

Jennifer Tabakin  
Town Manager

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Great Barrington, MA 01230

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# TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

## SELECTBOARD'S MEETING AGENDA

MONDAY, OCTOBER 29, 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:**

October 9, 2018 Special Meeting.

**3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:**

A. General Comments by the Board.

**4. TOWN MANAGER'S REPORT:**

A. Department Updates

B. Project Updates

**5. LICENSES OR PERMITS:**

A. Robin Vickery/Great Barrington Fish and Game for One Day Beer and Wine Liquor Licenses for November 10, 2018 from 11:00 am – 6:00 pm at 338 Long Pond Road. (Discussion/Vote)

B. Robin Vickery/Great Barrington Fish and Game for One Day Beer and Wine Liquor Licenses for November 25, 2018 from 11:00 am – 6:00 pm at 338 Long Pond Road. (Discussion/Vote)

C. Cynthia Joyner and David Pullaro/Fiddleheads Grille Inc. d/b/a Fiddleheads Grille for 2018 Common Victualler License at 999 Main Street. (Discussion/Vote)

**6. OLD BUSINESS:**

A. Michael Feldstein/Heat Smart Grant Report.

**7. NEW BUSINESS:**

A. SB – Recommendation to the Planning Board on the application from Community Development Corporation of South Berkshire for a proposed multifamily housing project located at 910 Main Street (Route 7). The proposed project consists of 49 new apartments

within five new buildings to be built on approximately two acres of the 8.7 acre property. The proposal is submitted in accordance with Section 9.13 of the Great Barrington Zoning Bylaw, the Smart Growth Overlay District. (Discussion/Vote)

B. SB – Recommendation to the Zoning Board of Appeals on the application of Jeff and Samantha Homeyer, 20 Lake Avenue, for a Variance from Section 3.2.2, item 4, of the Zoning Bylaw, in order to allow an accessory structure to be constructed less than 10 feet from the existing principal structure, on the property at 20 Lake Avenue. (Discussion/Vote)

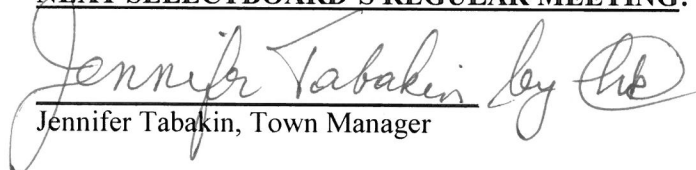
**8. CITIZEN SPEAK TIME:**

**9. SELECTBOARD'S TIME:**

**10. MEDIA TIME:**

**11. ADJOURNMENT:**

**NEXT SELECTBOARD'S REGULAR MEETING: Tuesday, November 13, 2018, 7:00 P.M.**

  
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.*

RECEIVED  
TOWN MANAGER

OCT 11 2018

BOARD OF SELECTMEN  
GREAT BARRINGTON, MA



Fee: \$25.00 (per day)

*paid*

**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: Robin Vickery

Organization Name: gt. Barrington Fish + Game

Applicant's Address: 338 Long Pond Rd Housatonic

Telephone Number: 274-6291

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

Event: "Suprize 80<sup>th</sup>" B-Day Party

Date: 11/10/18 Start Time: 11am End Time: 6 pm

Event Address: 338 Long Pond Rd Housatonic

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.

Robin M Vickery  
Signature of Applicant

10/9/18  
Date

FOR TOWN USE:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Postponed \_\_\_\_\_



Fee: \$25.00 (per day)

*paid*

**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: Robert Vickery

Organization Name: Gr. Barrington Fish + Game

Applicant's Address: 338 Long Pond Rd Housatonic

Telephone Number: 413-274-6291

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

Event: Benefit shoot for Am. Legion / VFW

Date: 11/25/18      Start Time: 11 am      End Time: 7 pm

Event Address: 338 Long Pond Rd Housatonic

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.

Robert M Vickery  
Signature of Applicant

10/15/18  
Date

FOR TOWN USE:

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Postponed \_\_\_\_\_

*October 29th*

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF GREAT BARRINGTON  
APPLICATION FOR COMMON VICTUALLER LICENSE**

**FEE:** \$25.00 (Payable to the Town of Great Barrington) **DATE:** 01/17/2018

**NOTICE:**

As provided by MGL Chapter 140, the sale of food for immediate consumption on the premises of the vendor has an intimate relation to the public health, and such activity cannot be conducted without the proper license and permit.

**TO THE LICENSING AUTHORITY:**

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

OWNER(S) NAME: Cynthia Jayner + David Pollaro  
Fiddleheads Grille Inc

NAME OF BUSINESS: Fiddleheads Grille

D/B/A (if applicable): Fiddleheads Grille

BUSINESS MAILING ADDRESS: 250 Park St GB MA 01230

BUSINESS TELEPHONE: 644 2999 HOME TELEPHONE: 274 6336

LOCATION WHERE LICENSE IS TO BE USED: 999 Main St GB

With seasonal seating on the deck up to 16 and  
in the outdoor gazebo up to 44.  
DAYS OF OPERATION: \_\_\_\_\_

HOURS OF OPERATION: 11am 12:30am

DESCRIPTION OF PREMISES: Restaurant

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

Cynthia Jayner  
Signature of Individual or Corporate Name

By: \_\_\_\_\_  
Corporate Officer (if applicable)

SS# 014622800 or FID# \_\_\_\_\_

560P #1

## NOTICE OF PUBLIC HEARING

The Great Barrington Planning Board will hold a public hearing on Thursday, November 8, 2018, at 7:00 PM, at Town Hall, 334 Main Street, to act on the application from the Community Development Corporation of South Berkshire for a proposed multifamily housing project located at 910 Main Street (Route 7). The proposed project consists of 49 new apartments within five new buildings to be built on approximately two acres of the 8.7-acre property. The proposal is submitted in accordance with Section 9.13 of the Great Barrington Zoning Bylaw, the Smart Growth Overlay District. The application materials may be viewed during regular business hours at the Town Clerk's office.

Brandee Nelson, Chair

Please Publish Friday, October 19, 2018 and Friday, October 26, 2018

Berkshire Record

SB's Recommendation

Oct - 29 / 18



Community Development Corporation of South Berkshire

September 21, 2018

Brandee Nelson, Chair  
Great Barrington Planning Board  
Town Hall  
334 Main Street  
Great Barrington, MA 01230

Dear Brandee,

We are pleased to submit this Smart Growth Overlay District 40R Permit Application to the Great Barrington Planning Board for 910 South Main Street.

Many thanks for your consideration of this project; we are very much looking forward to the process. If there are questions or need for additional information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Geller", with a horizontal line above the first few letters.

Timothy Geller  
*Executive Director*  
[tim@cdcsb.org](mailto:tim@cdcsb.org)

Board of Directors

James Harwood,  
President

Cara Becker  
Tom Doyle  
Rona Eastman  
Jeffrey Kittross  
Richard Melluzzo  
Peter Puciloski  
Richard Stanley

Timothy Geller  
Executive Director

PO Box 733  
Great Barrington, MA  
01230  
413.528.7788  
[www.cdcsb.org](http://www.cdcsb.org)

TOWN OF GREAT BARRINGTON  
Application for Plan Review of a Project in the Smart Growth Overlay District

FORM PB-SGOD  
REV. 9-2018

FOR OFFICE USE ONLY

Number Assigned \_\_\_\_\_ Date Received \_\_\_\_\_

Copy to Recommending Boards \_\_\_\_\_

Advertised \_\_\_\_\_ & \_\_\_\_\_

Public Hearing \_\_\_\_\_

Fee: \$75.00 Paid: \_\_\_\_\_

.....  
MAP 39 LOT 49, 49A BOOK 5 PAGE 88 SGOD DISTRICT(S) South District\_X

Site Address: 910 South Main Street, Great Barrington, MA 01230

Date of Application 9/21/2018

Applicant's name and complete mailing address 910 Housing, Inc. / Community Development Corporation of South Berkshire, 17 Bridge Street, Great Barrington, MA 01230

Applicant's phone number (413)528-7788 Applicant's email address: tgeller@cdcsb.org

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

910 Housing, Inc., 17 Bridge Street, Great Barrington, MA 01230

Brief Project Description including total site area, residential unit density, total number of residential units, total number of affordable as defined by MGL Ch. 40R, and other uses proposed, if any, and a list of other Permits, including Special Permits that may be required: \_\_\_\_\_

The project site is approximately 8.7 acres; approximately 2 acres are buildable. The development includes the new construction of 49 rental units in five buildings; 44 of the units will be affordable, 5 are market-rate. An existing building will be demolished. The project will require a NOI Order of Conditions and a Water Quality Protection District, Zone II Special Permit.

**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:

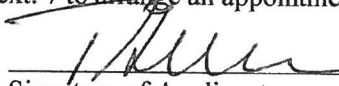
1. Completed application form, including signatures.
2. Brief written description of how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)
3. Site Plan, drawn to scale, applicable to the site and the proposed use of said site for which this special permit is requested.

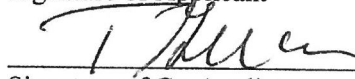


4. Any other specifications necessary to further describe the site or proposed use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" X 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, 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 \$75.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds \$75.00, 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. .

  
\_\_\_\_\_  
Signature of Applicant

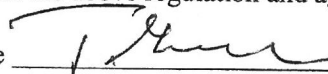
  
\_\_\_\_\_  
Signature of Co-Applicant (e.g. Property Owner, if different)


\*\*\*\*\*

**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 9/21/18  
\_\_\_\_\_

South - Smart Growth Overlay District  
40R Permit Application

**910 Main Affordable Housing**

910 South Main Street  
Great Barrington, MA 01230

September 21, 2018

Submitted By  
910 Housing, Inc., Owner  
Community Development Corporation  
of South Berkshire, Sponsor/Developer  
17 Bridge Street  
Great Barrington, 01230

Contact Person:  
Tim Geller, Executive Director  
(413) 528-7788  
tim@cdcsb.org

## **TABLE OF CONTENTS**

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## **910 MAIN AFFORDABLE HOUSING**

### **OVERVIEW**

910 Main Affordable Housing (910 Main or “the project”) is the new construction of forty-nine 1, 2 and 3-bdr apartments in five buildings on approximately two acres at 910 South Main Street, Great Barrington. The site lies within the SOUTH – Smart Growth Overlay District (SGOD). Forty-five units will be affordable for households with incomes of 80% Area Medium Income or less and five units will be unrestricted (market-rate). Affordable unit rents will vary from approximately \$750 for a 1-bdr to \$1150 for a three-bedroom. Units with operating subsidies will rent for considerably less. Income limits will range from approximately \$34,000 for one person to \$64,000 for a family of four. There are five ADA units (one 1-bdr, two 2-bdr and one 3-bdr) and two Sensory Impaired units.

