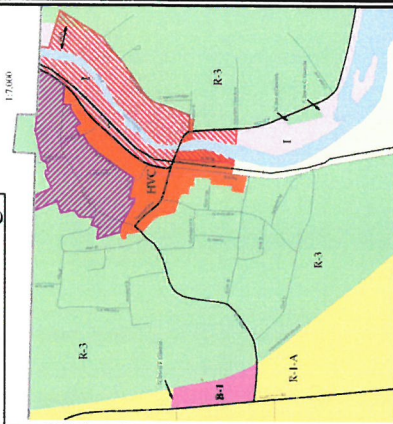
Zoning

- B
- B-1
- B-2
- B-2A
- B-3
- R-1-B
- R-2
- R-3
- R-4
- HMROD
- HVOD
- R-1-A
- SGOD
- VCOD
- WQPOD
- Zone II
- Surface Water Zone A
- Surface Water Zone B

Great Barrington Village

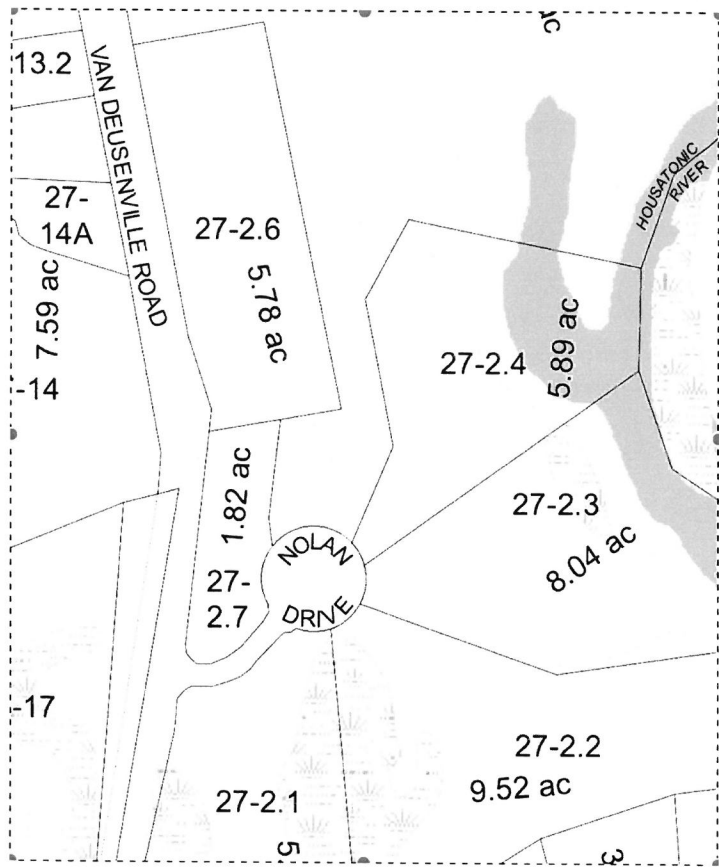


Housatonic Village



Legend

- Lakes/Ponds
- Perennial Streams
- Roadways











Selectboard

Fee \$50.00 paid

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 10.30.2018

Name of Applicant / Property Owner Dadds, Matthew L Trustee

Mailing address 22 Kellogg Road Sheffield, MA 01257

Phone number 518 755 5511

Location of proposed driveway / highway entrance 31 Quarry Street

Contractor who will perform the work JR Wilkinson Excavating (there is already an existing

413 394 0236
Address & phone number of contractor 622 Boardman Street, Sheffield, MA 01257
curb cut)

Proposed construction date November 1, 2018

Type of driveway (gravel, asphalt, etc.) Gravel w/ blacktop apron.

Print Form

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

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

Applicant's Signature: _____

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

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

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

Staff Reviews Received:

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

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

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

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

Pete Soules
Highway-Facilities Superintendent

E-mail: psoules@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: Matthew L Dodds
Location: 31 Quarry Street
From: Pete Soules Highway Superintendent
Date: November 5, 2018

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 shall not be less than 8-feet or more than 16-feet within the town right-of-way. 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. (Apron shall be raised 1.5" above existing road edge)
 - 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.

