

Definitive Plan Package
for the
Great Barrington Affordable Housing Trust

January 2024



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**TOWN OF GREAT BARRINGTON, MASSACHUSETTS
PLANNING BOARD'S SUBDIVISION REGULATIONS**

Form C

Application for Approval

of Definitive Plan

File one (1) completed form with the Planning Board and one (1) copy with the Town Clerk in accordance with the requirements of the Planning Boards Subdivision Regulations, § 240-8A(1)(b).

Great Barrington, Massachusetts, January 24, 2024
month, day year

To the Planning Board:

The undersigned herewith submits the accompanying definitive plan of property located in the Town of Great Barrington for approval as a subdivision under the requirements of the Subdivision Control Law and the rules and regulations governing the subdivision of land of the Planning Board in the Town of Great Barrington.

1. Name of Applicant: Great Barrington Affordable Housing Trust Fund
Address of Applicant: 334 Main Street
Great Barrington, MA 01230

2. Name of Engineer: White Engineering
Address of Engineer: 55 South Merriam Street
Pittsfield, MA 01201

3. Name of Land Surveyor: BEK Associates Land Surveyors
Address of Land Surveyor: 9 Curtis Avenue
Dalton, MA 01226

4. Deed of Property Recorded in Southern Berkshire Registry,
Book 2603, and Page 343

5. Location and Description of Property:
The parcel is a 7+ acre property on the west side of North Plain Road (Route 41) in Housatonic, MA, identified as Parcel 53A on Assessor's Map 26. The site frontage is approximately 150 feet north of the centerline of the intersection of Main Street North and North Plain Road.

Signature of Property Owner: _____



Name of Property Owner: _____

Mark Pruhenski, Town Manager, for the Trustees of the Affordable Housing Trust

Address of Property Owner: _____

334 Main Street
Great Barrington, MA 01230

Applicant shall attach a certified list of the names and addresses of the abutters of this subdivision. Verification will be made by the Planning Board.



WHITE ENGINEERING INC.
CIVIL & ENVIRONMENTAL
A VETERAN-OWNED SMALL BUSINESS

January 25, 2024

Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

RE: Director of Planning and Community Development
Definitive Plan Narrative
0 North Plain Road (aka Route 41), Great Barrington, MA
Map 26 / Lot 53A

Dear Members of the Planning Board,

In 2021, White Engineering was contracted by the Town of Great Barrington, to be the engineer for this application for Definitive Plan approval and associated work at an undeveloped 7.25 acre lot located at 0 North Plain Road (Map 26 / Lot 53A). To supplement the plans White Engineering has prepared this narrative to describe the proposed work.

The purpose of this project is to increase affordable housing in Great Barrington by adding 20 units with the help from Habitat for Humanity, the developer designated by the Great Barrington Affordable Housing Trust (the site Owner). The plans were designed following the zoning regulations for Planned Unit Residential Development (PURD), the special permit granted last year for this proposed PURD, and Planning Board's Subdivision regulations. Other required permits will include utility connections and access to public ways. The proposed project will help meet the town's need for affordable housing while complying with the open space and other requirements the PURD and Subdivision regulations.

A description of the plan sheets in the Definitive Plan set and of the proposed work is as follows. A quantities sheet will be included to outline the square footage, linear footage, and number of utilities included with the plans. Other information in this submittal include a completed Form C, a list of abutters obtained from the Assessor's office, and a copy of the approved PURD special permit.

Title Sheet: This cover sheet includes the identity and location of the site, the Project Team information, and an index of the following sheets.

Definitive Plan: This plan illustrates the open space each lot is provided from each exclusive common area easement. The exclusive common area easement will allow for all utilities to be accessed. This plan also includes the abutter information for the surrounding properties. Also included on this page is the Phase schedule for building. The Phase plan is Phase 1 will be houses #13 to #20. Phase 2 will be houses #1 to #12.

Definitive Plan (Page 2): This page includes the dimensions of each proposed lot within the development for the surveyor to use to mark out in the field each exclusive common area easement.

Proposed Site Plan: This plan is at 1"=40' Scale. It shows the layout of the twenty (20) proposed units. It shows all the utility connections to the units and tying them into the existing utilities under North Plain Road. This plan includes details showing the dimensions of the different proposed style of houses, the DHCD requirements and the Zoning/PURD requirements.

Proposed Road & Landscape: The proposed road will be a two-way loop style road. It will be 20' feet at the neck and 22' wide around the loop. We request a waiver from strict compliance with the road design standards. This road width was determined by the Planning Board and Selectboard during the PURD special permit process. The Planning Board's regulations would otherwise require the construction a "Major Way" based on the estimated trip generation by 20 homes. However, the proposed road here, as per the approved PURD special permit, will not have the required 50-foot right of way, 3-foot shoulders, or sidewalk. Therefore, we request a waiver from strict adherence to these criteria for a Major Way. The proposed paving will follow the subdivision bylaws from the town of Great Barrington guidelines for paving. This plan demonstrates the road design for grading purposes. The road and site layout follows the configuration previously reviewed by the Planning Board and approved as part of the Special Permit. This page also includes road and grading profiles to show the proposed changes in topography. Dimensions of the centerline of the road are shown. A request to have iron pins to mark the road rather stone monuments. Each unit will have a proposed gravel driveway associated with each unit. There will also be an area near the sewage pump station for guest parking. The proposed road does not have a name yet.

The proposed landscape layout is for replanting purposes. The planting list is included on the plan and the proposed plantings will maintain a minimum 20' depth along any common boundary. The clearing is also the proposed limit of work. For the landscaping this plan includes the proposed silt fence and straw wattle surrounding the proposed work. The proposed silt fence line on the plan also acts as the limit of work line. A waiver will be asked for the implementation of street trees.

The plans conform to the Massachusetts Erosion and Sediment Control Guidelines for Urban and Suburban Areas (Department of Environmental Protection, March 1997), the U.S. EPA NPDES Stormwater Construction General Permit. There will be proposed screening plantings in areas where existing screening will be disturbed to protect the privacy of the surrounding abutters. All proposed landscaping will follow the Control and Management of Invasive Species plan from section 240-B (q) in the Subdivision bylaws: "Control and Management of Invasive Species. The Landscaping Plan also discusses measures to control and manage existing invasive species and to avoid planting of known invasive plants within all right of ways of the proposed subdivision as well as the first forty feet (40') beyond said right of ways. All species proposed to be planted shall be native, non-invasive species and, per the Subdivision Regulations reference is made directly on the Landscaping Plan to a widely accepted compendium of plant species, such as the latest edition of: Invasive Plant Atlas of New England (IPANE); "The Evaluation of Non-native Plant Species for Invasiveness in Massachusetts," 2005 Final Report by the Mass. Invasive Plant Advisory Group; "Alternatives to Invasive Species," 2003 report of the New England Wild Flower Society, or similar current references."

Proposed Sanitary Sewer: This plan is at 1"=50' scale to show the proposed sewer connection to the municipal sewer with a sewer manhole at the intersection of Main Street North and Oak Street North. To reach the manhole from the site, 1,076 ft of 4" PVC sewer pump line is needed from two (2) Sulzer/ABS Model XFP 100E CB1.3 PE105/4 Wet Pit Submersible Pump stations. The pump station includes a backup generator in case of power failure. The backup generator will be fueled by propane from a proposed 500-gallon propane tank associated with the generator. On the site, waste will flow from the homes by gravity to a 10,000-gal septic tank, six (6) sewer manholes that will be fed by gravity through a 6" PVC sewer line from each unit. There will also be proposed bollards to protect the transformer, generator, and sewage pump station from traffic. The proposed generator will be an approved equivalent to one of three types of generators the Town of Great Barrington currently uses. An Invert table is included. The sewer plan was designed based on input from the Town DPW.

Lighting Plan: This plan outlines the proposed light footprint from the proposed HALCO-10347 Single Arm Solar Light Posts. There will be eleven (11) proposed light fixtures to illuminate the roadway at night. The lights are dimmable to reduce light pollution at nighttime. The lights are shielded on the top and will emit no light above the horizontal plane to be dark sky complaint. Cut sheets for the proposed light are included on the plans. This plan also includes the service connection from the utility pole adjacent to #384 North Plain Road and shows the underground connection to a transformer located in the central portion of the development. Each house will have a single-phase service connection and the pedestal will be placed across the proposed new street from the house.

Proposed Water Distribution: This plan shows the proposed water line. The applicant proposes to add a new 6" ductile water line that will tie into the existing water line at the intersection of Main Street North and North Plain Road (Route 41) and run North to the proposed project. The 6" ductile iron water line will loop around the development and tie back into hydrant #2. There will be a 6" to 2" conversion tee so a 2" water line can be looped back into the existing water line under North Plain Road. Each water line to each proposed unit will be serviced by a 3/4" copper water line with a curb-stops. There are 4 proposed fire hydrants placed around 200' between each other. For the new water line and sewer pump line this will require repaving of North Plain Road and Main Street North. The water plan was designed based on input from Housatonic Water Works.

Proposed Stormwater: To manage the stormwater, White Engineering is proposing a series of fourteen (14) deep sump catch basins located with the proposed roadway that will be gravity fed into the center common area. Once the stormwater reaches the center through 12" PVC stormwater pipes to a catch basin and then water will flow through to the ADS Stormtech Stormwater Chambers (Model MC-3500). There will be two (2) Stormtech chamber fields within the common area. The field to the North will be 8 rows by 9 rows, the field to the South will be 8 rows by 11 rows long. Stormwater calculations are provided on a separate sheet. Soil maps and tests pits done in the field show the soils in the proposed area have a drainage class of extremely well drained soils, suitable for the Stormtech chambers. Invert table is included.

Detail Sheet: Two plan sheets contain the details of proposed utilities such as catch basins, sewer manholes, water line connection, pavement and road construction details, septic holding tank, sewer pumps, stormwater chambers, and sewer cleanout.

Traffic Impacts: As stated in the special permit application for the PURD, currently the lot consists of vacant land with no pre-existing structures, but it does have an existing curb cut for access to the site. The location of existing curb cut was likely chosen due to the minimal grade change coming off North Plain Road into the site, but it is not recommended for the proposed residential subdivision because the sight distance looking to the North is insufficient based upon the vertical curvature (hill) of North Plain Road North of the site. This makes existing the site difficult, and makes those existing vehicles difficult to see by vehicles travelling South on the road. The current curb cut is also directly across from an existing driveway.

Therefore, to address these concerns we propose that the new subdivision road to intersect with North Plain Road further north than the existing curb cut. This new location will provide ample sight distance to the north and south resulting in greater vehicle safety for entry and exit to the site, as well as distance for traffic along North Plain Road to see traffic coming in and out of the new curb cut.

A 2019 study on daily traffic along North Plain Road from the MassDOT Transportation Data Management System online tool shows an annual average daily traffic (AADT) of 2760 vehicles per day with peaks of 240 vehicles at 07:30 – 08:30, and 277 vehicles at 15:30 – 16:30. Average northbound trips show 1371 vehicles (49.7% of AADT) and average southbound trips show 1389 vehicles (50.3% of AADT). The average range of speeds by these vehicles along North Plain Road was 40mph – 50mph. Data from a 2018 study compared against the 2019 study used shows that there was 0% increase in traffic over the year, and a 2% increase in traffic between 2013 and 2018. For the 20 proposed homes we estimate 200 trips per day (10 trips per home per day) which would result in an approximate 5% increase in traffic along North Plain Road.

Crash reports from the online MassDOT inquiry tool show that in total, 3 accidents occurred along North Plain Road north of the proposed lot over the course of 2015 – 2020. All accidents were non-fatal and single vehicle but resulted in damage to nearby properties.

The Town of Great Barrington has recently installed solar powered speed feedback signs along North Plain Road as a traffic calming measure to reduce the speed of travelers in both directions. We also propose to include a new school bus stop on subdivision road near its intersection with North Plain Road.

Existing Conditions: There are no existing wetlands on the property so there will be no need for any permit under the 310 CMR Wetlands Protection Act. The property is mostly flat with 0-3% slopes, except on the northern side where there is a small hill where it plateaus at the top. On November 9, 2021, soil tests were done to observe the soil conditions on the site. Soil within the property is listed as Copake Fine Sandy Loam 0-3% slopes from Berkshire Soil Survey. This soil is favorable for the purposes of on-site septic systems and storm water management due to the drainage properties and deep-water table. Percolation tests and observation holes per Title 5 Inspection were completed but have not been provided to White Engineering, this data is publicly available via the Board of Health. No wetlands, or floodplain, and features with special environmental, scenic or historical significance have been identified on the property and the Great Barrington Conservation Commission confirmed this. The Conservation Commission

reviewed the special permit and waived any flagging for the proposed project marking their jurisdiction.

Project Phasing and Covenants: Until the project is bid, we cannot provide a definitive phasing of work, and we will request a waiver from that requirement. However, we plan to begin with land clearing and infrastructure construction this spring, if bidding is successful. The aim is to complete most of the grading, road and utility installation, and preparation of home sites in the next six months. We request that the Planning Board allow us to begin construction of the first phase of homes – those on the west side of the proposed loop road – during this time as well, as soon as the house sites are ready for foundations, rather than waiting for all infrastructure to be completed, which could be later this calendar year..