The site is 8.7 acres in size, approximately two of which are developable, and there is an existing 6,000 sq. ft. residence. Given the extremely degraded condition of the existing house, it will be demolished. The site plan includes two community gardens, an indoor community gathering space with a kitchen, an on-site laundry facility and an on-site management office. 910 Main is on public transportation, with town water and sewer, natural gas and electric at the street. Construction will be of the highest quality, incorporating as many “green” products as possible and with a “Net-Zero Ready” (net-zero with the addition of solar PV) energy efficiency target for all units.

The site is a five-minute walk to multiple shopping opportunities, including two major grocery stores, and Volunteers in Medicine; it’s a fifteen-minute walk to the town center. There is within 1.5 miles: Berkshire Community College, Memorial Park, Grove Street Park, Housatonic River Walk, Rail Road Street Youth Project, Berkshire Co-op Market, Town Hall, Mason Library, Mahaiwe Performing Arts Center, St. James Performing Arts Center, multiple galleries, movie theaters, restaurants and shopping.

Major employers within 1.5 miles include: Fairview Hospital/Berkshire Medical Center, Simon's Rock College, Iredale Mineral Cosmetics, Berkshire Paper, Berkshire Co-op Market, East Mountain Medical, Big Y, Main Street Merchants.

## **SOUTH - SMART GROWTH OVERLAY DISTRICT REQUIREMENTS**

### **Section 1 Meeting the Purpose of the SGOD**

910 Main Affordable Housing (910 Main or “the project”) responds positively to four of the five relevant, stated purposes of the SGOD:

1. It encourages smart growth in accordance Mass. G. L. 40R by (a) increasing the availability of affordable housing units (44 units), (b) creates a range of housing opportunities with the inclusion of five market-rate units, (c) develops with high density and compact design that maximizes the conservation of open space, (d) creates housing units that have direct access to public transportation and are walkable and bike-able to jobs, shopping,
2. It increases the number of affordable housing units (45 units).
3. It develops high density, multifamily housing in a location identified by the town for this purpose.
4. The development meets the highest and most energy-efficient standards.

Not applicable purpose: The existing building is not a historic structure as determined by the current Town inventory of historic structures, and the Mass. Historic Commission has determined that “the project is unlikely to affect significant historic or archeological resources.”

The project has a single outlying SGOD purpose – that of a preference for rehabilitation of buildings over demolition. 910 Main proposes to demolish the existing building rather than rehabilitate it. This decision was made because (a) of the extremely high costs required to rehabilitate the structure given its current state; (b) the extremely high cost of converting the structure into independent dwelling units that meet state and federal guidelines for affordable housing; (c) the “general health and welfare of our residents and the region” (SGOD Section 1.2) are more greatly enhanced with new, highly energy-efficient, green construction in a high density master plan that encourages community-centered living.

### **Section 2 Definitions**

**Section 3 Location:** the project is in the South SGOD

### **Section 4 Applicability**

**Section 5 Permitted Uses:** The S-SGOD permits multifamily residential

### **Section 6 Affordable Housing**

910 Main includes 49 units, 40 of which are affordable (88% units) with maximum income limits of 60% Area Median Income.

**Section 6.1 Monitoring Agent**

The Monitoring Agent for 910 Main will be the Mass. Department of Housing and Community Development, in the same way that they are the Monitoring Agent for 40B Comprehensive Permits. As the Monitoring Agent, they will certify the conditions listed in Section 6.1.a,b,c,d,e.

**Section 6.2 Submission Requirements**

- a. please see section 6.3
- b. plans attached
- c. please see section 6.5

**Section 6.3 Cost and Eligibility Requirements**

- a. There are 44 affordable units and 5 market-rate units. Mass. DHCD will monitor the project for tenant income qualifications in the initial lease-up and annually.
- b. Rent limits will be set by Mass. DHCD and the federal Low Income Housing Tax Credit regulations; all rent and income limits are updated annually.
- c. NA
- d. Rent limits will be set by Mass. DHCD and the federal Low Income Housing Tax Credit regulations.

**Section 6.4 Design and Construction**

Please see architecture Plans and documents.

Notes:

- The affordable units are dispersed evenly across the development and include one, two and three-bedroom units. Affordable units and Market-rate units are identical in size, layout and quality.
- Requirement: “The bedroom-per-unit average for the Affordable Housing must be equal to or greater than the bedroom-per-unit average for the unrestricted/market-rate units.”

Proposed Bedroom Mix

Affordable units: eleven 1-bdr, twenty-two 2-bdr, eleven 3-bdr

25%                      50%                      25%

Market-rate units: one 1-bdr, three 2-bdr, one 3-bdr

20%      60%                      20%

Proposed bedroom mix is NOT in compliance.

**6.5 Affordable Housing Deed Restriction.**

- a. The Affordable Housing Restriction for 910 Main is: all affordable units will be affordable in perpetuity.
- b. Monitoring Agent: Mass. Department of Housing and Community Development

c. Unit Mix

<u>Bedroom Type</u>	<u>Affordable</u>	<u>Market-</u> <u>rate</u>	<u>Total Units</u>
1-bdr	11	1	12 (25%)
2-bdr	22	3	25 (50%)
3-bdr	11	1	12 (25%)
Total	44	5	49
	90%	10%	100%

- d. The Housing Marketing, Resident Selection Plan and Affirmative Fair Housing Marketing Plan must be approved by Mass. DHCD.
- e. Resident Selection will be monitored by Mass. DHCD and Low Income Housing Tax Credit (LIHTC) equity investors.
- f. Maximum Affordable Rents will be determined and monitored by Mass. DHCD and LIHTC equity investors.
- g. Tenant leases are approved by, and income verifications are annually carried out by the Monitoring Agent (Mass. DHCD)
- h. Mass. DHCD and LIHTC equity investors carry out annual inspections that ensure that the approved Affordable Housing Restrictions are met.
- i. Home Ownership Restriction: NA
- j. A Deed Restriction that describes the Affordable Housing Restriction, in perpetuity, will be filed in the Southern Berkshire Registry of Deeds simultaneously with the closing on all construction financing.
- k. There will be annual reporting to the Monitoring Agent certifying compliance with all Affordable Housing Restrictions. The Affordable Housing Restrictions are detailed in all project financing agreements.
- l. Income verification requirements are established and monitored by Mass. DHCD.

**6.6 Costs of Housing Marketing and Selection Plan**

These costs are incurred by the Management Agent (Berkshire Housing Development Corporation/Way Finders, Inc.) and are included in a Management Fee that is generally 7% of the annual Operating Budget.

**6.7 Age Restrictions. NA**

**6.8 Phasing. NA**

**6.9 No Waiver re affordability provisions. NA**

**SECTION 7, 8: DENSITY, DIMENSIONAL AND PARKING REQUIREMENTS,  
40R/MULTIFAMILY**

Description	Required	Provided	Status
7.1 Density	Minimum 20 dwelling per buildable acre	49 unit /2.3 acres	In compliance
7.2 Minimum Project Area	10,000 sq. ft.	100,587 sf/2.3 acres	In compliance
Frontage	50 feet	686.36'	In compliance
Minimum front yard setback	25 feet	Bldgs. – 25' Parking: See note below	Not in compliance
Minimum side yard setback	10 feet	____20'-6"____	In compliance
Minimum rear yard setback	10 feet	318.0 +/-	In compliance
7.3 Open Space <sup>1</sup>	Minimum 20% total Project area = 75,808 sf.	320,000 +/- sf	In compliance
7.4 Height of Buildings (Stories / Feet)	Maximum 3 Stories, 40 Feet	Building C 3 Story/37'-2", with 1 Accent Tower: 4 Story/ 42'-1"	Not in compliance
7.5 Nonresidential Floor Area			NA
8.1 Parking: Residential Use <sup>2</sup>	One parking space per residential unit = 49	57	In compliance
8.5 Parking Location	“Any surface parking lot or loading area shall, to the maximum extent feasible, be located at the rear or side of a building, relative to any principal street, public open space, or pedestrian way.”	All parking is located at the side of buildings.	In compliance

<sup>1</sup> Includes yards, playgrounds, walkways and other areas not covered with driveways or parking

<sup>2</sup> Thirteen parking spaces are proposed to be located within the front yard setback, at 25' or more from the street edge.



## **REQUESTS FOR WAIVERS**

CDCSB respectfully requests the following waivers from the Smart Growth Overlay District regulations:

1. Relief from Section 6.4, required proportion bedroom mix of affordable units as compared with the market-rate units. Proposed: 20% 1-bdr, 60% 2-bdr. and 20% 3-bdr.
2. Relief from Section 7.2, 25-foot front yard setback requirement for the location of the two parking lots. Rationale: (1) The proposed location enables saving a number of mature trees on the site; (2) the spirit of the 25-foot regulation is met when the distance between the property line and the street is included in the calculation.
3. Relief from Section 7.4, the maximum height of buildings, for the purpose of aesthetic enhancement of the building(s).