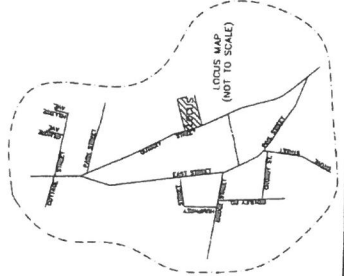
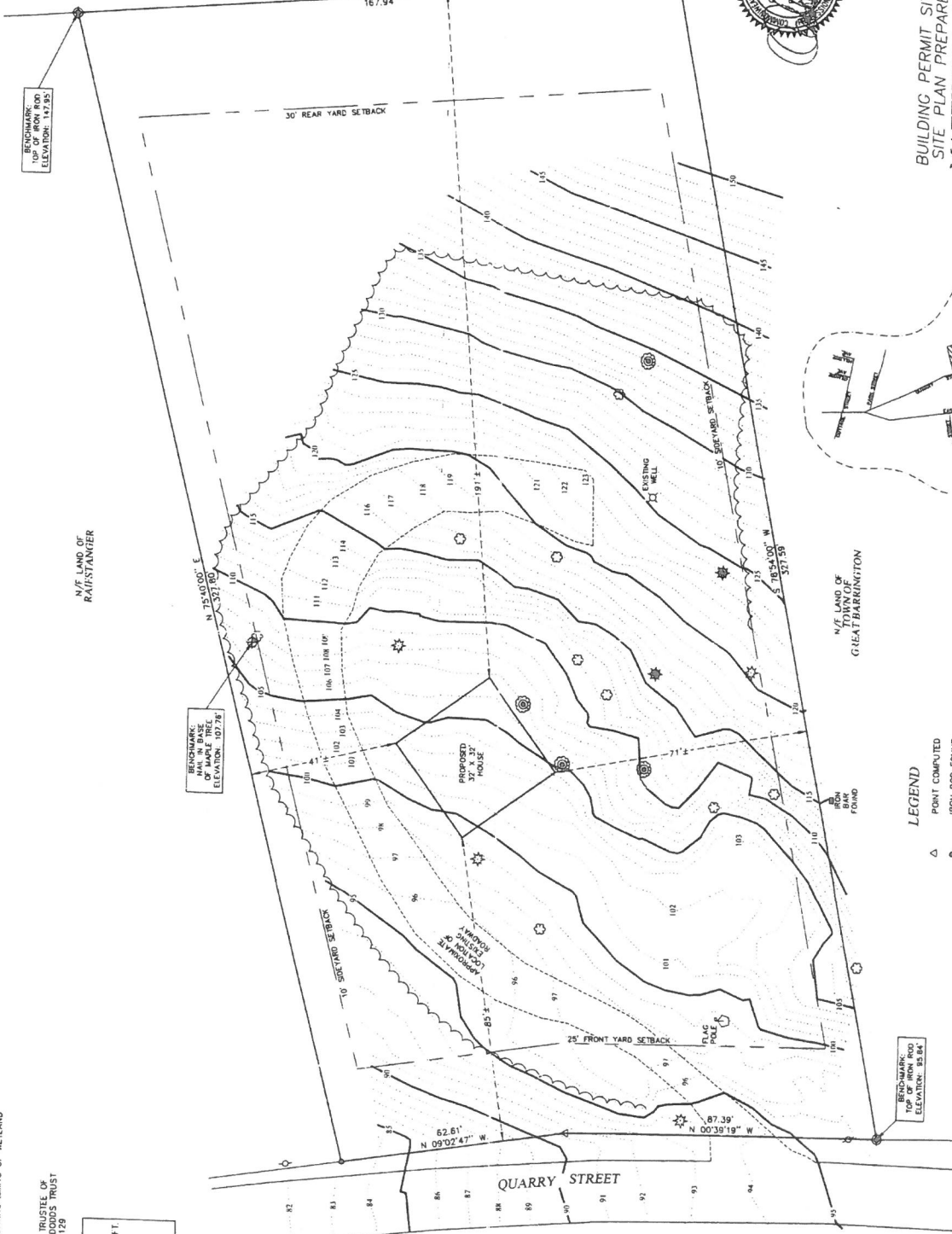
3. Should there be, after completion of the driveway, discharges of water, stones, or silt onto the public way or onto property of any abutters or neighbors, the property owner shall take whatever steps are necessary to eliminate such discharges.
4. The applicant shall maintain the proposed access to 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.

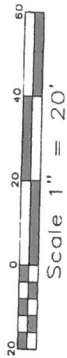
THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESERVATIONS, ENCUMBRANCES, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD. UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LOCATION OF ANY WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN ARE NOT TO REPRESENT AS INDICATING LIMITS OF WETLAND RESOURCE AREA.