Therefore, we propose to develop a Covenant document structured in a way to allow Habitat for Humanity to start building homes even if the infrastructure is not at completion. Habitat for Humanity would not be able to sell homes until the infrastructure is done, signed off by Engineer and Planning board, and not until we have the HOA documents and Open Space restrictions in place.

Regulations and Proposed Waivers: The project follows the “Rules and Regulations Governing the Subdivision of Land in the Town of Great Barrington” however, the applicant requests for waivers from the Subdivision Regulations:

240-8, B:

- (2) The definitive plan shall contain the following information:
 - (h) The location, names and widths of roads bounding, approaching or within the subdivision. *Addressed on Definitive Plan Sheet #1 of 7.*
 - (q) Control and Management of Invasive Species. The Landscaping Plan shall also discuss measures to control and manage existing invasive species and to avoid planting of known invasive plants within all right of ways of the proposed subdivision as well as the first forty feet (40’) beyond said right of ways. Invasive plants to be managed include but are not limited to: Oriental Bittersweet; Multi-flora Rose; Japanese Barberry; Honeysuckle; Phragmites; Japanese Knotweed; Purple Loosestrife; Garlic Mustard; and Euonymus Alatus. All species proposed to be planted shall be native, non-invasive species, with reference made directly on the Landscaping Plan to a widely accepted compendium of plant species, such as the latest edition of: Invasive Plant Atlas of New England (IPANE); “The Evaluation of Non-native Plant Species for Invasiveness in Massachusetts,” 2005 Final Report by the Mass. Invasive Plant Advisory Group; “Alternatives to Invasive Species,” 2003 report of the New England Wild Flower Society, or similar current references. *Addressed on Proposed Road & Landscape Plan Sheet #2 of 7.*
- (3) Required additional information.
 - (a) Impact statement. An impact statement that details the probable effects of the proposed subdivision on the following matters shall accompany any land

subdivision plan expected to generate Average Daily Traffic (ADT) greater than fifty (50): *See Traffic discussion above.*

- [1] Detailed narrative description of the project approach, including selection of type of Subdivision, whether the proposed ways are intended to remain privately owned and maintained by a homeowners' association, or intended for acceptance as public ways. *This residential subdivision is required by the PURD bylaw and required in order to create the new road, which is intended to be accepted as a public way.*
- [2] Description of the natural environment, including soil types and vegetative conditions, topographic conditions, areas of slopes greater than fifteen-percent (15%), waterways, wetlands or floodplain, and features with special environmental, scenic or historical significance. *See Existing Conditions section above.*
- [3] List of other permits that will be required, e.g. Wetlands Protection Act, Scenic Mountains Act, Floodplain, Massachusetts Endangered Species Act, Water Quality Protection District, PURD, OSRD, utility connections and access to public ways, etc. *See Special Permit approval and discussion above.*
- [4] Analysis of impacts of the proposed subdivision, based on the maximum allowable number of dwelling units, or other projected uses, on: municipal water supply and/or distribution system, or public or private on-site wells; fire protection measures; municipal sewer collection and treatment capacity, if applicable, or suitability of soils for on-site septic systems; storm water drainage mitigation and impacts on wetlands, waterways, and capacity of existing drainage system within the proposed subdivision and downstream of the subdivision. *See Special Permit application and approval.*
- [5] Statement of estimated impacts on other municipal facilities including school population, solid waste disposal, police, fire and other emergency services. *Habitat for Humanity will provide a statement to determine the population and breakdown by age to determine these impacts. It is too early in their process of to provide definitive data.*
- [6] A Traffic Impact Analysis. Any subdivision that will generate Average Daily Traffic (ADT) greater than four hundred (400), estimated according to the current Institute of Traffic Engineers (ITE) Trip Generation guidelines, will be required to submit a detailed traffic impact analysis. This report should analyze the projected increase in traffic compared to the existing conditions, no-build conditions in five years, and build conditions in five years, and identify any changes in Level of Service at nearby intersections. Applications for subdivisions with Average Daily Traffic (ADT) of one hundred to four hundred

(100 - 400) will require an abbreviated traffic analysis. Smaller subdivisions will require only a trip generation analysis for the morning and afternoon peak hours, unless the Planning Board, at its discretion, requests a detailed traffic impact analysis. *This project of 20 homes may generate 200 trips. Therefore please see abbreviated analysis above.*

[7] Statement of compatibility of the proposed subdivision of land with established, or future, land uses in the neighborhood, and with the town's most recent Master Plan and Open Space and Recreation Plan, which are available at the Town Clerk's office. *The project aligns with Town's Master Plan, including the goals to create affordable homes in convenient and walkable locations, where sewer and/or water is available or can be easily served. As these will be homeownership units, it is also hoped that households of modest means, including first time buyers, will be able to build a modest amount of equity and credit. The more affordable housing opportunities we create in town, the stronger our employers and our neighborhoods will be. Additionally, the project is supported by our first Complete Streets grant, which extended a sidewalk on Main Street in Housatonic from the village center to North Plain Road. This project also aligns with regional plans and the 2022 Housing Vision for the Berkshires, which was produced through a regional collaboration under Berkshire Regional Planning Commission and 1Berkshire.*

(b) The definitive subdivision plan shall be accompanied by a plan for stormwater management and control of erosion and sedimentation prepared by a professional engineer registered in Massachusetts and shall include the following:

[2] A schedule of operations to show the sequence and timing of major improvement phases, such as clearing, grading, paving, installation of drainage features and the like. **We request a waiver** for schedule of operations until after bid contract is accepted.

(c) The Performance Guarantee required for improvements in connection with the proposed subdivision may be required to be sufficient to cover the costs of accomplishing the erosion and sedimentation control measures. **We request a waiver**, since the Town is the applicant and has a grant in hand for the infrastructure work.

240-8, C.

(2) Flagging and Site Review by Planning Board and Conservation Commission. Prior to the filing of the definitive plan, the applicant shall file a Request for Determination of Applicability (RDA) with the Conservation Commission to determine whether the subdivision will affect any state or federal wetlands. **We request waiver** from RDA requirement – the Conservation Commission already reviewed the Special Permit and indicated there was no jurisdiction.

-
- (b) To facilitate site inspection by the Planning Board and the Conservation Commission, the applicant shall flag the centerline of all proposed ways in the subdivision at fifty foot (50') intervals and all points where lot lines intersect right-of-ways. In performing this flagging and surveying, the applicant's surveyor should minimize the cutting of brush and avoid cutting any trees larger than four inches (4") in diameter at breast height (DBH). *We request waiver for flagging the center line of the entire road, but will indicate the location of the curb cut.*

240-8, E

- (6) Performance Guarantee; Completion Period. Before the Planning Board endorses its approval of a definitive plan, the applicant shall agree to complete, without cost to the town, all improvements required by these regulations and as conditions of the Board's approval, and shall provide a Performance Guarantee to assure proper completion of construction of the ways and utilities required to serve all of the lots in the proposed subdivision. The Performance Guarantee may also require completion of certain road and utility improvements within a specified period of time.

- (a) Forms of Guarantee: The applicant may select any of the following forms of Performance Guarantee as specified by M.G.L. Ch. 41 §81U:

[1] A bond.

[2] A deposit of money or negotiable securities.

[3] A Lender Agreement.

[4] A Covenant, executed and recorded, running with the land, whereby such improvements shall be provided to serve any lot before such lot may be conveyed or built upon. A note shall be inscribed on the recorded Definitive Plan or a separate instrument recorded referencing the Covenant. *As discussed above the Town of Great Barrington will submit a covenant to be structured so that Habitat can start to build homes even if the infrastructure is not at total completion. Habitat won't be able to sell homes until the infrastructure is done, signed off by Engineer, and also not until we have the HOA documents and Open Space restrictions in place.*

ARTICLE IV – Design Standards

240-9

A. Basic Requirements

- (1) All roads, pedestrian paths and bicycle paths in the subdivision shall be designed so that, in the opinion of the Planning Board, they will provide safe vehicular and pedestrian travel. Due consideration shall also be given by the subdivider to the attractiveness of the road layout in order to maximize the livability and amenity of the subdivision. Roadway design appropriate to the site and compatible with the character of the neighboring roadways is encouraged. All roads should follow the existing contours to the fullest extent possible. Design shall minimize cut and fill. A system of paths for pedestrians and/or bicycles that may not necessarily follow the road layouts is

encouraged as a means of increasing safety and enjoyment. *See Special Permit approval. The road width, layout, and grades were designed with the input of the PB during the PURD special permit process, and was ultimately approved by the Selectboard.*

- (2) The specific criteria for design and construction of the roadways in the subdivision shall be determined by reference to the following. This determination is best made early in the design process by the applicant consulting with the Board with informal sketch plans and/or submission of a Preliminary Plan.
 - (a) Refer to zoning bylaws for maximum allowed lot density, frontage and yards.
 - (b) Refer to applicable portions of the Town of Great Barrington Master Plan.
 - (c) For each road in the subdivision, determine the roadway type in Table 1.0 based on the number of lots served, through road or dead-end, and topography.
 - (d) Refer to Table 1.0 for Subdivision Roadway Types.
 - (e) Refer to Table 1.1 for Road Design Criteria.
 - (f) Refer to Article III for design requirements.
 - (g) Refer to Article IV for Design Standards.
 - (h) Consult with utility companies, Great Barrington DPW and emergency services departments regarding utilities and other local requirements and conditions.

We request a Waiver from strict compliance with the road design standards. *This road width was determined by the Planning Board and Selectboard during the PURD special permit process. The Planning Board's regulations would otherwise require the construction a "Major Way" based on the estimated trip generation by 20 homes. However, the proposed road here, as per the approved PURD special permit, will not have the required 50-foot right of way, 3-foot shoulders, or sidewalk. Therefore, we request a waiver from strict adherence to these criteria for a Major Way.*

§240-10. Easements.

- A. Easements for utilities across lots or centered on common rear or side lot lines shall be provided where necessary and shall be at least twelve feet (12') wide. *Acknowledged*

§240-14. Monuments.

- A. Permanent monuments shall be installed at all road intersections, at all points of change in the direction or curvature of roads and at other points no further apart than five hundred feet (500') where, in the opinion of the Planning Board, permanent monuments may be necessary. **We request waiver** from the monumentation requirement. *The property has*

markers already in the form of pipes as noted, and we request that pins be placed along the road ROW as per the BEK survey plan at sheet 2.

§240-15. Road name signs.

Posts with signs carrying the names of roads or other ways shall be installed at the beginning of all new ways and at the intersection of all ways within a subdivision. There shall be at least one (1) such signpost at each intersection. All signs and signposts shall follow the specifications of the Town Engineer. **We request a waiver**; *there is not yet a name for the proposed new road and the name will depend on Habitat's community discussions.*

§240-16. Street Trees.

- A. General. Roads created in a subdivision shall be lined with trees on both sides at intervals of no more than 50 feet (50'). This shall be accomplished by retaining existing healthy trees wherever possible, and by planting new trees. **We request a waiver** *from street tree requirement. Trees will be planted as per the PURD special permit.*

- D. The subdivider shall consult with the Board prior to cutting trees on the subdivision property **We request a waiver** *as the Planning Board reviewed the PURD plan which indicated clearing would occur on the site except around portions of the site where screening will be maintained.*

240-25 Fees

- C. Fee for a definitive plan.

The basic application fee for a Form C (definitive plan) shall be five hundred dollars (\$500), plus one hundred dollars (\$100) per lot, or per Average Daily Traffic (ADT) increment of ten (10) based on the projected use, whichever is larger. **We request a waiver** *as this is a Town project.*

We look forward to continuing the progress made towards proposed development with the Town of Great Barrington.

Sincerely,

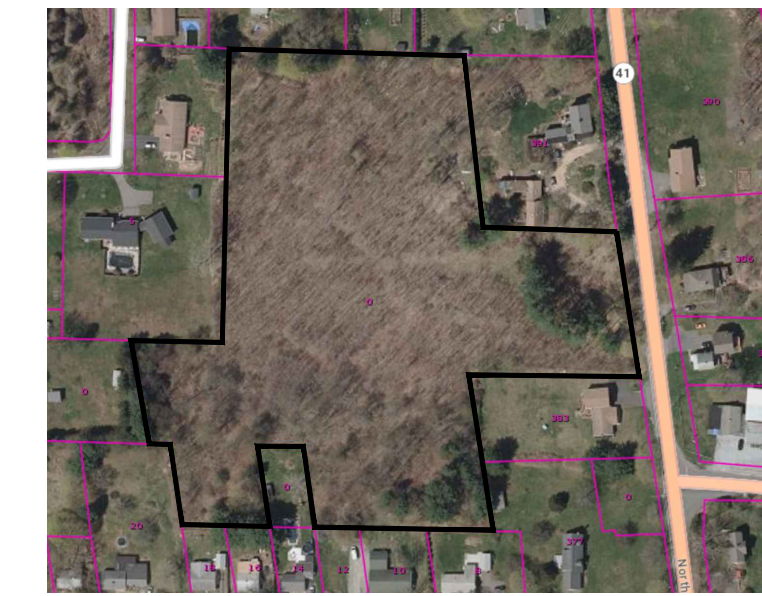
White Engineering, Inc on behalf of the Town of Great Barrington

THE DEFINITIVE PLAN
SET FOR

TOWN OF GREAT BARRINGTON



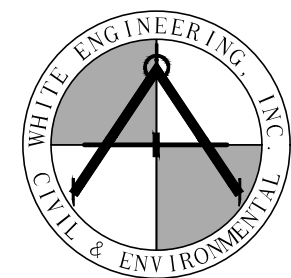
KEY MAP



LOCUS MAP

LOCATED
AT
0 NORTH PLAIN ROAD (AKA ROUTE 41) MAP 26, PARCEL 53A, GREAT BARRINGTON, MA

PROJECT TEAM



WHITE ENGINEERING INC.