Proposal For:  
**910 MAIN AFFORDABLE HOUSING**  
 910 SOUTH MAIN STEET, GREAT BARRINGTON, MA, 01230

OWNER:  
**910 HOUSING, INC.**  
 17 BRIDGE STREET,  
 GREAT BARRINGTON, MA, 01203

CO-SPONSORS/DEVELOPERS:  
**CDC OF SOUTH BERKSHIRE**  
 17 BRIDGE STREET,  
 GREAT BARRINGTON, MA, 01203

WAY FINDERS  
 322 MAIN STREET  
 SPRINGFIELD, MA

ARCHITECT:  
**ELTON+HAMPTON ARCHITECTS**  
 103 TERRACE STREET,  
 ROXBURY CROSSING, MA, 02120  
 TEL: (617) 708-1071  
 EMAIL: nick@eltonhamptonarchitects.com

CIVIL ENGINEER:  
**WHITE ENGINEERING**  
 55 SOUTH MERRIAN STREET  
 PITTSFIELD, MA 01201

SURVEYOR:  
**KELLY,GRANGER,PARSONS  
 & ASSOCIATES,INC.**  
 312 MAIN STREET  
 GREAT BARRINGTON, MA 01201

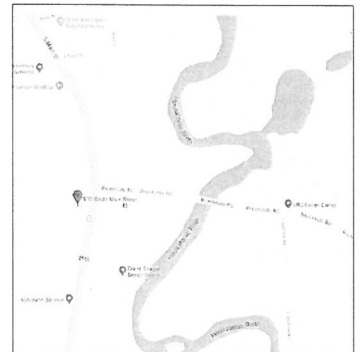
910 MAIN AFFORDABLE HOUSING									20-Sep-18
BUILDING LOCATION	1 BR Flats	2 BR HC Flats	2 BR Duplexes	3 BR HC Flats	3 BR Duplexes	1 BR Duplex	1 BR HC Flat	3 BR Triples	Blde. & Project Total
<b>BUILDING A</b>									
- First Floor	3	1							
Second /Third Floor			6		1	1			
<b>Total - Building A</b>									12
<b>BUILDING B</b>									
- First/Second/Third Floor								4	
<b>Total - Building B</b>									4
<b>BUILDING C</b>									
- First Floor	4	1							
Second /Third Floor			9		2	1			
<b>Total - Building C</b>									17
<b>BUILDING D</b>									
- First/Second Floor			1						
- First/Second/Third Floor								3	
<b>Total - Building D</b>									4
<b>BUILDING E</b>									
First Floor	2			1			1		
Second /Third Floor			7		1				
<b>Total - Building E</b>									12
<b>PROJECT TOTAL</b>	9	2	23	1	4	2	1	7	49

List of Drawings:  
 COVER SHEET/LIST OF DRAWINGS

SURVEY

- L-1 PROPOSED SITE PLAN W/PARKING IN SETBACK
- L-2 PROPOSED SITE PLAN W/DESIGNATED TREES
- L-3 ALTERNATE SITE PLAN W/CODE COMPLIANT PARKING
- C-1 PRELIMINARY SITE DEVELOPMENT PLAN
- A-1 BUILDING A: SOUTH & EAST EXTERIOR ELEVATION
- A-2 BUILDING B: SOUTH & EAST EXTERIOR ELEVATION (not in set)
- A-3 BUILDING C: SOUTH,EAST & NORTH EXTERIOR ELEVATIONS
- A-4 BUILDING D: NORTH & EAST EXTERIOR ELEVATIONS (not in set)
- A-5 BUILDING E: NORTH & EAST EXTERIOR ELEVATIONS
- A-6 SITE EAST EXTERIOR ELEVATION (not in set)
- A-7 TYPICAL UNIT PLANS: TYPE A & D
- A-8 TYPICAL UNIT PLANS: TYPE B & C

Locus Map



THIS PLAN IS SUBJECT TO AND WITH THE BENEFIT OF ALL APPLICABLE ORDINANCES, REGULATIONS, RULES, DECREES, ORDINANCES, ORDERS, BY-LAWS, RESOLUTIONS AND APPOINTMENTS OF RECORD.

RECORDING IN MASS. TO BE FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WORCESTER, MASSACHUSETTS.

DATE OF RECORDING: 06/15/2018  
 DOCUMENT NO. 2018-0274 (PARTIAL PG. 50)  
 LAND COURT FILE NO. 2018-0274

ALL INFORMATION HAS BEEN FILED IN DOCUMENTS 2018-0274 & 2018-0274-1

THIS PROJECT'S SERVICES WILL BE PROVIDED AS SHOWN

NOTE: ALL DIMENSIONS AND LOCATIONS ARE TO BE TAKEN FROM THE POINTS OF BEGINNING OF THE PROPERTY AS SHOWN ON THE PLAN.

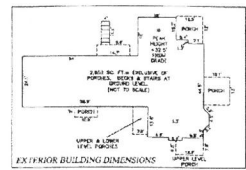
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**ZONING DISTRICT B-2**

MIN. LOT AREA: 1,000 SQ. FT.  
 MIN. FRONT SETBACK: 30 FT.  
 MIN. SIDE SETBACK: 10 FT.  
 MIN. REAR SETBACK: 10 FT.  
 MAX. BUILDING HEIGHT: 35 FT.  
 MIN. FRONT YARD SETBACK: 10 FT.  
 MIN. SIDE YARD SETBACK: 5 FT.  
 MIN. REAR YARD SETBACK: 10 FT.  
 MIN. BUILDING HEIGHT: 35 FT.



DATE OF SURVEY: 06/15/2018  
 PROJECT NO.: 2018-0274

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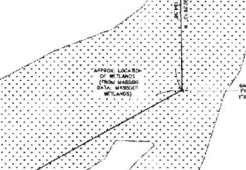
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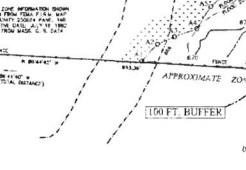
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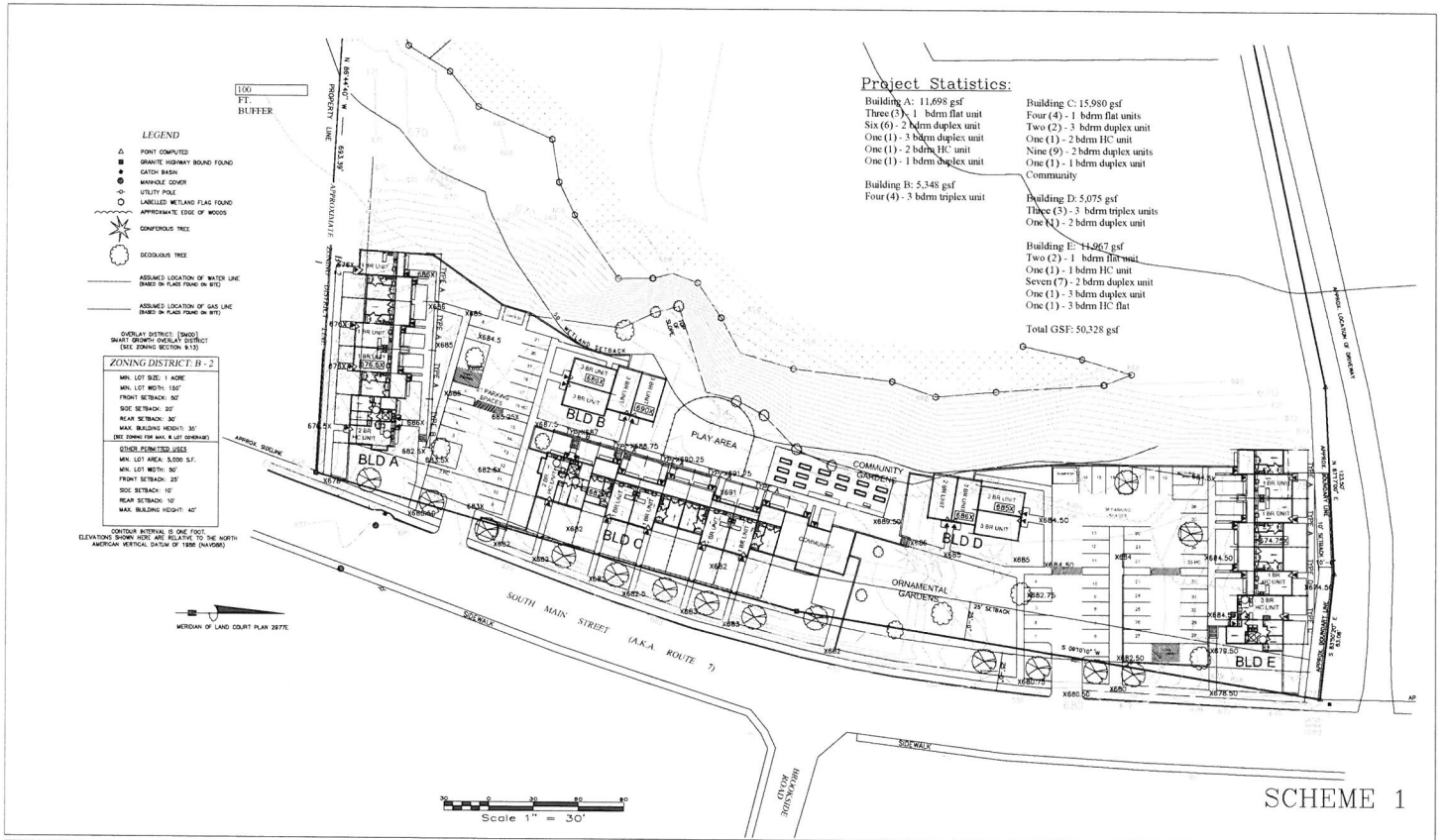
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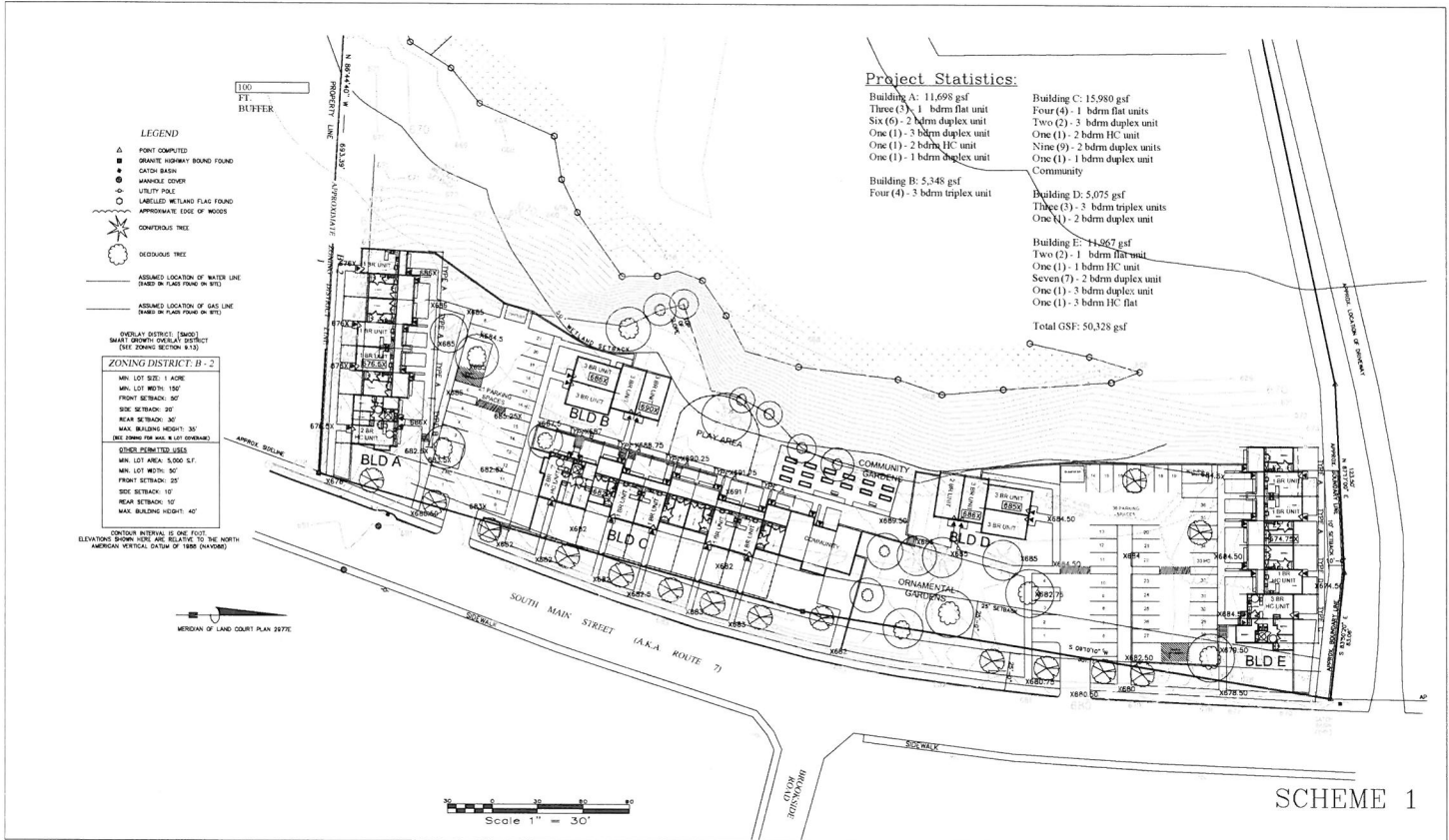