RECORD OWNER: MATTHEW DODDS, TRUSTEE OF THE MATTHEW L. DODDS TRUST
 LOCUS DTD. BK. - 2448 PG - 129

ZONING REQUIREMENTS
 ZONING DISTRICT - R1B
 MINIMUM LOT AREA - 6500 SQ. FT.
 MINIMUM LOT WIDTH - 30 FT.
 FRONT SETBACK - 25'
 SIDE YARD - 10'
 REAR YARD - 30'
 MAX. BUILDING HEIGHT - 35'



- LEGEND**
- △ POINT COMPUTED
 - IRON ROD FOUND
 - UTILITY POLE
 - ⊗ FLAGGED DECIDUOUS TREE
 - ⊗ FLAGGED CONIFEROUS TREE
 - ⊗ DECIDUOUS TREE
 - ⊗ CONIFEROUS TREE
 - ⊗ APPROXIMATE EDGE OF CLEARING



BUILDING PERMIT SITE PLAN
SITE PLAN PREPARED FOR
MATTHEW L. DODDS
 GREAT BARRINGTON, MASSACHUSETTS
 JUNE - 2018 SCALE 1" = 20'
 KELLY, GRANGER, PARSONS & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 312 MAIN STREET
 GREAT BARRINGTON, MASSACHUSETTS 01230
 PHONE (413) 528-1912
 FAX (413) 528-3291
 C:\Conson Projects\GREAT BARRINGTON\QUARRY STREET\LODUS\DD0218.dwg

N/E LAND OF TOWN OF GREAT BARRINGTON

N/W LAND OF RAJSTANGER

N/E LAND OF TOWN OF GREAT BARRINGTON

BENCHMARK: MAIN IN BASE OF WETLAND ELEVATION: 107.78'

BENCHMARK: TOP OF IRON ROD ELEVATION: 117.95'

BENCHMARK: TOP OF IRON ROD ELEVATION: 95.94'



31 Quarry Street
Looking South



31 Quarry Street
Looking North

Amy Pulver

From: Chris Rembold
Sent: Monday, November 05, 2018 3:09 PM
To: Amy Pulver; Charles Burger; Great Barrington Conservation Commission; Pete Soules; Sean Van Deusen
Subject: RE: New Driveway Application: 31 Quarry Street

I have reviewed and see no planning issues with this application.

Chris

Christopher Rembold, AICP
Town Planner
Town of Great Barrington
(413) 528-1619, ext. 7

From: Amy Pulver
Sent: Friday, November 02, 2018 3:53 PM
To: Charles Burger; Chris Rembold; Great Barrington Conservation Commission; Pete Soules; Sean Van Deusen
Subject: New Driveway Application: 31 Quarry Street

Hello All,

Attached please find a Driveway Permit Application. Please review and comment at your earliest convenience. We would like to place this permit on the Selectboard's Agenda for November 13, 2018. We will need your responses back first thing Thursday November 8th in time to place it on the Selectboard's Agenda. Let me know if this is doable, or if anyone needs more time.

Best,
Amy

Amy Pulver
Administrative Assistant
Selectboard / Town Manager's Office

IT Coordinator
Town of Great Barrington
413.528.1619
413.528.2290 fax
www.townofqb.org

Amy Pulver

From: Charles Burger
Sent: Monday, November 05, 2018 3:35 PM
To: Pete Soules; Amy Pulver; Chris Rembold; Great Barrington Conservation Commission; Sean Van Deusen
Subject: RE: New Driveway Application: 31 Quarry Street

Pete,

Preferably, yes, because the driveway cuts back at close to a 45* angle and we cannot make the turn. We also cannot come in from the Pine Street side because our apparatus cannot make the grade change at Quarry & Pine. But, we are within stretching distance from the road so it's not something I will fight over, just recommend.

Charles Burger
Chief, Great Barrington Fire Department
37 State Rd.
Great Barrington, MA 01230
Phone: 413-528-0788
Fax: 413-528-8315

From: Pete Soules
Sent: Monday, November 05, 2018 3:25 PM
To: Charles Burger; Amy Pulver; Chris Rembold; Great Barrington Conservation Commission; Sean Van Deusen
Subject: RE: New Driveway Application: 31 Quarry Street

Charlie,

Are you saying that you want more than the 3' Radius that is required ?

From: Charles Burger
Sent: Monday, November 05, 2018 3:18 PM
To: Amy Pulver; Chris Rembold; Great Barrington Conservation Commission; Pete Soules; Sean Van Deusen
Subject: RE: New Driveway Application: 31 Quarry Street

There do not appear to be actual driveway plans attached. The site plans just show a roughed in road which does not quite line up with the proposed house. I expect they will retain the lower portion of the roughed in road. While I do not have jurisdiction over the driveway due to it being a single family dwelling and proximity to the road I recommend the left side of the curb cut be rounded out to provide access to the driveway for emergency vehicles.