CIVIL & ENVIRONMENTAL

55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE: (413) 443-8011

WEB: WHITEENG.COM

FAX: (413) 443-8012

LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

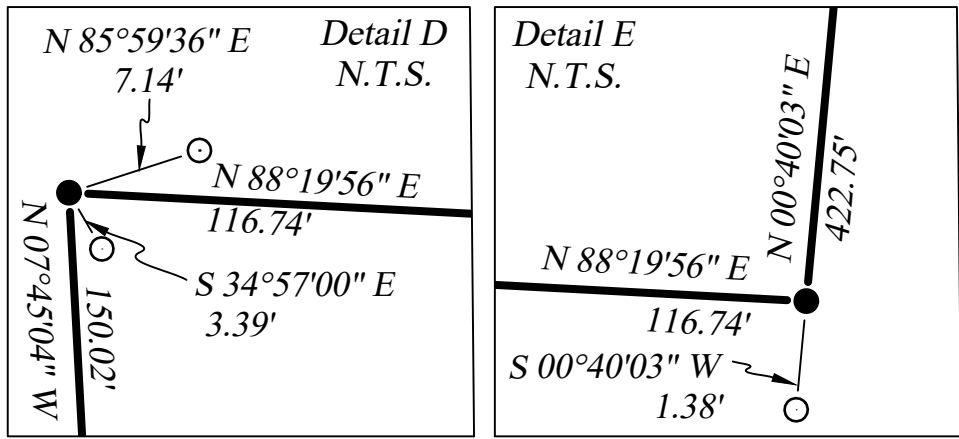
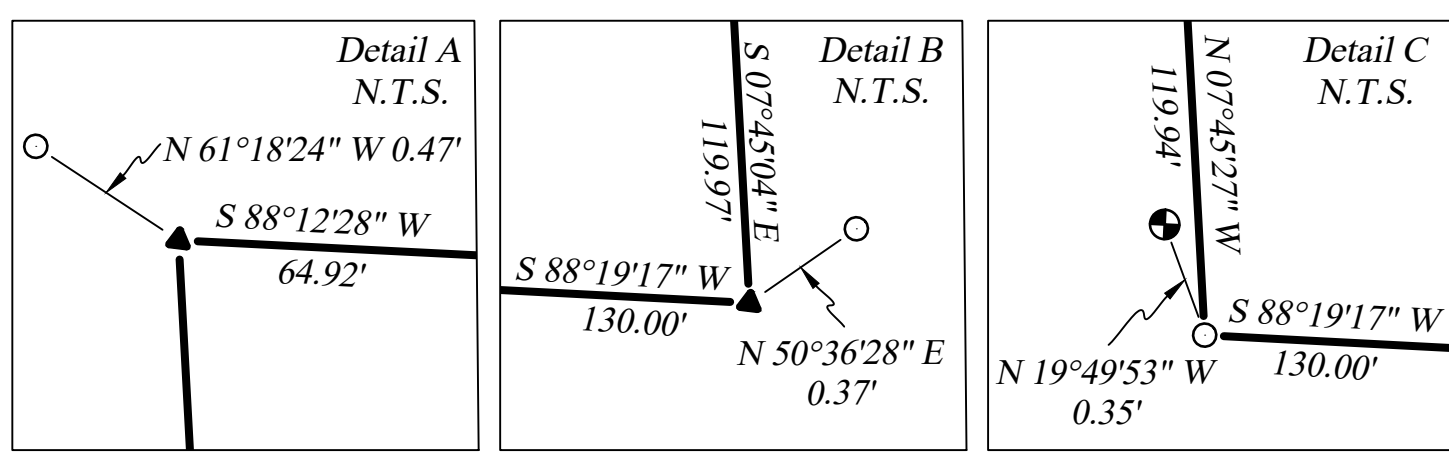
TOWN OF GREAT BARRINGTON
HOUSING TRUST FUND C/O PLANNING DEPARTMENT
334 MAIN STREET
GREAT BARRINGTON, MA 01230

CENTRAL BERKSHIRE HABITAT FOR HUMANITY
314 COLUMBUS AVE
PITTSFIELD, MA 01201

BEK ASSOCIATES -LAND SURVEYORS
9 CURTIS AVE,
DALTON MA 01226

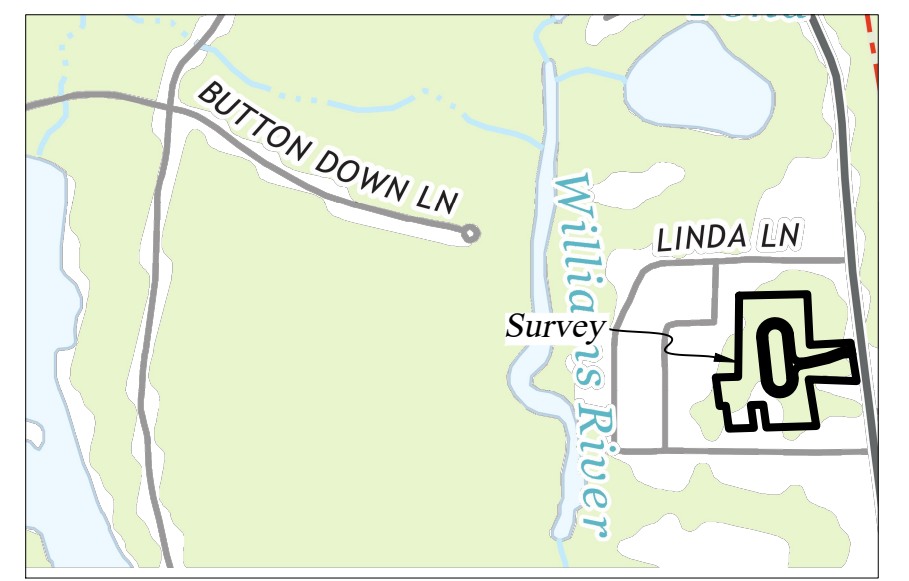
DRAWING INDEX

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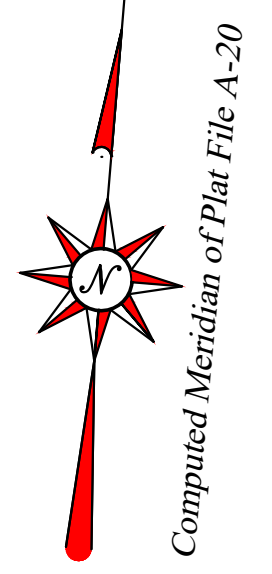


LINE	BEARING	DISTANCE
L1	S 09°02'59" E	20.10'
L2	S 86°47'24" W	46.88'
L3	S 70°06'34" W	83.69'
L4	S 76°57'45" W	104.97'
L5	S 81°32'28" W	37.31'
L6	S 06°04'41" E	15.03'
L7	N 81°32'28" E	34.19'
L8	N 76°57'45" E	102.97'
L9	N 70°06'34" E	85.42'
L10	N 86°47'24" E	47.77'
L11	S 09°02'59" E	39.72'
L12	S 09°02'59" E	143.31'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	44.60'	68.20'	61.75'	S 37°43'54" W
C2	78.00'	245.09'	156.00'	S 83°56'26" W
C3	78.00'	245.04'	156.00'	N 83°55'19" E
C4	42.47'	68.48'	61.30'	S 52°16'06" E
C5	56.00'	175.97'	112.00'	S 83°56'26" W
C6	56.00'	175.93'	112.00'	N 83°55'19" E



Locus Map
1" = 1000'

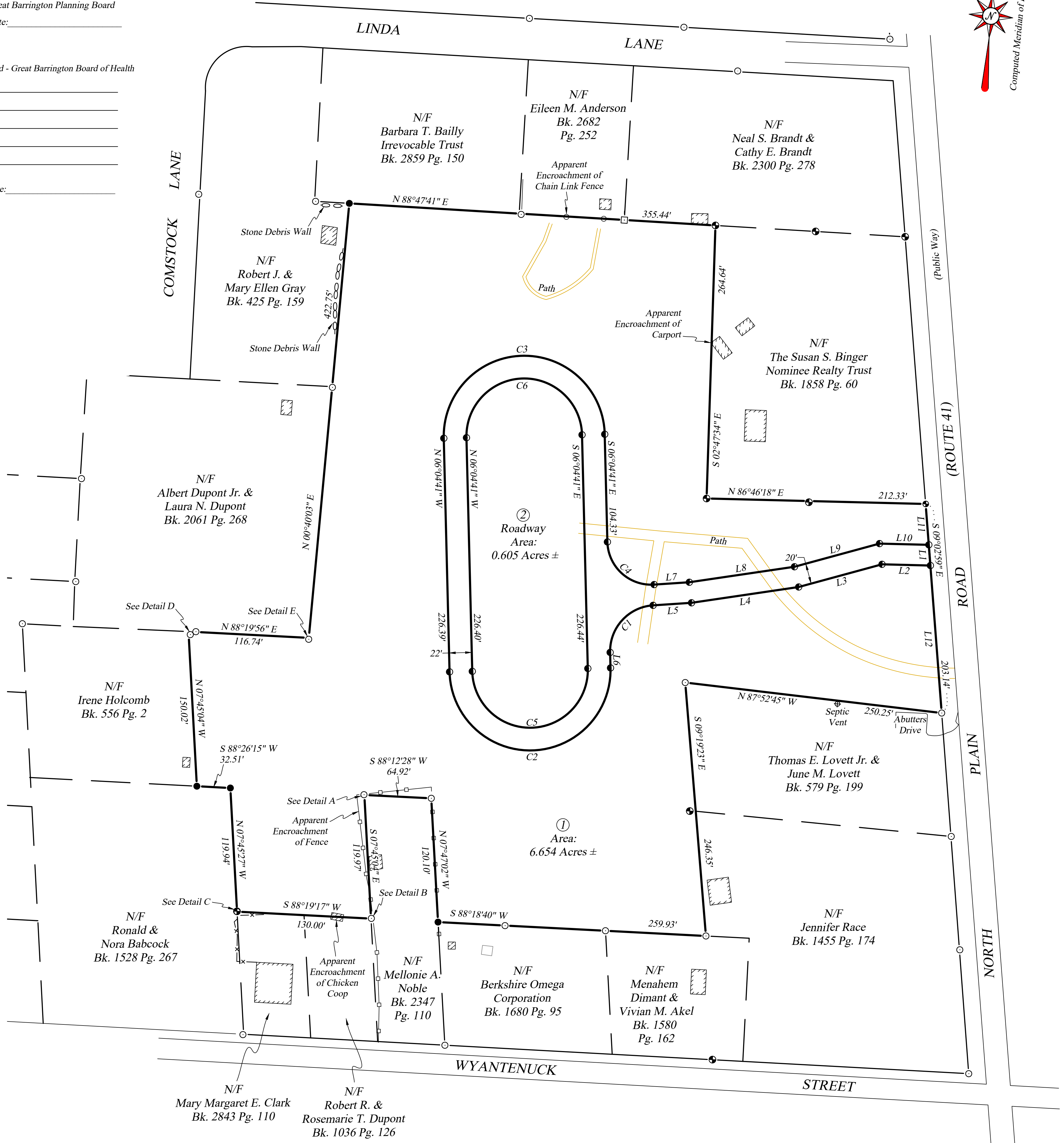


Zoning: R1A
Approved Under
Subdivision Control Law

Great Barrington Planning Board
Date: _____

Approved - Great Barrington Board of Health

Date: _____



Property Owner/ Applicant
Great Barrington Affordable
Housing Trust Fund

Land Surveyor
BEK Associates
9 Curtis Avenue
Dalton, MA 01226

Engineer
White Engineering, Inc.
55 South Merriam Street
Pittsfield, MA 01201

Notes:

- The parcel surveyed and shown hereon is the premises described in a deed to Great Barrington Affordable Housing Trust Fund recorded in B.S.D.R.D. in Bk. 2603 Pg. 343, Dated July 6, 2020.
- The premises surveyed and shown hereon may be subject to rights and easements as contained in the various deeds of record describing said premises. The locations and extent of said rights and easements are not the subject of this survey.
- North Plain Road is a former County Way. The right of way area of North Plain Road shown hereon is based upon evidence found marking the sidelines thereof in accordance with M.G.L. c86,s.2.

I, _____ Clerk of the Town of Great Barrington hereby certify that the notice of approval of this plan by the Great Barrington Planning Board has been received and recorded in this office and no appeal was received during the twenty days next after such receipt and recording of said note.