W.A. NILES' LAND TITLE SURVEY  
 SURVEYED FOR  
 KEVIN C. CHARLTON  
 GREAT BARRINGTON, MASSACHUSETTS  
 JUNE 2018 SCALE 1" = 50'  
 KELLY, GRANIER, PARSONS & ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYOR  
 2018-0274  
 06/15/2018  
 1000 STATE STREET, SUITE 200  
 WORCESTER, MASSACHUSETTS 01608  
 TEL: 508-853-1111 FAX: 508-853-1112  
 WWW.KGPA.COM



SCHEME 1

<p><b>ELTON &amp; HAMPTON ARCHITECTS</b>          103 TERRACE STREET, MA, 02120          TEL: (617) 708-1071          EMAIL: NICK@ELTONHAMPTONARCHITECTS.COM</p>		<p><b>910 Main Affordable Housing</b>          910 South Main Street, Great Barrington, MA</p>		<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	REVISION	DATE									<p><b>PROPOSED SITE PLAN          W/ PARKING IN SET          BACK</b></p>	<p>DESIGNED BY: <b>NE</b>          CHECKED BY: <b>NE</b>          SCALE: <b>1" = 30'</b>          DATE: <b>9/20/18</b></p>
		REVISION	DATE													
<p>OWNER: 910 Housing, Inc.          CO-Sponsors/Developer: CDC of South Berkshires, Great Barrington MA          Way Finders, Springfield, MA</p>		<p>PROJECT NUMBER: <b>L-1</b></p>														



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 TEL: (617) 708-1071  
 EMAIL: NICK@ELTONHAMPTONARCHITECTS.COM



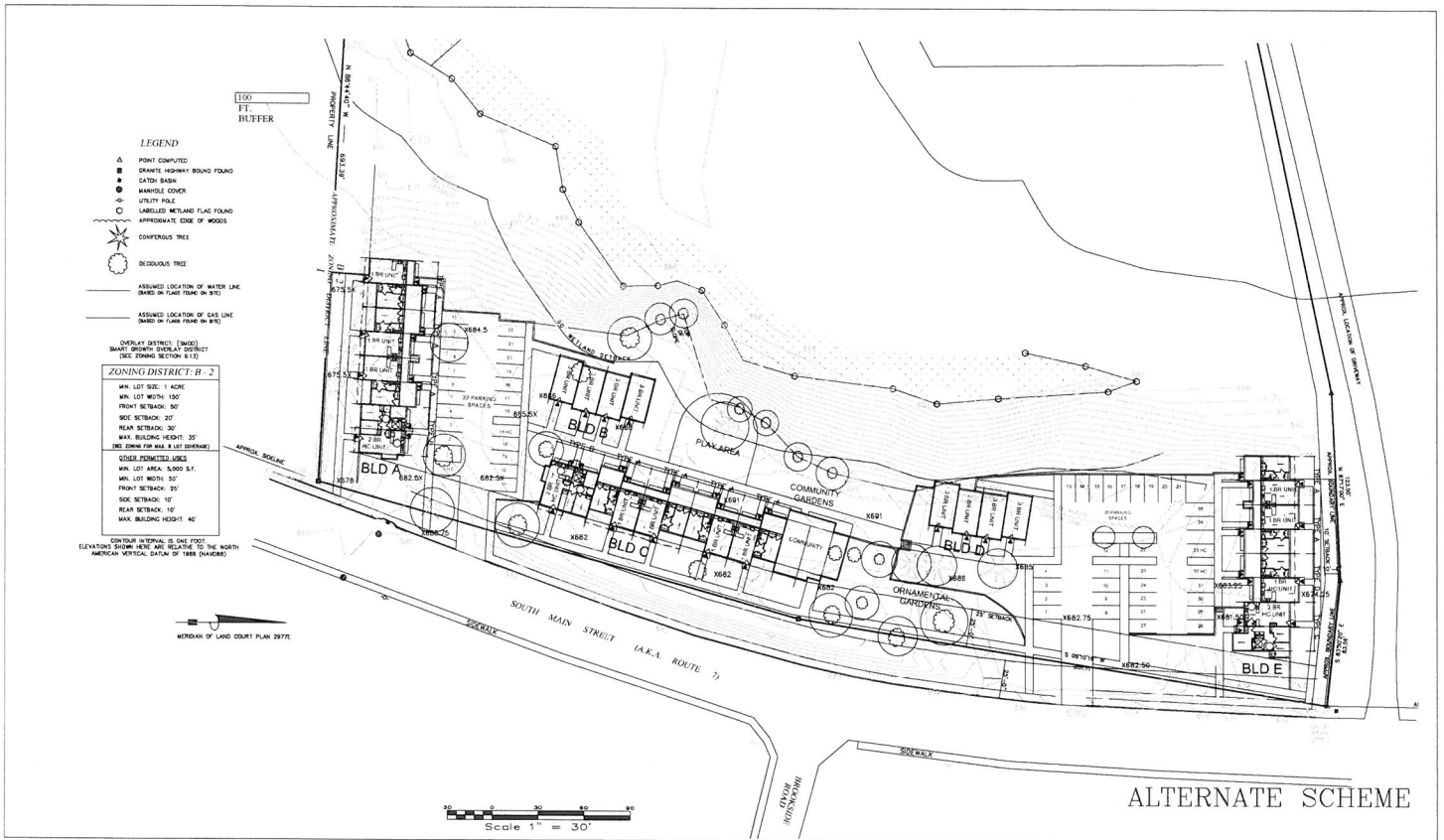
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OWNER: 910 Housing, Inc.  
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 Way Finders, Springfield, MA

REVISION	DATE

**PROPOSED SITE PLAN  
 W/ DESIGNATED  
 TREES**

DRAWN BY: NE  
 CHECKED BY: 8/26/2018  
 SHEET NUMBER: L-2



ALTERNATE SCHEME

**ELTON & HAMPTON ARCHITECTS**  
 103 TERRACE STREET, MA. 02120  
 TEL: (617) 708-1077  
 EMAIL: NICK@ELTONHAMPTONARCHITECTS.COM