Charles Burger
Chief, Great Barrington Fire Department
37 State Rd.
Great Barrington, MA 01230
Phone: 413-528-0788
Fax: 413-528-8315

From: Amy Pulver
Sent: Friday, November 02, 2018 3:53 PM
To: Charles Burger; Chris Rembold; Great Barrington Conservation Commission; Pete Soules; Sean Van Deusen
Subject: New Driveway Application: 31 Quarry Street

Amy Pulver

From: Great Barrington Conservation Commission
Sent: Tuesday, November 06, 2018 2:17 PM
To: Amy Pulver
Subject: RE: New Driveway Application: 31 Quarry Street

Amy:

At its last meeting the Conservation Commission permitted the proposed work on the subject property. The Commission's only requirement was the installation of erosion controls on the north side of the driveway to preclude sediment laden runoff from getting to the quarry to the north.

-Shep

=====

Shepley Evans
Conservation Agent
Great Barrington Town Hall
334 Main St., Gt. Barrington, MA 01230
413-528-1619 ext.122
conservation@townofgb.org

From: Amy Pulver
Sent: Friday, November 02, 2018 3:53 PM
To: Charles Burger; Chris Rembold; Great Barrington Conservation Commission; Pete Soules; Sean Van Deusen
Subject: New Driveway Application: 31 Quarry Street

Hello All,

Attached please find a Driveway Permit Application. Please review and comment at your earliest convenience. We would like to place this permit on the Selectboard's Agenda for November 13, 2018. We will need your responses back first thing Thursday November 8th in time to place it on the Selectboard's Agenda. Let me know if this is doable, or if anyone needs more time.

Best,
Amy

Amy Pulver
Administrative Assistant
Selectboard / Town Manager's Office

IT Coordinator
Town of Great Barrington
413.528.1619
413.528.2290 fax
www.townofgb.org

Fee: \$25.00 (per day)

x4 = \$100 - Pd.



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: George Laje

Organization Name: The Guthrie Center

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

Telephone Number: 413 528 1955

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

Event: Concerts

Date: Thursdays Nov. 15 & 29/18 and Dec. 6 & 13/18
~~see attachment~~ Start Time: 6 pm End Time: 12 pm

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.

OK
OK

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.

[Signature]
Signature of Applicant

10-31-18
Date

FOR TOWN USE:

Approved _____ Denied _____ Postponed _____



Fee: \$25.00 (per day) Pd.

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: Molly de St Andre & Kristen Kanter

Organization Name: Great Barrington Arts Market

Applicant's Address: 13 LAKE Avenue GB, MA 01230

Telephone Number: 413-429-6830 (KRISTEN Kanter)

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

Event: Great Barrington Arts Market Holiday Market - Preview Part

Date: 12/14/18 Start Time: 5 pm End Time: 8 pm

Event Address: 352 Main St. GB, 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.

Kristen Kanter / Molly de St Andre 11/13/18
Signature of Applicant Date

FOR TOWN USE:

Approved _____ Denied _____ Postponed _____

EXECUTIVE SUMMARY

TITLE: Appointment of member to the Conservation Commission

BACKGROUND: The Town has a vacancy on the Conservation Commission for a member. The term is three years and Shepley Evans has expressed interest in being a member to fill this vacancy. Town Charter sec. 3 (f) states that Selectboard is the appointment Authority.

Selectboard appoint Shepley Evans to serve on the Conservation Commission with a term to expire June 30, 2021.

Shepley Evans
Conservation Agent

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

CONSERVATION COMMISSION

October 15, 2018

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

Dear Selectboard:

At its September 26, 2018 meeting, on the occasion of the former Chairman Lachance's resignation and the election of Jeffrey Cohen to serve as the new Chair, the suggestion was made that I might be appointed to serve as a replacement voting member of the Commission in addition to my work as Conservation Agent. Such arrangements are fairly common throughout the state, where an established agent's participation can help comprise a quorum without having to put a new volunteer through a multi-year learning curve. There seemed to be general consensus in favor of the idea among Commission members, and I understand that the subject has been raised at a recent Selectboard meeting.

Should the Selectboard feel that my involvement as a voting member of the Commission would be of benefit to the Town, I would be happy to serve in that capacity. If not, I will gladly do what I can to encourage and help train a new volunteer Commission member that may be recruited.

Respectfully,

Shepley W. Evans
Conservation Agent