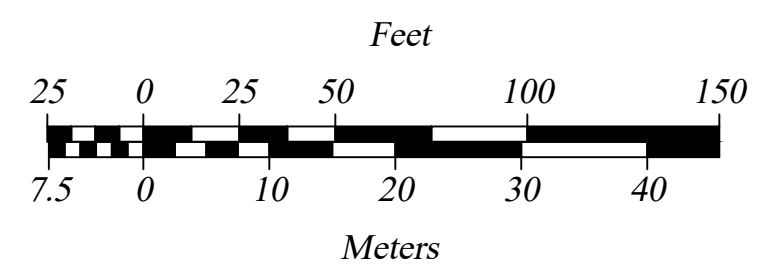
Town Clerk _____ Date _____

I certify that this plan has been prepared in conformity with the rules and regulations of the registers of deeds of the Commonwealth of Massachusetts

Brian C. Koczala 12/08/2023
Professional Land Surveyor Date

Legend:

- - Marble Bound Found
- - Iron Pipe Found
- - Rebar Found
- - Iron Pipe With Cap Set
- - Iron Pipe With Cap To Be Set
- ▲ - Computed Point
- — — - Split Rail Fence
- x-x-x- - Wire Fence Remains
- - Chain link Fence



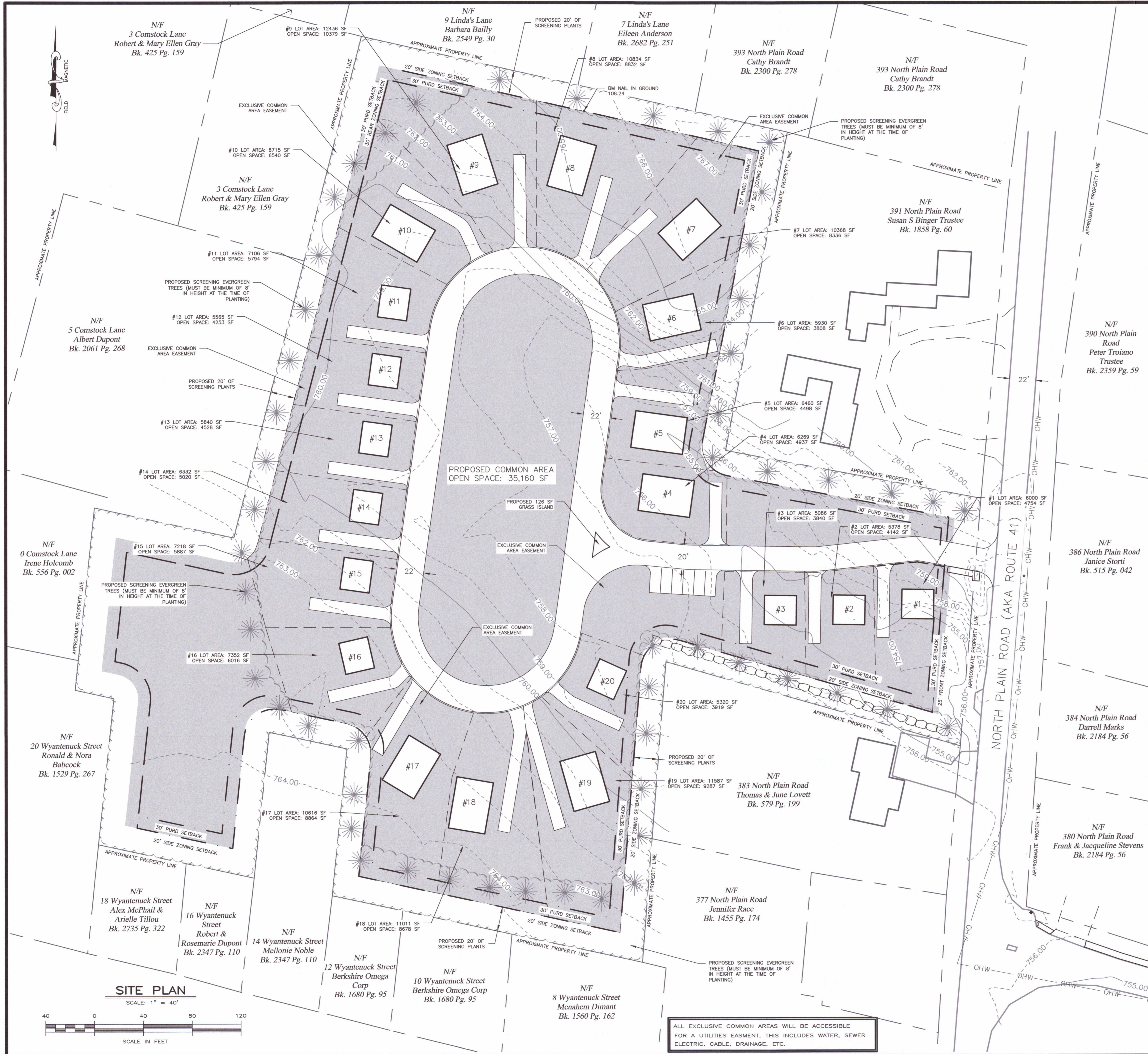
DEFINITIVE PLAN OF LAND IN
**GREAT BARRINGTON,
MASSACHUSETTS**
PREPARED FOR
**GREAT BARRINGTON AFFORDABLE
HOUSING TRUST FUND**

BEK LAND SURVEYORS & FORESTERS
ASSOCIATES

9 CURTIS AVENUE
DALTON, MA 01226

DATE 12/08/2023 JOB # 21.460_2023 SCALE 1" = 50'

DRAWN BY N.L.S. REVIEWED BY B.E.K.



KEY MAP

LOCUS MAP

GENERAL NOTES:

CONTOUR INTERVAL IS 1' REFERENCED TO A USGS DATUM. ELEVATION REFERENCE IN PLAN "MAIN STREET - SIDE EXTENSION AND RELATED WORK" FOR MAIN STREET VILLAGE OF HOUSATONIC, MA BY FORESIGHT LAND SERVICES DATED JANUARY 31ST, 2020.

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CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM "PLAN OF LAND IN GREAT BARRINGTON, MASSACHUSETTS" PREPARED FOR GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND, PREPARED BY BEK ASSOCIATES ON DECEMBER 16, 2021 AND MONUMENTATION FOUND IN THE FIELD.

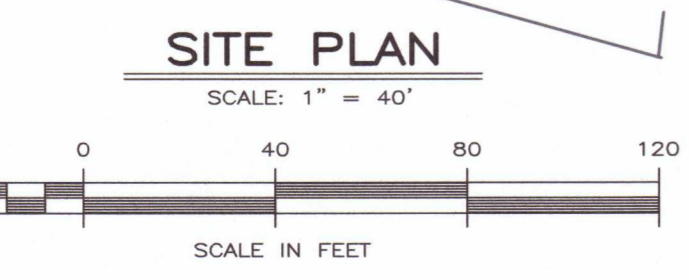
TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

LEGEND

- 98- - - - - EXISTING CONTOURS
- OHW — — — — — OVER HEAD WIRES
- - - - - APPROXIMATE PROPERTY LINE
- — — — — EDGE OF PAVED ROAD
- — — — — EDGE OF PROPOSED ROAD
- — — — — PROPOSED EDGE OF TREELINE(CANOPY)
- — — — — EDGE OF SIDEWALK
- — — — — PROPOSED STRUCTURE
- - - - - ZONING & PURD SETBACKS
- - - - - PROPOSED EXCLUSIVE COMMON AREA EASMENT
- — — — — — STONE BOUND
- ⊕ — — — — — IRON PIPE
- ⊕ — — — — — TEMPORARY BENCH MARK (TBM)
- ☼ — — — — — PROPOSED SCREENING EVERGREEN
- — — — — — OPEN SPACE

PROPERTY OWNER: TOWN OF GREAT BARRINGTON
 334 MAIN STREET, GREAT BARRINGTON, MA 01230
 SUBDIVIDER: WHITE ENGINEERING, INC.
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
 CIVIL ENGINEER: WHITE ENGINEERING, INC.
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
 LAND SURVEYOR: BEK ASSOCIATES -LAND SURVEYORS
 9 CURTIS AVE, DALTON MA 01226



ALL EXCLUSIVE COMMON AREAS WILL BE ACCESSIBLE FOR A UTILITIES EASMENT, THIS INCLUDES WATER, SEWER, ELECTRIC, CABLE, DRAINAGE, ETC.

DEFINITIVE PLAN for TOWN OF GREAT BARRINGTON			
0 NORTH PLAIN ROAD	MAP #26, LOT #53A	GREAT BARRINGTON, MA	
3	NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8"	AJB	1/22/2024
	WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN,		
	ADDED CURB STOPS, ADDED DEFINITIVE PLAN		
NO.	REVISION	BY	DATE

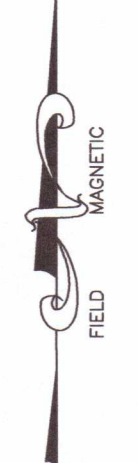
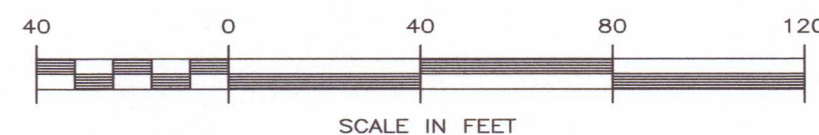
BRENT M. WHITE
CIVIL ENGINEER
NO. 47888

WHITE ENGINEERING INC.
CIVIL & ENVIRONMENTAL
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 2, 2023	DRN: AJB	APVD: BMW	DWG NO: 21-07-09C
BY: BMW	CHK: BMW/CJM	SCALE: AS NOTED	SHEET 1 OF 1

SITE PLAN

SCALE: 1" = 40'

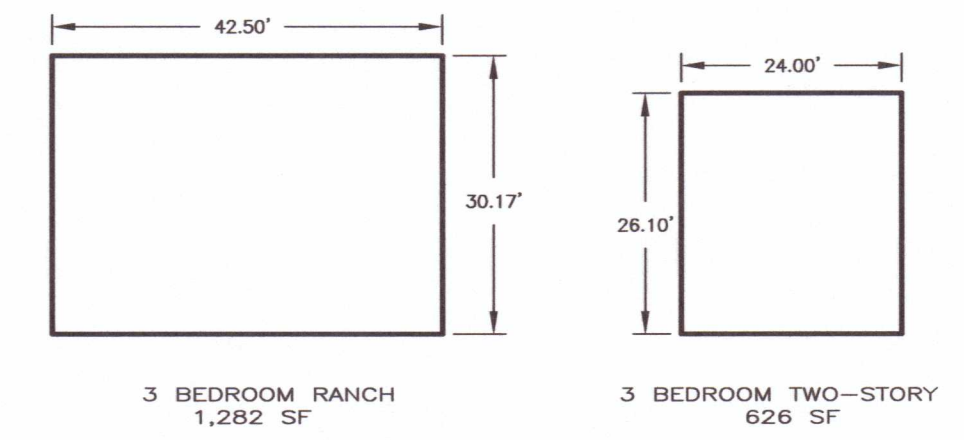


KEY MAP

LEGEND

- 98 --- EXISTING CONTOURS
- 100 --- PROPOSED CONTOURS
- OHW --- OVER HEAD WIRES
- APPROXIMATE PROPERTY LINE
- EDGE OF PAVED ROAD
- EDGE OF PROPOSED ROAD
- EDGE OF TREELINE(CANOPY)
- PROPOSED EDGE OF TREELINE(CANOPY)
- EDGE OF SIDEWALK
- PROPOSED STRUCTURE
- SSW --- SILT FENCE W/STAKED STRAW WATTLES
- --- PROFILE ALIGNMENT LINES
- --- SEWER EASEMENT
- --- ZONING & PURD SETBACKS
- SD --- WATER SUPPLY PIPE
- W --- WATER SUPPLY PIPE
- S --- SANITARY SEWER
- U --- UNDERGROUND ELECTRIC/CABLE
- PS --- PUMP SEWER LINE
- TEST PIT LOCATION
- ▣ PROPOSED CATCH BASIN
- △ TEMPORARY BENCH MARK (TBM)
- ⊙ PROPOSED SEWER MANHOLE
- ▤ STONE BOUND
- ⊙ IRON PIPE
- ⊕ TEMPORARY BENCH MARK (TBM)
- ⊙ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ PROPOSED SCREENING EVERGREEN
- ⊙ PROPOSED PHOTOMETRIC IMPRINT

TOTAL SQUARE FOOTAGE	
TWO-STORY HOUSE	6,260 S.F.
RANCH HOUSE	12,820 S.F.
TOTAL HOUSE AREA	19,080 S.F.
ROAD	26,490 S.F.
DRIVEWAY	14,780 S.F.
SIDEWALK	150 S.F.
TOTAL S.F.	60,500 S.F.
IMPERVIOUS AREA	44,680 S.F.
LOT AREA	316,518 S.F.
LOT COVERAGE	6.02%
OPEN SPACE USED	19.11%