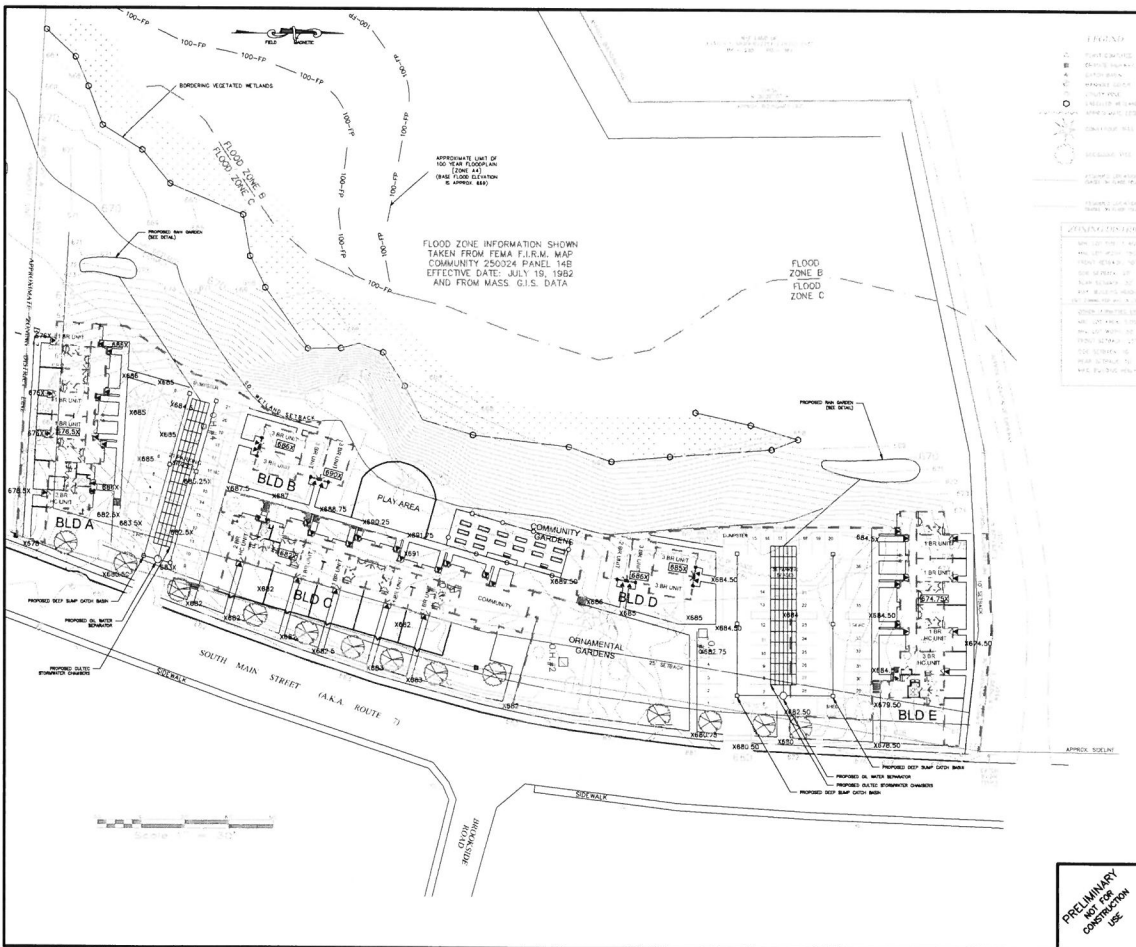
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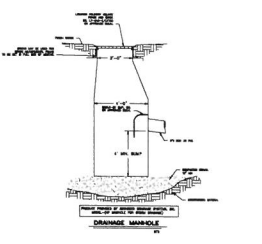
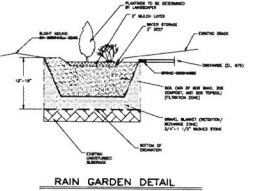
REVISION	DATE

**SHEET TITLE:**  
 ALTERNATE SITE PLAN  
 W/ CODE COMPLIANT  
 PARKING

**DRAWN BY:** NE  
**CHECKED BY:** 9/29/2018  
**SCALE:**  
**DATE:**  
**SHEET NUMBER:** L-3



- LEGEND**
- (A) EXISTING CONDITIONS
  - (B) EXISTING BOUNDARY LINES
  - (C) PROPOSED IMPROVEMENTS
  - (D) PROPOSED 100 YEAR FLOODPLAIN
  - (E) FLOOD ZONE B
  - (F) FLOOD ZONE C



**PRELIMINARY SITE DEVELOPMENT PLAN**  
for  
**910 MAIN AFFORDABLE HOUSING**

PROJ. NO. 2018-09-10-01

<small>DATE: 11/20/2018</small>	<small>DATE: 11/20/2018</small>
<small>APPROVED BY: [Signature]</small>	<small>DATE: 11/20/2018</small>
<small>DRWN BY: [Signature]</small>	<small>DATE: 11/20/2018</small>
<small>CHECKED BY: [Signature]</small>	<small>DATE: 11/20/2018</small>

**WHITE ENGINEERING INC.**  
CREATIVE & ENVIRONMENTAL  
25 SOUTH BROAD STREET, WINTHROP, MA 01890  
PHONE: 978-826-6600 FAX: 978-826-6602  
WWW.WHITE-ENG.COM

**C-1**

18-09-10

**PRELIMINARY  
NO FOR  
CONSTRUCTION  
USE**



**ELTON & HAMPTON ARCHITECTS**  
 103 TERRACE STREET, MA, 02120  
 TEL: (617) 700-1071  
 EMAIL: NICK@ELTONHAMPTONARCHITECTS.COM



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 OWNER: 910 Housing, Inc.  
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 Way Finders, Springfield, MA

REVISION	DATE

REVISION	DATE

**BUILDING A: SOUTH & EAST EXTERIOR ELEVATION**

DRAWN BY: NE  
 CHECKED BY: 1/29/2014  
 DATE:  
 SHEET NUMBER: **A-1**





BLD C - EAST



BLD C - SOUTH



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REVISION	DATE

REVISION	DATE

**BUILDING C: EAST & SOUTH EXTERIOR ELEVATION**

DRAWN BY: NE  
 CHECKED BY: NE  
 SCALE: 1/8" = 1'-0"  
 DATE: 3/29/2018  
 SHEET NUMBER: A-3




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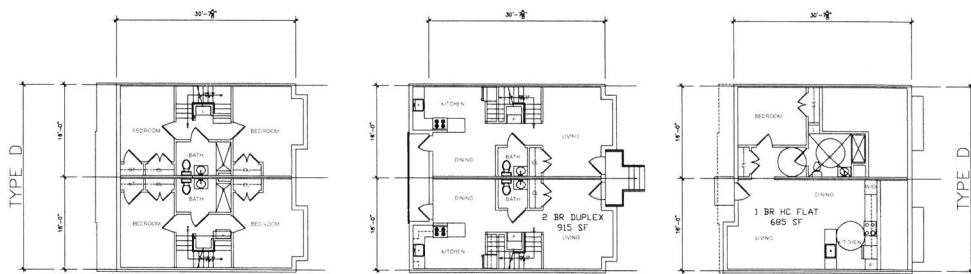
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REVISION	DATE

PROJECT TITLE:

**BUILDING E: NORTH  
 & EAST EXTERIOR  
 ELEVATION**

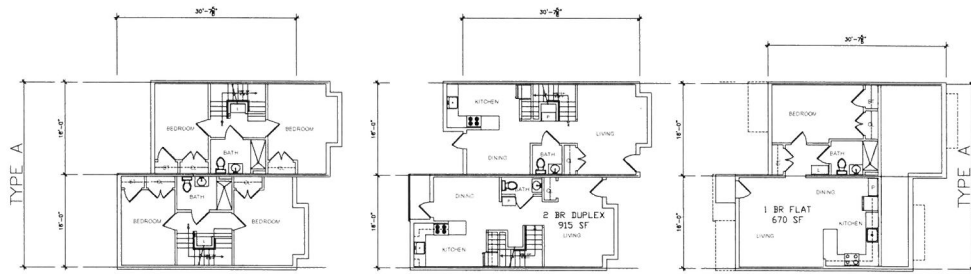
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 CHECKED BY: [blank]  
 SCALE: [blank]  
 DATE: 9/28/2016  
 SHEET NUMBER: **A-5**



THIRD PLAN

SECOND PLAN

GROUND PLAN



THIRD PLAN

SECOND PLAN

GROUND PLAN



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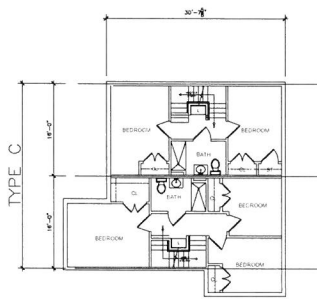


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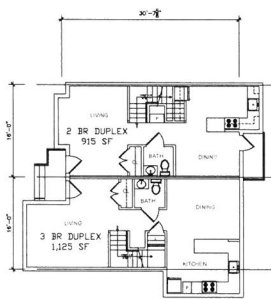
REVISION	DATE

**PROJECT TITLE:**  
 TYPICAL UNIT PLANS  
 TYPE A & D

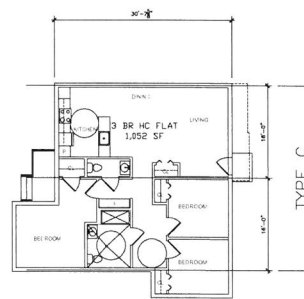
**DRAWN BY:** NE  
**CHECKED BY:** 9/20/2018  
**SCALE:**  
**DATE:**  
**SHEET NUMBER:**  
 A-7



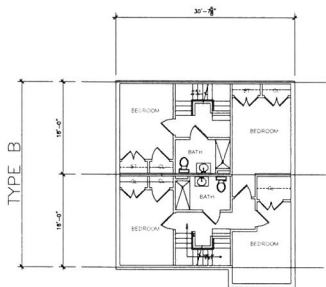
THIRD PLAN



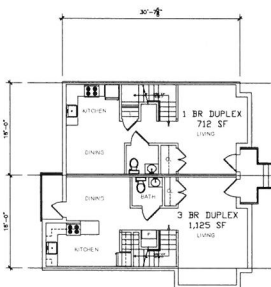
SECOND PLAN



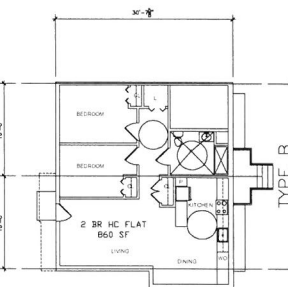
GROUND PLAN



THIRD PLAN



SECOND PLAN



GROUND PLAN



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**PROJECT TITLE:**  
 TYPICAL UNIT PLANS  
 TYPE B & C

DESIGN BY: NE  
 CHECKED BY: NE  
 SCALE: 1/8" = 1'-0"  
 DATE: 9/27/2018  
 SHEET NUMBER: A-8

ZBA # 885-18  
Variance

**Zoning Board of Appeals  
Town of Great Barrington**

**NOTICE OF PUBLIC HEARING**

The Great Barrington Zoning Board of Appeals will hold a public hearing on Wednesday, November 7, 2018, at 7:30 PM at Town Hall, 334 Main St., Great Barrington, to act on an application filed by Jeff and Samantha Homeyer, 20 Lake Avenue, for a Variance from Section 3.2.2, item 4, of the Zoning Bylaw, in order to allow an accessory structure to be constructed less than 10 feet from the existing principal structure, on the property at 20 Lake Avenue. A copy of the application is on file at the Town Clerk's office, Town Hall. Zoning Board of Appeals members will make a site visit at 5:30 PM that same date.