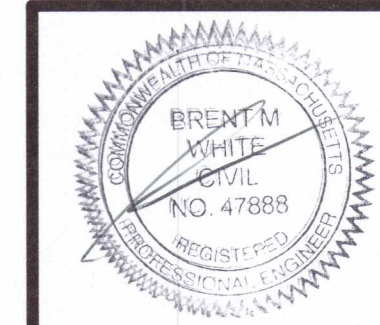
PROPOSED HOUSE DESIGNS
NTS

COMMENTS FROM THE TOWN OF GREAT BARRINGTON

GENERAL NOTES:
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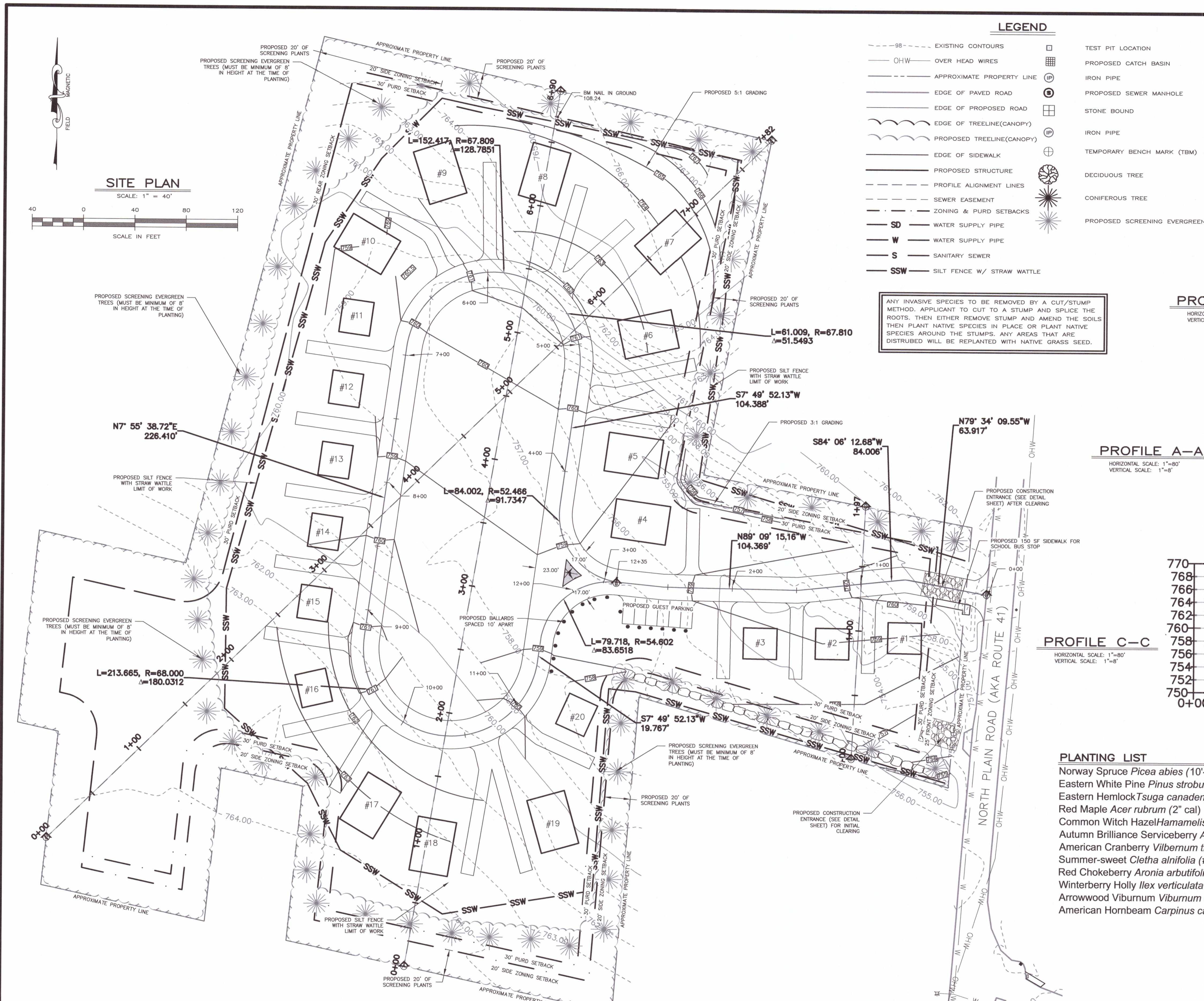


WHITE ENGINEERING INC.
 CIVIL & ENVIRONMENTAL
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
 PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

TITLE: **PROPOSED SITE DEVELOPMENT PLAN**
 for
TOWN OF GREAT BARRINGTON

0 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA
 3 NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8" WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN, ADDED CURB STOPS, ADDED DEFINITIVE PLAN

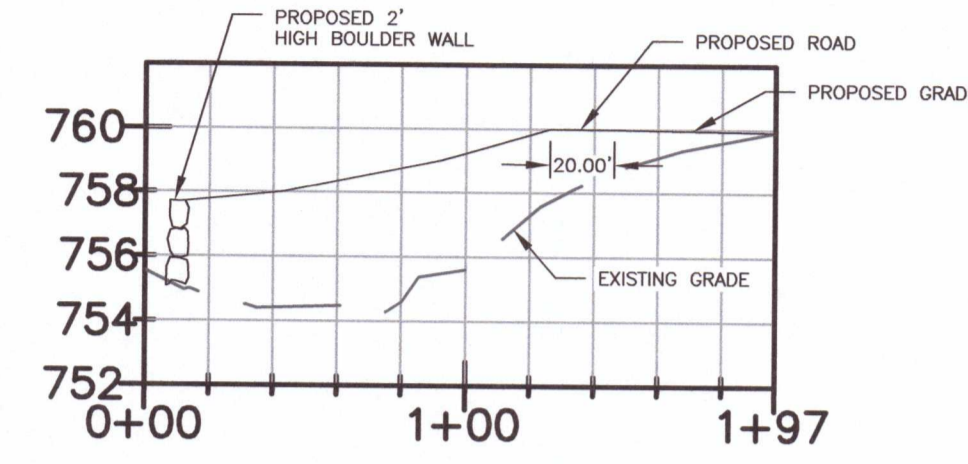
DATE: FEBRUARY 2, 2023 DWN: AJB APVD: BMW DWG NO: 21-07-09C
 DSCR: BMW CDR: BMW/CJM SCALE: AS NOTED SHEET 1 OF 7



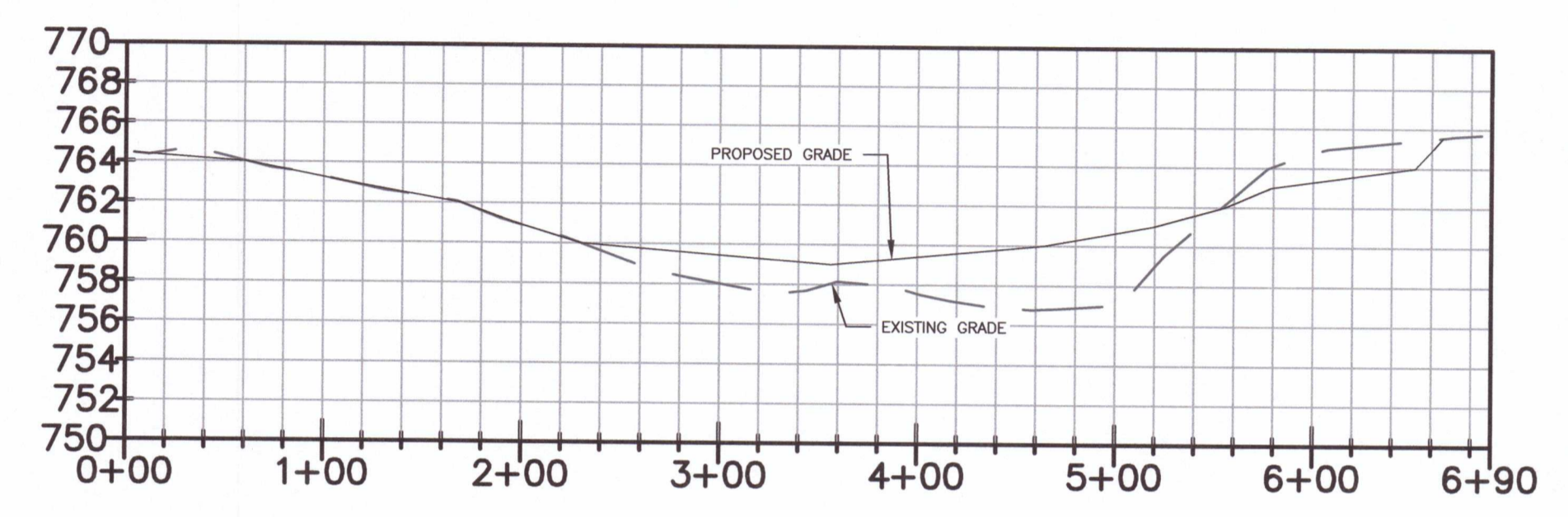
KEY MAP

LOCUS MAP

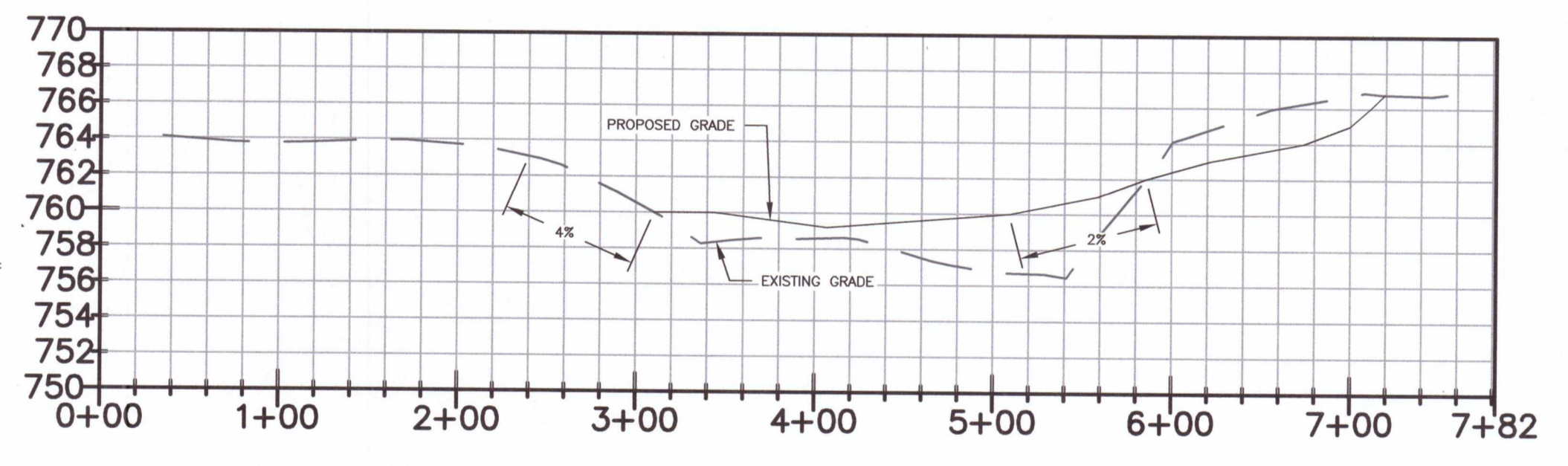
PROFILE D-D



PROFILE A-A



PROFILE C-C



PLANTING LIST

- Norway Spruce *Picea abies* (10'-12' in height)
- Eastern White Pine *Pinus strobus* (5'-6' in height)
- Eastern Hemlock *Tsuga canadensis* (5'-6' in height)
- Red Maple *Acer rubrum* (2" cal)
- Common Witch Hazel *Hamamelis virginiana* (5'-6' in height)
- Autumn Brilliance Serviceberry *Amelanchier x grandiflora* (5'-6' in height)
- American Cranberry *Viburnum trilobum* (5'-6' in height)
- Summer-sweet *Clethra alnifolia* (#3 Cont. (30"))
- Red Chokeberry *Aronia arbutifolia* (#3 Cont. (30"))
- Winterberry Holly *Ilex verticillata* (#3 Cont. (30"))
- Arrowwood *Viburnum dentatum* (#3 Cont. (30"))
- American Hornbeam *Carpinus caroliniana* (2" cal.)

COMMENTS FROM THE TOWN OF GREAT BARRINGTON

All proposed landscaping will follow the Control and Management of Invasive Species plan from section 240-B (q) in the Subdivision bylaws: "Control and Management of Invasive Species. The Landscaping Plan shall also discuss measures to control and manage existing invasive species and to avoid planting of known invasive plants within all right of ways of the proposed subdivision as well as the first forty feet (40') beyond said right of ways. Invasive plants to be managed include but are not limited to: Oriental Bittersweet; Multi-flora Rose; Japanese Barberry; Honeysuckle; Phragmites; Japanese Knotweed; Purple Loosestrife; Garlic Mustard; and Euonymus Alatus. All species proposed to be planted shall be native, non-invasive species, with reference made directly on the Landscaping Plan to a widely accepted compendium of plant species, such as the latest edition of: Invasive Plant Atlas of New England (IPANE); "The Evaluation of Non-native Plant Species for Invasiveness in Massachusetts," 2005 Final Report by the Mass. Invasive Plant Advisory Group; "Alternatives to Invasive Species," 2003 report of the New England Wild Flower Society, or similar current references."

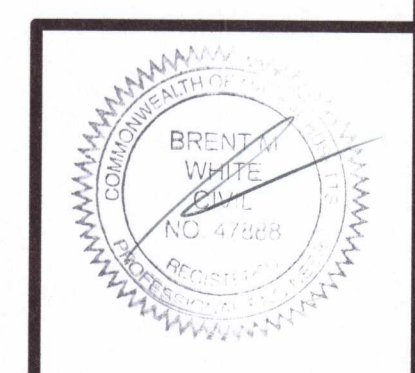
PROPOSED LANDSCAPE & GRADING PLAN
for
TOWN OF GREAT BARRINGTON

NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA
3 NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8" AJB 1/22/2024
WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN.
ADDED CURB STOPS, ADDED DEFINITIVE PLAN

NO. REVISION BY DATE

WHITE ENGINEERING INC.
CIVIL & ENVIRONMENTAL
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 2, 2023 DRN: AJB APVD: BMW DWG NO: 21-07-09C
BY: BMW CKD: BMW/CJM SCALE: AS NOTED SHEET 2 OF 7



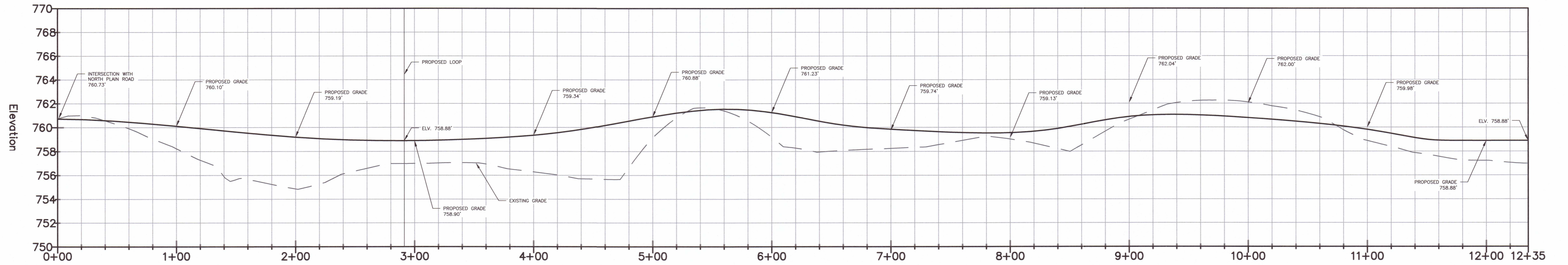


KEY MAP

LOCUS MAP

MAIN ROAD PROFILE

Station



ROAD PROFILE B-B

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

COMMENTS FROM THE TOWN OF GREAT BARRINGTON

PROPOSED ROAD PROFILE for TOWN OF GREAT BARRINGTON

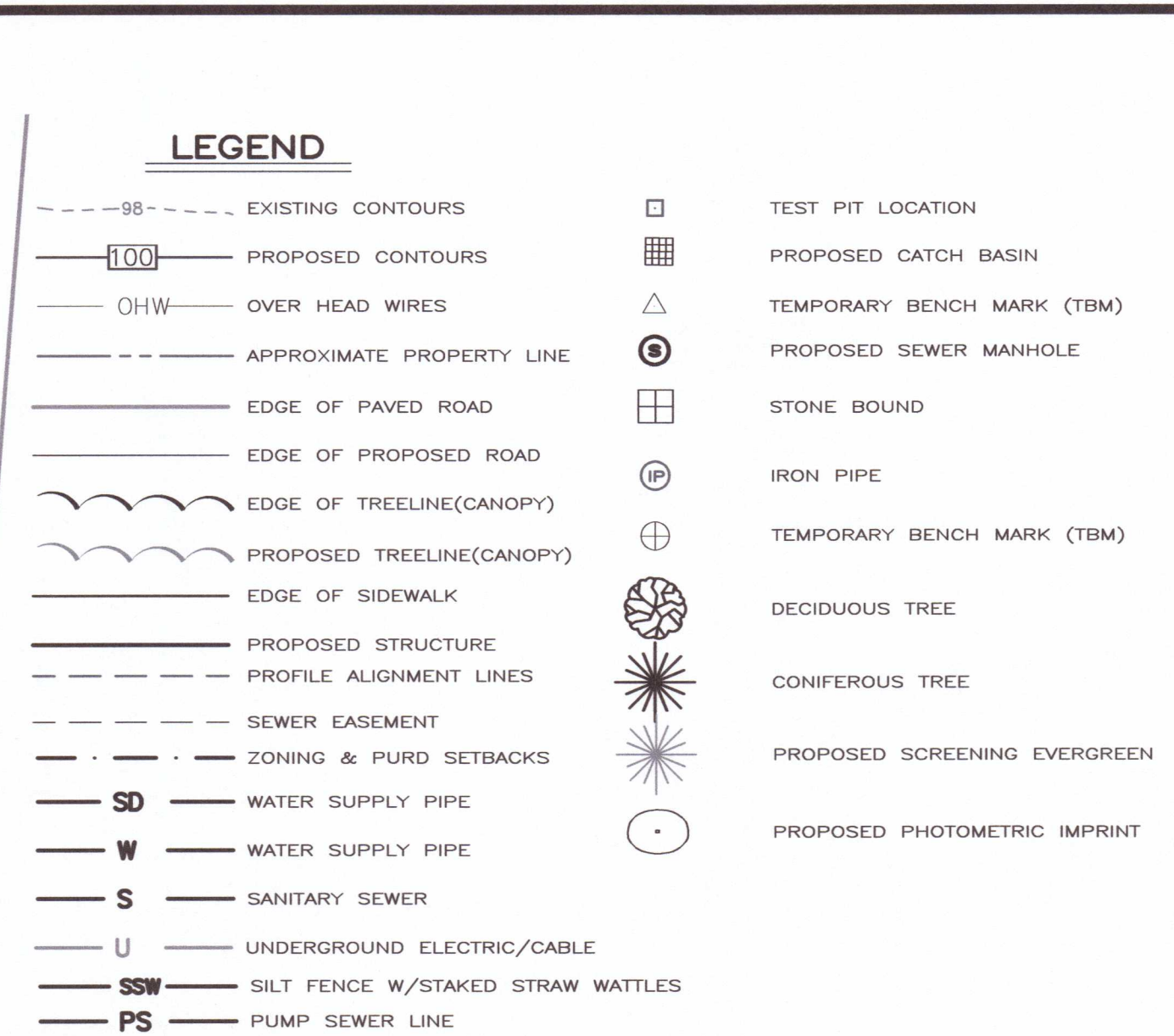
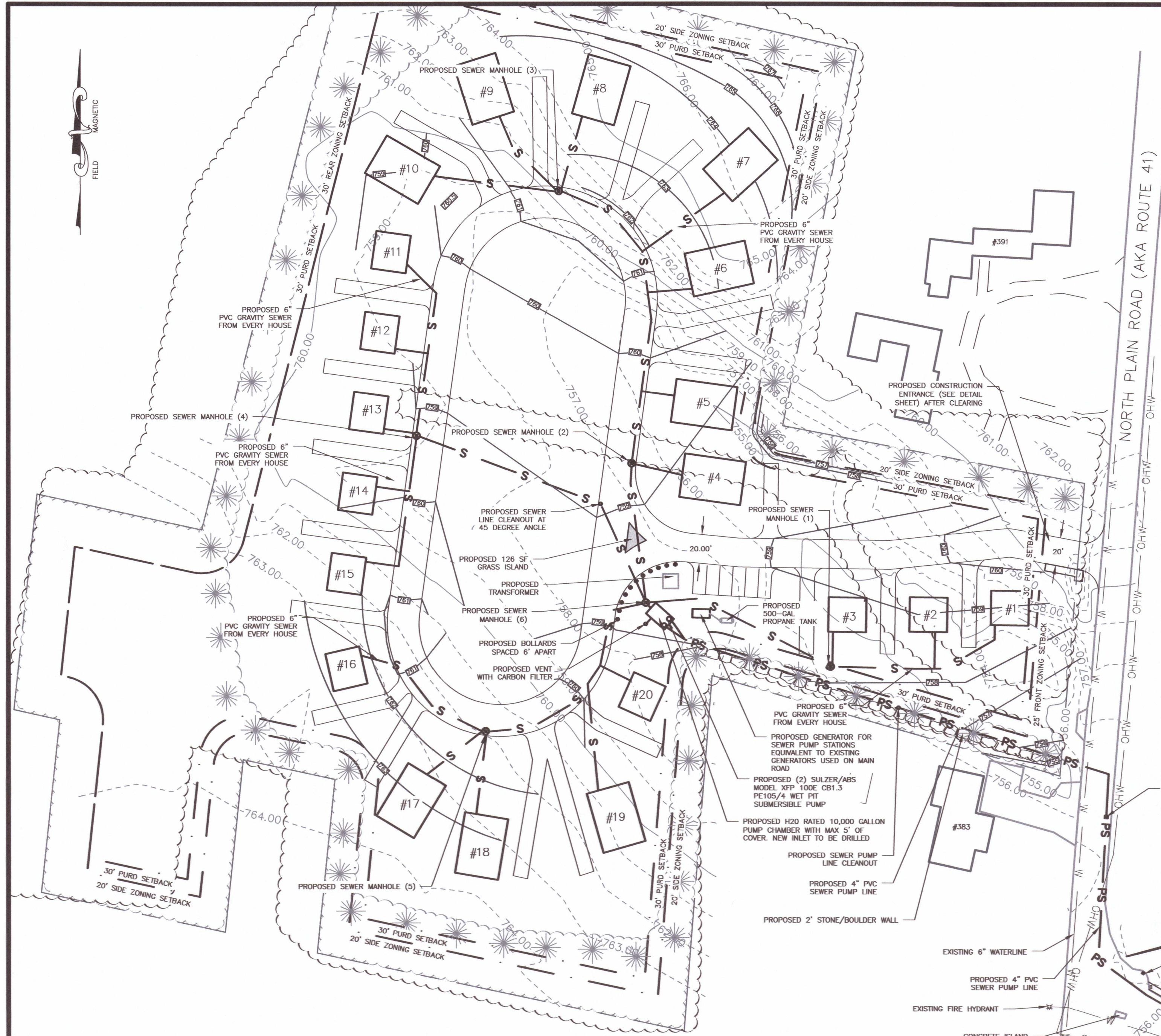
0	NORTH PLAIN ROAD	MAP #26, LOT #53A	GREAT BARRINGTON, MA
3	NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8"	AJB	1/22/2024
	WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN,		
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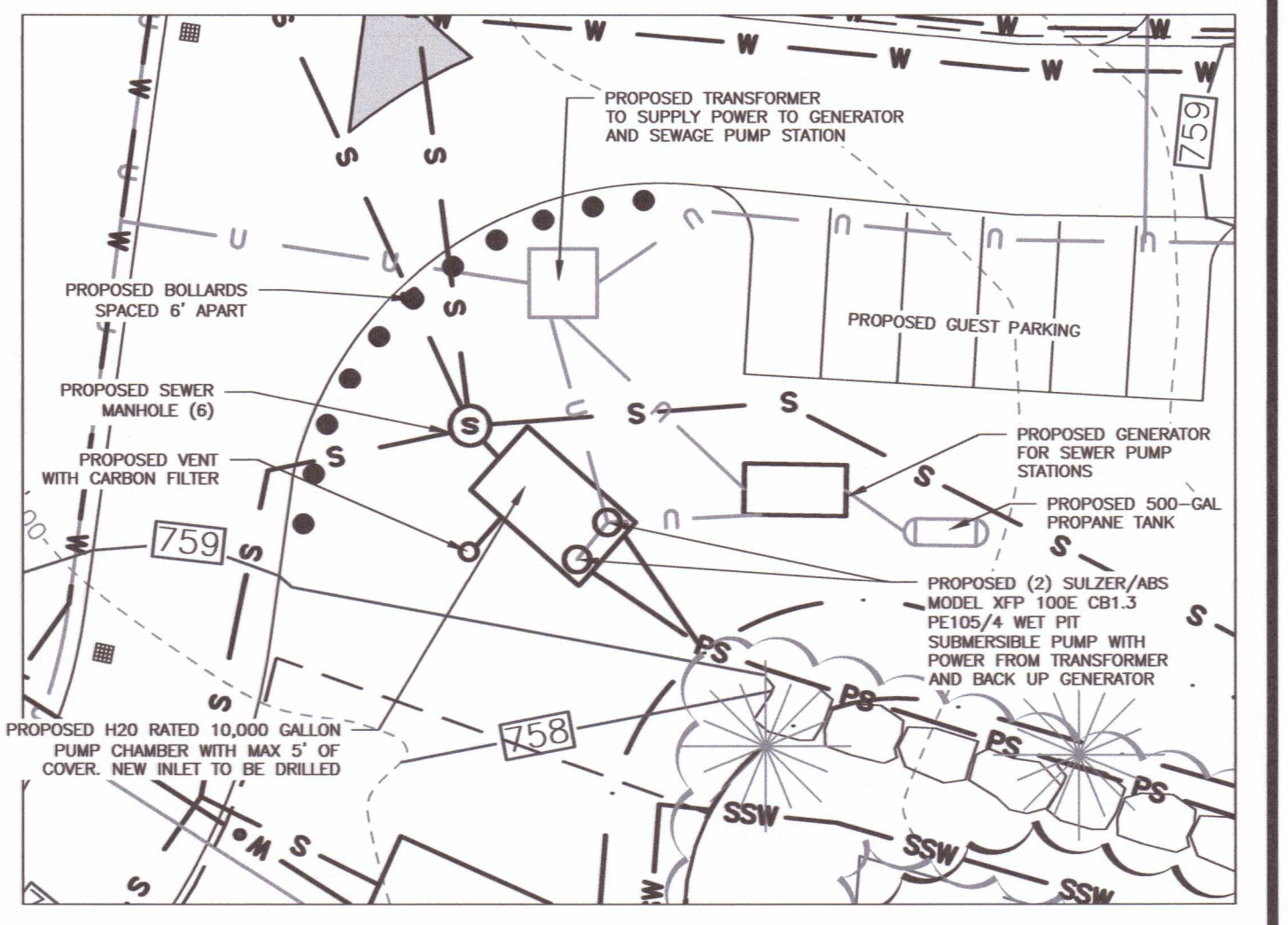
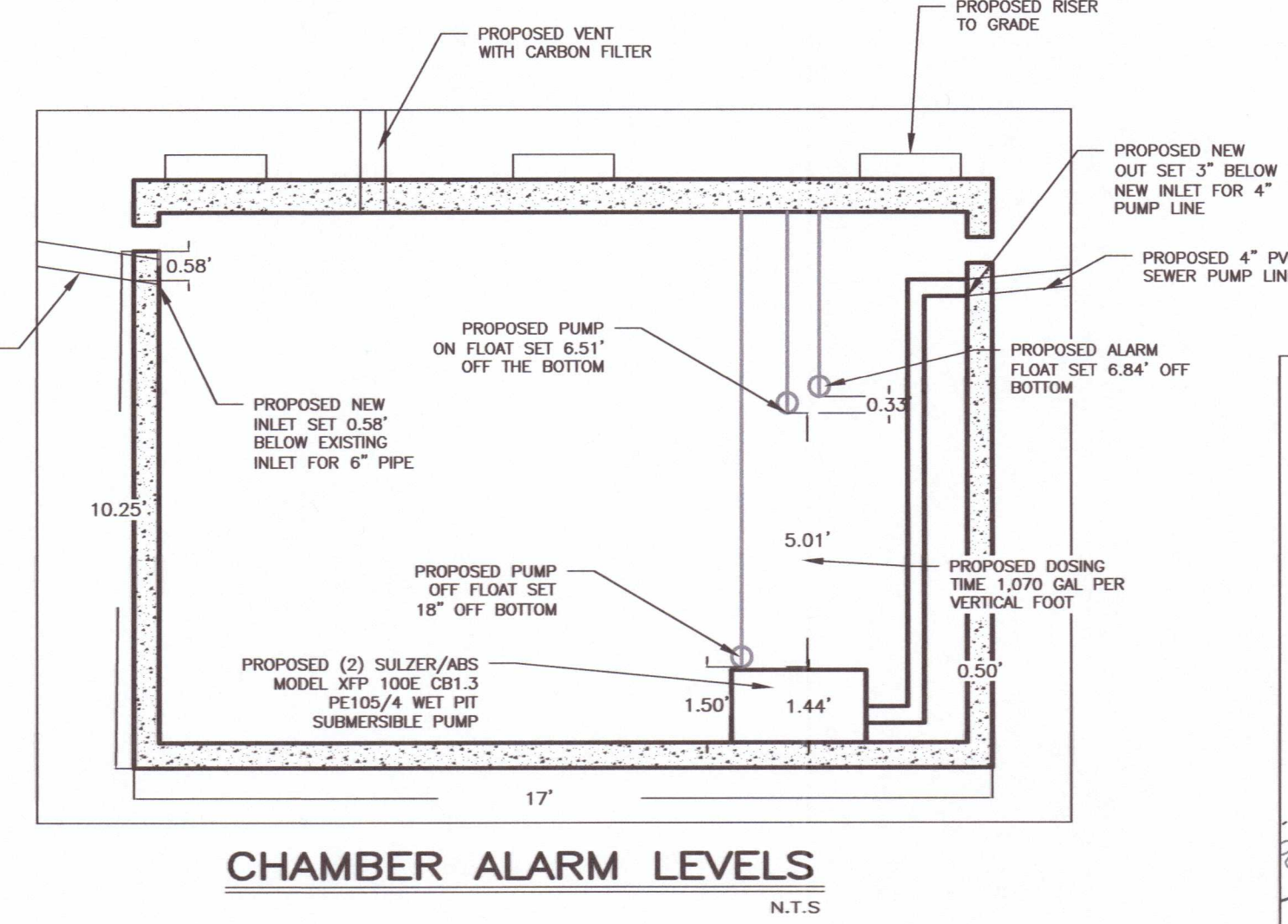
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DATE: FEBRUARY 2, 2023	DRN: AJB	APPD: BMW	DWG NO: 21-07-09C
BY: BMW	CHK: BMW/CJM	SCALE: AS NOTED	SHEET 3 OF 7