Ron Majdalany, Chairman

Please publish on October 12 and October 19, 2018

Berkshire Record

SB Recommendation

Oct. 29/18



Town of Great Barrington
Massachusetts

ZBA-1
Rev. July 2013

Application to the
Zoning Board of Appeals

INSTRUCTIONS

You may download this form and fill it in on your computer. Fill out all applicable information. Save and print the form, and sign it where required. When you are ready with your form and all supporting plans and materials, call the Town Planner to set up a time to file the application. You will need to submit the original and 14 full copies of the entire package. It may not be submitted electronically, but submissions made by mail are acceptable. Incomplete applications and those not accompanied by the required fee or copies may be rejected. The Town Planner can be reached at (413) 528-1619, x.7 (Note, for Comprehensive Permit applications, please call the Town Planner.)

FOR OFFICE USE ONLY

Filing Date: 10/1/18
Received and checked for completeness
by: CR 9/28/18
Number Assigned: 885-18
Date filed with the Town Clerk 10/1/18
FOR ZBA USE:
Advertising dates: 10/12/18 & 10/19/18
Public hearing date: 11/7/18

TIMELINE: The Zoning Board of Appeals (ZBA) will set a public hearing date that is at least 45 days but no more than 65 days from the date of your filing. The hearing date will be posted at Town Hall and in accordance with the Open Meetings Law, and notice of the hearing will be sent to the Applicant and/or Applicant's agent and abutting property owners by mail, and advertised for two consecutive weeks in the local newspaper.

A. WHAT ARE YOU SEEKING?

Check all that apply. If you are unsure, please consult with the Town Planner, Building Inspector, or ZBA Secretary (413-528-4953)

- [X] VARIANCE (exempts a property from some Zoning requirements)
You must complete portions A, B, C, D, G, H, I, and J. of this form.
[ ] SPECIAL PERMIT (for changes to nonconforming uses, structures)
You must complete portions A, B, C, E, G, H, I, and J. of this form.
[ ] APPEAL (to overturn a decision of Building Inspector or a Board)
You must complete portions A, B, C, F, G, H, I, and J. of this form.

B. SITE / PROPERTY INFORMATION

20 Lake Ave
Address of Subject Property
Assessor's Map No. M:013.0 Lot No. L:0035.A
Registry of Deeds Book No: 2065 Page: 32
Zoning District(s) RIA
Overlay Districts (if any) \ - Di

C. APPLICANT AND OWNER INFORMATION

Applicant's Information

Name (please print) Jeff & Samantha Homeyer Phone (area code first) 413.717.1674
Street Address 20 Lake Ave
City, State, Zip Code Great Barrington, MA 01230
If Applicant is a corporation, provide name of contact person:
Email Address jeffhomeyer@yahoo.com Signature

- [X] Check here if Applicant and Property Owner are the same, and skip to the next section.
[ ] Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Note that the Property Owner must sign below to indicate permission to file this Application.

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

Property Owner's Information

Name (please print) Phone (area code first)
Street Address
City, State, Zip Code
Email Address Signature

**D. VARIANCES** If you are requesting a variance, please answer all of the following. Attach additional sheets if necessary.

- 1) From which Section(s) of the Zoning Bylaw do you request a variance?
- 2) What will the requested variance(s) enable you to do?
- 3) If the variance(s) is not granted, what hardship will that cause you?
- 4) What special circumstances relating to soil condition, shape or topography of land or structures, affect your property but not other properties in the same zone?
- 5) Explain why your special circumstances are not a result of your own actions.
- 6) If the variance(s) is not granted, what rights will you be deprived of that other properties in the same zone enjoy?
- 7) Explain why a variance will not give you any special privileges that other properties in the same zoning district don't have.

**E. SPECIAL PERMITS** If you are requesting a special permit, please answer all of the following. Attach additional sheets if necessary.

- 1) A special permit is being requested in order to (please describe project):
- 2) This application is made under the following Sections of the Zoning Bylaw (check all that apply):  

<input type="checkbox"/> Section 5.2	<input type="checkbox"/> Section 5.3	<input type="checkbox"/> Section 5.5
<input type="checkbox"/> Section 5.6	<input type="checkbox"/> Section 5.7	<input checked="" type="checkbox"/> Section 10.4
- 3) Reason(s) that this property is not in conformance with the Zoning Bylaw
- 4) Are there any previous Special Permits or Variances for this property?  No  Yes  
If yes, provide date(s), and name of issuing Board

**F. APPEALS** If you are seeking an appeal, please answer all of the following. Attach additional sheets if necessary.

- 1) This application is to appeal the decision of  Building Inspector  Planning Board  Board of Selectmen
- 2) Date of decision
- 3) Nature of the decision
- 4) Applicable Section(s) of the Zoning Bylaw
- 5) Describe your interpretation of the nature of the decision and the remedy you seek. Attach additional sheets if needed.

**G. REQUIREMENTS FOR ALL APPLICATIONS**

By checking the items below, applicant acknowledges that each application is accompanied by each of the items listed below.

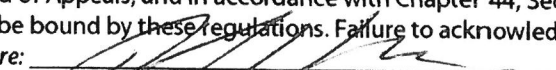
- Plot Plan of the entire property or tract. The Board may require the plan to be signed by a licensed surveyor or engineer, particularly if the matter involves dimensional issues. The plan should include those items listed in Section 10.5.3 of the Zoning Bylaw, including two locus maps--one USGS survey map and one current zoning map-- illustrating property location.
- A current list of all abutters within 300 feet of the property, including address of owner, map and lot number. The list must be obtained from the Assessor's office and certified by the Assessor's office. Call 413-528-1619, x. 5.
- At least one copy of the application and plans / specifications shall be no larger than 11 x 17 inches.

**H. APPLICATION FEE**

Application fees are calculated at \$150 per request. (For example, if one box in A. is checked, the fee is \$150. For two boxes, the fee is \$300.)

- Check here to confirm that your check in the appropriate amount is enclosed. Make checks payable to Town of Great Barrington.

**I. TECHNICAL REVIEW FEES**

- The Zoning Board of Appeals may hire independent consultants whose services shall be paid for by the applicant(s) under the terms of the Rules and Regulations of the Zoning Board of Appeals, and in accordance with Chapter 44, Section 53G of the Massachusetts General Laws. Check here to acknowledge and be bound by these regulations. Failure to acknowledge shall cause this application to be rejected as incomplete. *Please also sign here:* 

**J. ADDITIONAL INFORMATION**

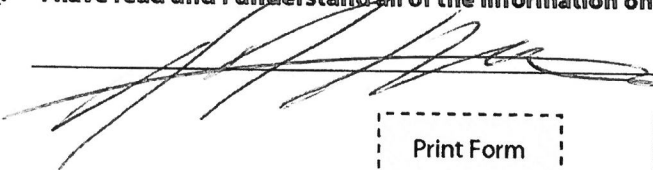
**Recommending Boards:** All applications to the Zoning Board of Appeals are referred to the Planning Board, Conservation Commission, Board of Health, and Board of Selectmen for comments and recommendations. Applicants should be prepared to attend those meetings in order to brief those boards of their project and answer any questions.

**Site Visits:** The ZBA and recommending Boards may contact the Applicant to request a site visit. Applicants agree to facilitate access to the site at a mutually convenient date and time.

**Timeline/ Procedures:** The ZBA conducts its business in accordance with Massachusetts General Laws. Accordingly, the ZBA will hold its Public Hearing not later than 65 days after the filing of the application. A decision for a variance or appeal will be rendered not later than 100 days from the filing date. A decision for a special permit will be made not later than 90 days after the close of the Public Hearing. The decision will be filed with the Town Clerk within 20 days of the date of the decision. The appeal period lasts for 20 days after the filing with the Town Clerk. On the 21st day, if no appeals are filed, or once all appeals are resolved, the applicant shall have the decision certified by the Town Clerk. The Applicant is responsible for then filing the decision with the Registry of Deeds, at which time the decision becomes effective.

**Guidance and Counsel:** In preparing this application and when presenting the case to the ZBA, applicants are advised to be fully familiar with, or seek counsel from a qualified person who is familiar with, the Zoning Bylaw and other rules, regulations, and laws as may be appropriate. If you wish to discuss the completeness of this application, or have any questions about this application, please contact the ZBA's Secretary, Bernard Drew, at 413-528-4953, or the Town Planner at 413-528-1619, x. 7. However, we will not discuss the merits or strategy of your case.

**Applicant's Signature:** "I have read and I understand all of the information on this application."

 (signed) 9/25/18 (date)

Print Form

**Need Help? Just call us.**

Town Planner: (413) 528-1619, x.7  
 Building Inspector / Zoning Enforcement Officer:  
 (413) 528-3206  
 ZBA Secretary: (413) 528-4953  
 For bylaws, regulations, maps, and other useful  
 information, visit us online at [www.townofgb.org](http://www.townofgb.org)



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](mailto:clamarre@townofgb.org)

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

September 14, 2018

### ASSESSORS' OFFICE

**ABUTTERS TO SUBJECT PROPERTY OF: JEFFREY M. & SAMANTHA A. HOMEYER**  
**20 LAKE AVENUE MAP 13 LOT 35A, BOOK 2065 PAGE 32**