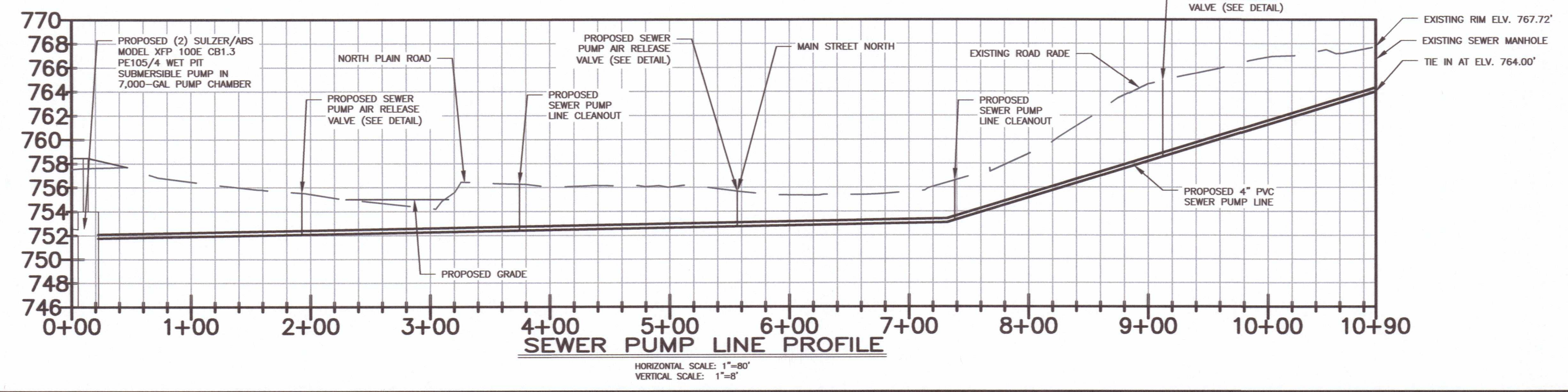
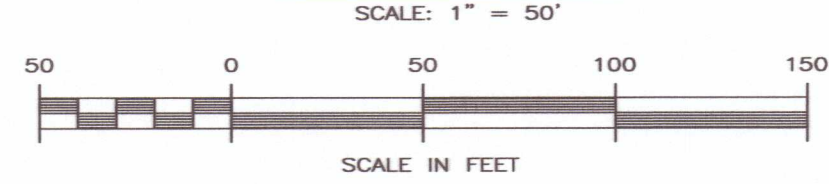


KEY MAP
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 TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.
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SITE PLAN
SCALE: 1" = 50'



MANHOLE	RIM ELV.	INV. IN	INV. OUT
1	758.50'	754.00'	753.92'
2	759.07'	753.33	753.28'
3	761.32'	756.13'	756.05'
4	759.47'	754.97'	754.89'
5	760.50'	756.00'	755.92'
6	759.00'	752.12'	752.04'
PUMP	754.00'*	752.00'	751.75'

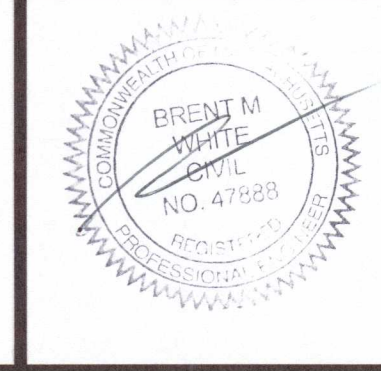
*TOP OF TANK ELEVATION, MAX 5' OF COVER

COMMENTS FROM THE TOWN OF GREAT BARRINGTON

NO.	REVISION	BY	DATE

PROPOSED SANITARY SEWER PLAN
for
TOWN OF GREAT BARRINGTON

0 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA
 3 NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8' WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN, ADDED CURB STOPS, ADDED DEFINITIVE PLAN
 AJB 1/22/2024



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 CIVIL & ENVIRONMENTAL
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
 PHONE: (413) 443-8011 FAX: (413) 443-8012
 WEBSITE: WHITEENG.COM
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 2, 2023
 DRAWN: AJB
 CHECKED: BMW/CJM
 SCALE: AS NOTED
 SHEET NO: 21-07-09C
 SHEET 4 OF 7



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KEY MAP

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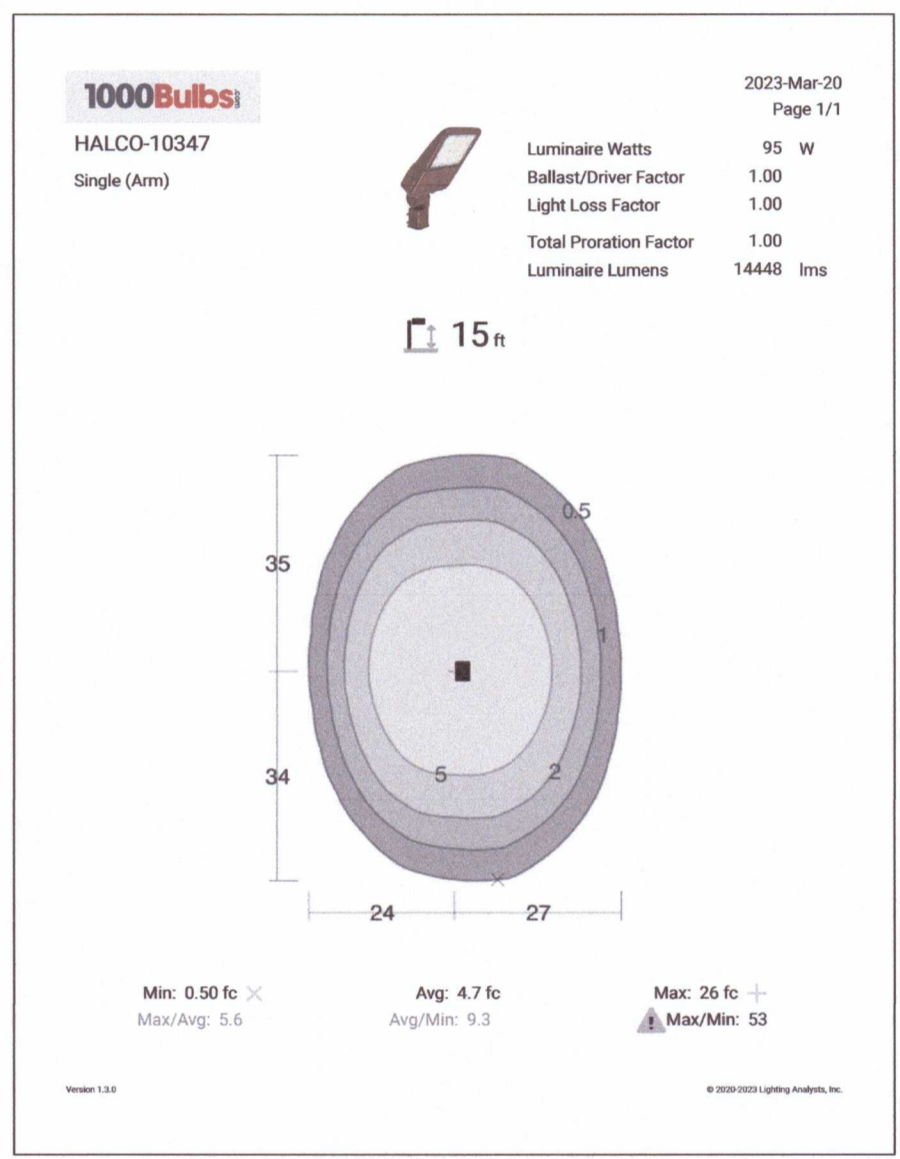
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 - — — — — EDGE OF PROPOSED ROAD
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 - — — — — EDGE OF SIDEWALK
 - — — — — PROPOSED STRUCTURE
 - - - - - PROFILE ALIGNMENT LINES
 - - - - - SEWER EASEMENT
 - - - - - ZONING & PURD SETBACKS
 - SD — WATER SUPPLY PIPE
 - W — WATER SUPPLY PIPE
 - S — SANITARY SEWER
 - U — UNDERGROUND ELECTRIC/CABLE
 - — TEST PIT LOCATION
 - ⊠ — PROPOSED CATCH BASIN
 - ⊕ — IRON PIPE
 - ⊕ — PROPOSED SEWER MANHOLE
 - ⊕ — STONE BOUND
 - ⊕ — IRON PIPE
 - ⊕ — TEMPORARY BENCH MARK (TBM)
 - ⊕ — DECIDUOUS TREE
 - ⊕ — CONIFEROUS TREE
 - ⊕ — PROPOSED SCREENING EVERGREEN
 - ⊕ — PROPOSED PHOTOMETRIC IMPRINT
 - — PROPOSED ELECTRIC PEDESTAL



PHOTOMETRIC DETAIL
N.T.S.