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
13	26M	Lisa A. Loring 151 Main St., Lee, MA 01238-1660
13	37	George E. & Sandra M. Mayer 39 Prospect St., Gt. Barrington, MA 01230-1036
13	26A	Thomas A. & Marie Blauvelt 19 Lake Ave., Gt. Barrington, MA 01230-1016
13	34A	Jane Glaubinger 23 Norwood Ave., Upper Montclair, NJ 07043-1921
13	84	Gina M. Paul 28 Prospect St., Gt. Barrington, MA 01230-1037
13	74	Steven J. & Christine A. Ross 17 Lake Ave., Gt. Barrington, MA 01230-1016
13	26I&26N	Joseph Pothul C/O 6 Pothul Drive, LLC, 6 Pothul Dr. Gt. Barrington, MA 01230-1038
13	36A	Kim D. Gershon 2 Highland Dr., Gt. Barrington, MA 01230-1537
13	83&85A	Marjorie A. Keefner-West, Trustee 16 Lake Ave., Gt. Barrington, MA 01230-1035
13	86A	John & Sue Corcoran 14 Lake Ave., Gt. Barrington, MA 01230-1035
13	41	Timothy Speidel & Jane Alsen 147 Castle Hill Ave., Gt. Barrington, MA 01230-1006
13	38	William & Cheryl Casper 21 Burning Tree Rd., Gt. Barrington, MA 01230-1382
13	26B	Bernard H. & Judith A Weitz, 44 West Walnut St., Long Beach, NY 11561-3414
13	80	Molly S. Howitt 13 Lake Ave., Gt. Barrington, MA 01230-1016
13	36	CG Grace Properties, LLC, 80 Maple Ave # D, Gt. Barrington, MA 01230-1944
13	85	Thomas A. Gladwell & Andrew Reynolds, 26 Prospect St., Gt. Barrington, MA 01230-1037
13	40	Silke Aisenbrey & Debra Minkoff 454 Riverside Dr. #4A, New York City, NY 10027-6852
13	31	Kevin Moran 24 Lake Ave., Gt. Barrington, MA 01230-1035
13	28	Meggan K. Conklin & Michael D. Happ, Trustees 21 Lake Ave., Gt. Barrington, MA 01230-1016
13	26K	Richard H. & Joyce M. Brousseau 25 Lake Ave., Gt. Barrington, MA 01230-1016
13	33A	Barbara Waller 38 Prospect St., Gt. Barrington, MA 01230-1037
13	34	Dorothy E. McTeigue 36 Prospect St., Gt. Barrington, MA 01230-1037
13	39	Sandra Hirbour 37 Prospect St., Gt. Barrington, MA 01230-1036
13	35	Elizabeth Veraldi 34 Prospect St., Gt. Barrington, MA 01230-1037
13	89	Michael K. & Emily Debruicker 29 Prospect St., Gt. Barrington, MA 01230-1036
13	48	Lee C. & Nancy M. Rogers 31 Prospect St., Gt. Barrington, MA 01230-1036
13	29	Joan Delplato C/O Tracy Marie Holland 7 Watson Rd., Poughkeepsie, NY 12603-3121
13	32&30	Ruth Shibuya 40 Propsect St., Gt. Barrington, MA 01230-1037
13	81	Marie Humes 15 Lake Ave., Gt. Barrington, MA 01230-1016
13	27	Sling, LLC 21 George St., Pittsfield, MA 01201-6712

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



**GREAT BARRINGTON**

1 in = 100 feet

Sheet No. **13**

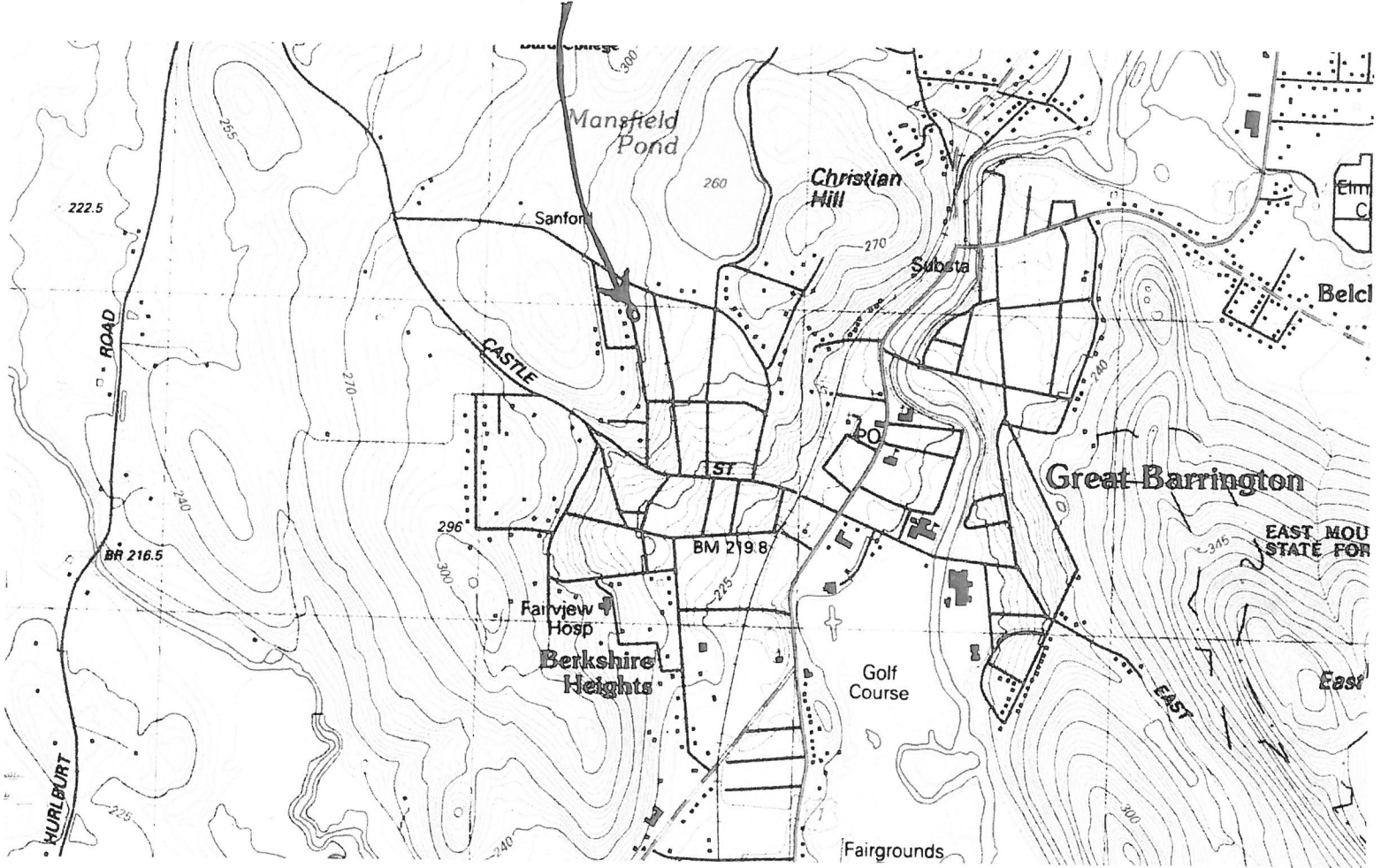
Continued  
Required  
Exemption

20 LAKE AVENUE

Map



20 LAKE AVENUE



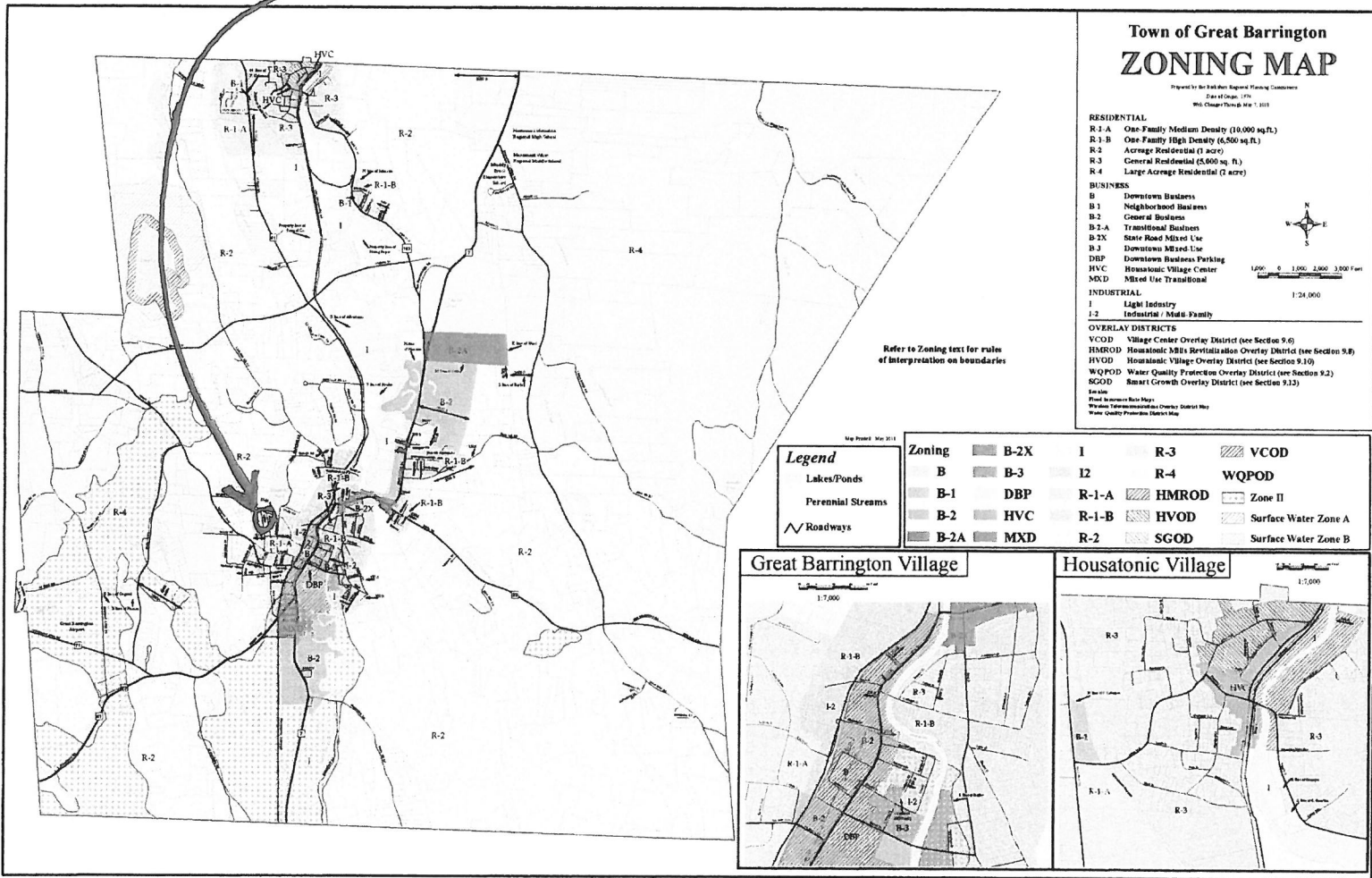
Great Barrington

EAST MOU  
STATE FOR

East

Fairgrounds

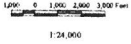
SITE



# Town of Great Barrington ZONING MAP

Prepared by the Planning Board  
Date of Origin: 1978  
Map Change: 10/18/08, Nov 1, 2013

- 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 Average Residential (1 acre)
  - R-3 General Residential (5,000 sq. ft.)
  - R-4 Large Acreage Residential (2 acre)
- BUSINESS**
- B Downtown Business
  - B-1 Neighborhood Business
  - B-2 General Business
  - B-2-A Transitional Business
  - B-2X State Road Mixed Use
  - B-3 Downtown Mixed Use
  - DBP Downtown Business Parking
  - HVC Housatonic Village Center
  - MXD Mixed Use Transitional
- INDUSTRIAL**
- I Light Industry
  - I-2 Industrial / Multi-Family
- OVERLAY DISTRICTS**
- VCOD Village Center Overlay District (see Section 9.6)
  - HMROD Housatonic Mills Revitalization Overlay District (see Section 9.8)
  - HVOD Housatonic Village Overlay District (see Section 9.10)
  - WQPOD Water Quality Protection Overlay District (see Section 9.2)
  - SGOD Smart Growth Overlay District (see Section 9.13)
- Scale: Plotted according to State Maps. Vertical Measurements Only. District Map. www.townofgreatbarrington.com*

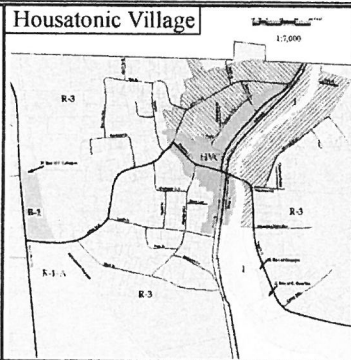
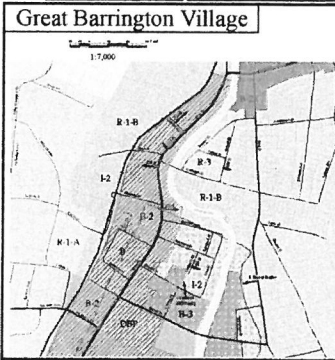


Refer to Zoning text for rules of interpretation on boundaries

**Legend**

- Lakes/Ponds
- Perennial Streams
- Roadways

Zoning	B-2X	I	R-3	VCOD
B	B-3	I-2	R-4	WQPOD
B-1	DBP	R-1-A	HMROD	Zone II
B-2	HVC	R-1-B	HVOD	Surface Water Zone A
B-2A	MXD	R-2	SGOD	Surface Water Zone B



CERTIFY TO: TRUSTCO BANK, JEFFREY M. HOMEYER AND SAMANTHA A. HOMEYER, AND STEWART TITLE COMPANY  
 I HEREBY REPORT THAT THE BUILDING(S) SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED ON THE GROUND AS SHOWN THE BUILDINGS DO NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE H.U.D. FLOOD MAP. THIS PLAN IS NOT MADE FROM AN INSTRUMENT SURVEY, AND IS NOT TO BE USED FOR FENCES, ETC.

*[Signature]*

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

FOR BANK USE ONLY  
 THIS PLAN IS NOT TO BE USED FOR ADDITIONS, SPECIAL PERMITS OR VARIANCES.

LOCUS DEED: BK - 2065 PG - 32  
 (PARCEL-1 AS SHOWN ON PLAT FILE N - 91)  
 (ALSO SEE EASEMENT IN BK - 2118 PG - 42)

PROPERTY ADDRESS: 20 LAKE AVENUE (Great Barrington)  
 THIS IS NOT A SURVEY AND IS SUBJECT TO ANY STATEMENT OF FACTS A SURVEY MAY REVEAL.

**LEGEND**

- △ POINT COMPUTED
- IRON PIPE/ROD FOUND

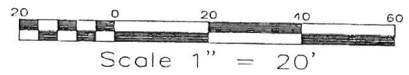
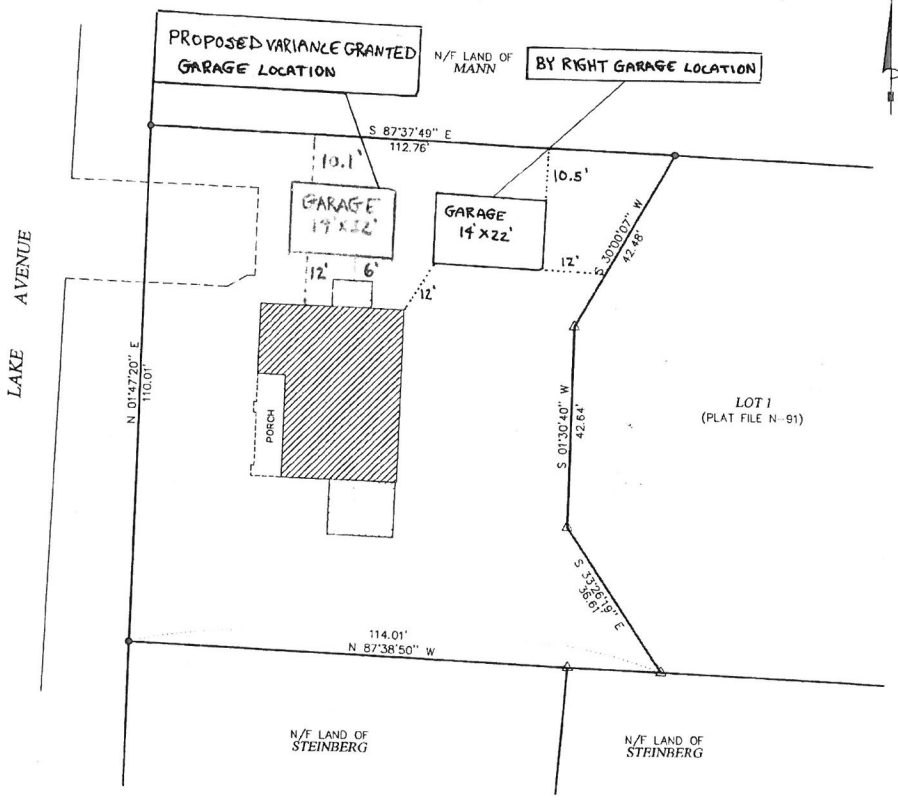


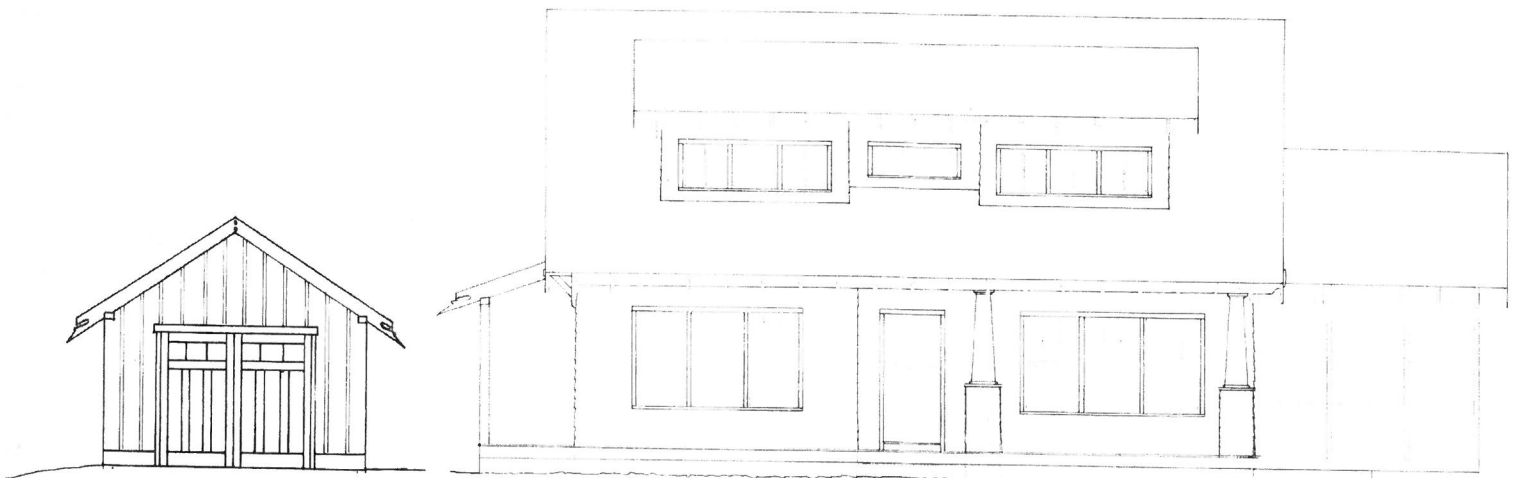
PLOT PLAN PREPARED FOR  
**JEFFREY M. HOMEYER**

&

**SAMANTHA A. HOMEYER**

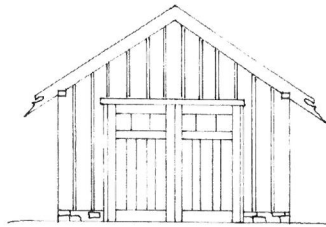
GREAT BARRINGTON, MASSACHUSETTS  
 MARCH - 2015 SCALE 1" = 20'  
**KELLY, GRANGER, PARSONS & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 312 MAIN STREET P.O. BOX 88  
 GREAT BARRINGTON, MASSACHUSETTS 01230  
 FAX (413) 528-1912 PHONE (413) 528-3291  
 File name: C:\EP14\LOTPLAN\HOME614



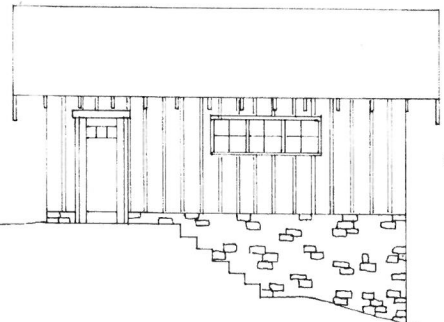


WEST ELEVATION  
SHOWING EXISTING HOUSE  
WITH PROPOSED GARAGE LOCATION  
AS SEEN FROM STREET  
1/4" = 1'0"  
JEFF HOMEYER 9/12/18

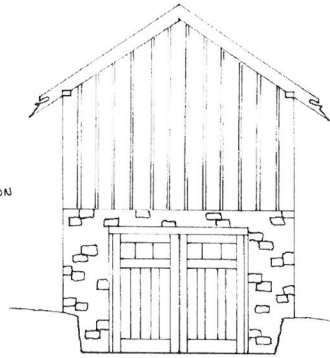
WEST ELEVATION  
(FRONT)



SOUTH ELEVATION



EAST ELEVATION  
(REAR)



NORTH ELEVATION