ProLED® Select Flood Series
Field Selectable Color Temperature

Specification Table

Product Number	100W	150W	200W	300W	400W	500W	600W	800W
Energy Output	100W EQUIVALENT	150W EQUIVALENT	200W EQUIVALENT	300W EQUIVALENT	400W EQUIVALENT	500W EQUIVALENT	600W EQUIVALENT	800W EQUIVALENT
Power Factor	0.95							
LED Lifetime	100,000 Hours							
Input Voltage	120V/277VAC							
Surge Protection	SPD Integrated							
Output Distribution	150° Beam							
Mounting Options	Mounting hardware included. Selects depth position on pole plate.							
ICCT	Full spectrum 5000K, 6000K, 5000K							
Dimming	0-10VDC							
Warranty	3 Year							
Class	Bulbless							
Size	P48, 1/8" set location							
SDC	SDC Integrated							
Lens	Polycarbonate							
Mounting	Discard aluminum							
Height Data	1.57	2.31	2.75	4.48	6.00	6.00	6.00	6.00
Mount Clearance	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0

Scaled Performance

Product Number	100W	150W	200W	300W	400W	500W	600W	800W
Foot Candle	1.0	1.5	2.0	3.0	4.0	5.0	6.0	8.0
Foot Candle @ 30'	0.01	0.02	0.03	0.04	0.05	0.06	0.08	0.11
Foot Candle @ 60'	0.0001	0.0002	0.0003	0.0004	0.0005	0.0006	0.0008	0.0011

CUT SHEET
N.T.S.

COMMENTS FROM THE TOWN OF GREAT BARRINGTON

PROPOSED LIGHTING PLAN
for
TOWN OF GREAT BARRINGTON

0 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA

3	NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8" WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN, ADDED CURB STOPS, ADDED DEFINITIVE PLAN	AJB	1/22/2024
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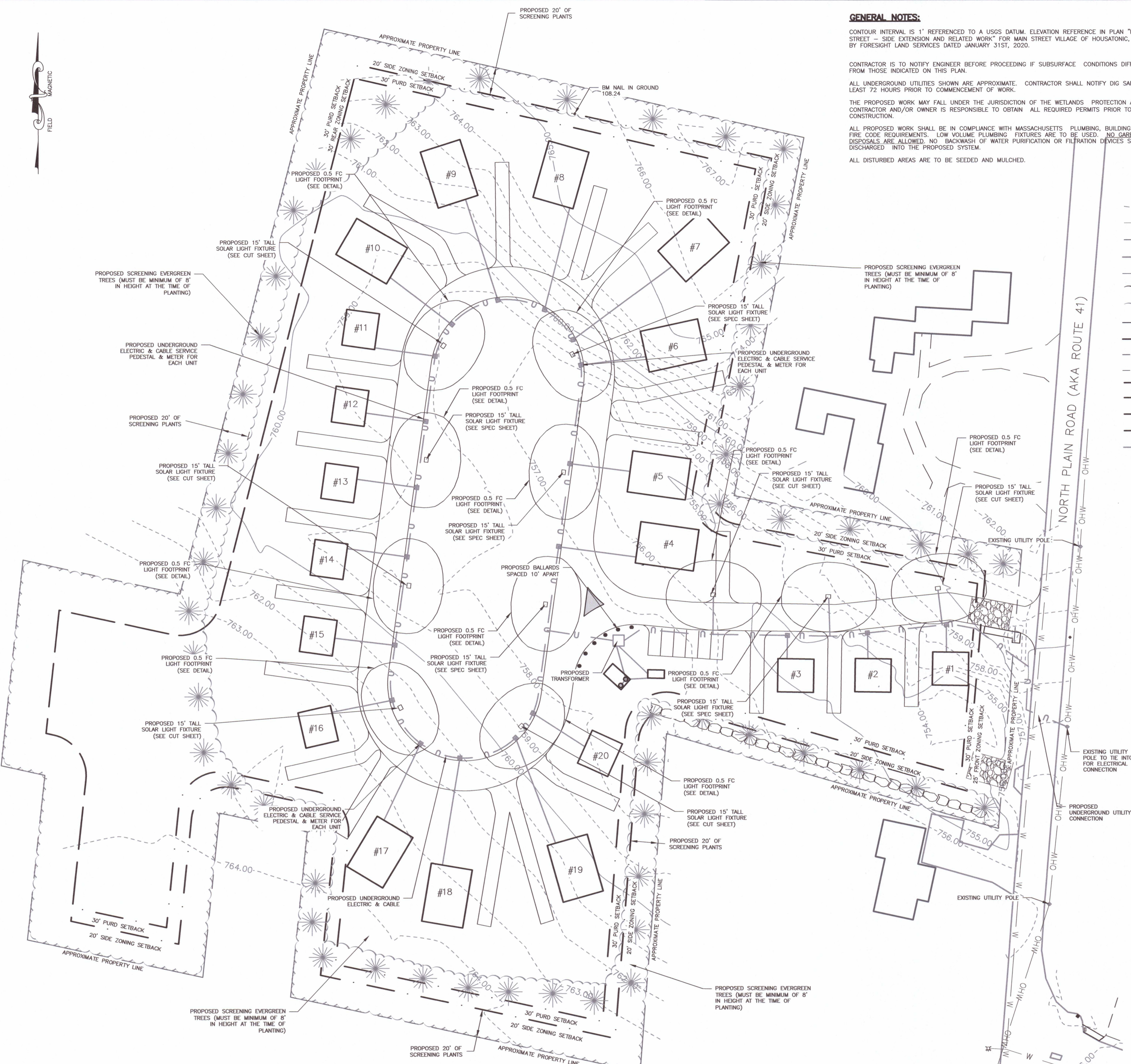
NO. REVISION BY DATE

WHITE ENGINEERING INC.
CIVIL & ENVIRONMENTAL
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

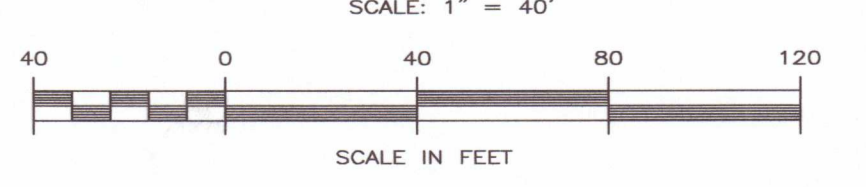
DATE: FEBRUARY 2, 2023 DPK: AJB APVD: BMW DWG NO: **21-07-09C**
ORGN: BMW CKD: BMW/CJM SCALE: AS NOTED SHEET 5 OF 7



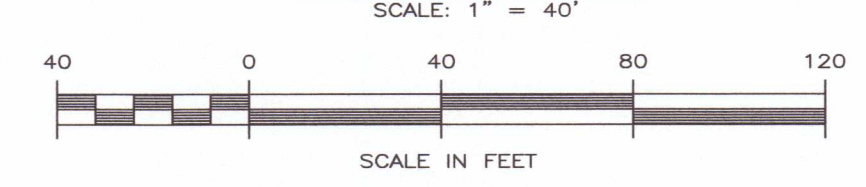
THE PROPOSED LIGHT FIXTURES TO HAVE BULBS UNDER 30,000 LUMENS AND A COLOR TEMPERATURE 3000K OR LESS. FIXTURES CAN BE THE PROPOSED MODEL OR EQUIVALENT.



SITE PLAN
SCALE: 1" = 40'



SITE PLAN



KEY MAP

LOCUS MAP

LEGEND

- - - - - 98 - - - - - EXISTING CONTOURS
- 100 - - - - - PROPOSED CONTOURS
- OHW - - - - - OVER HEAD WIRES
- - - - - APPROXIMATE PROPERTY LINE
- — — — — EDGE OF PAVED ROAD
- — — — — EDGE OF PROPOSED ROAD
- — — — — EDGE OF TREELINE(CANOPY)
- — — — — EDGE OF SIDEWALK
- — — — — PROPOSED STRUCTURE
- - - - - PROFILE ALIGNMENT LINES
- - - - - SEWER EASEMENT
- - - - - ZONING & PURD SETBACKS
- SD — — — — — WATER SUPPLY PIPE
- W — — — — — WATER SUPPLY PIPE
- S — — — — — SANITARY SEWER
- — — — — — TEST PIT LOCATION
- ▣ — — — — — PROPOSED CATCH BASIN
- IP — — — — — IRON PIPE
- ⊙ — — — — — PROPOSED SEWER MANHOLE
- ⊠ — — — — — STONE BOUND
- ⊕ — — — — — IRON PIPE
- ⊕ — — — — — TEMPORARY BENCH MARK (TBM)
- ⊕ — — — — — DECIDUOUS TREE
- ⊕ — — — — — CONIFEROUS TREE

GENERAL NOTES:

CONTOUR INTERVAL IS 1' REFERENCED TO A LOCAL ARBITRARY DATUM.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARAGE DISPOSALS ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL DISCHARGE INTO THE PROPOSED SYSTEM.

ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.

CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM "PLAN OF LAND IN GREAT BARRINGTON, MA FOR GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND" PREPARED BY BRIAN KOCZELA OF B.E.K. ASSOCIATES DATED ON 12/16/2021 AND MONUMENTATION FOUND IN THE FIELD AND ARE REPRESENTED AS APPROXIMATE ONLY.

TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

COMMENTS FROM THE TOWN OF GREAT BARRINGTON

PROPOSED WATER DISTRIBUTION PLAN
for
TOWN OF GREAT BARRINGTON

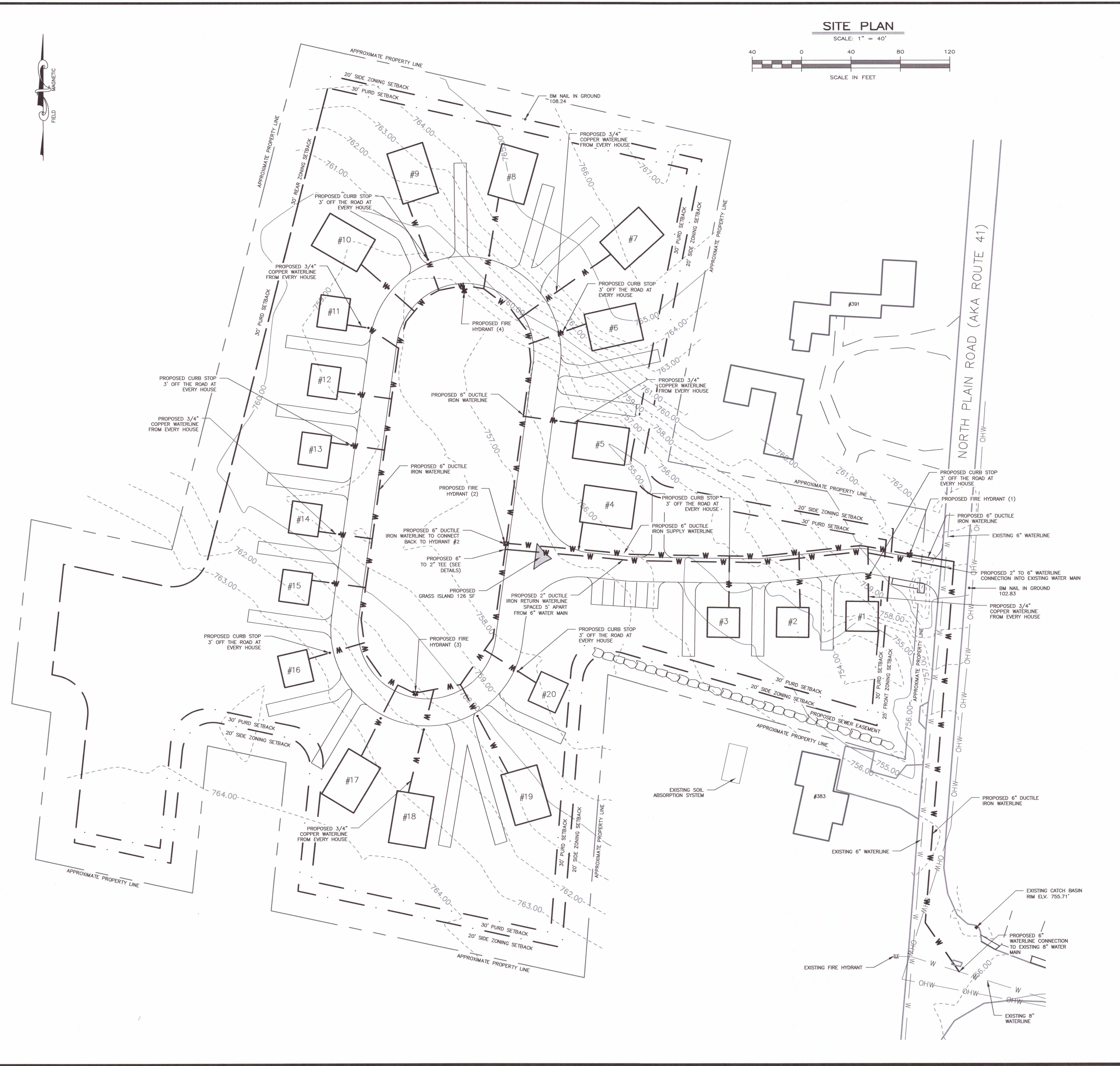
0 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA

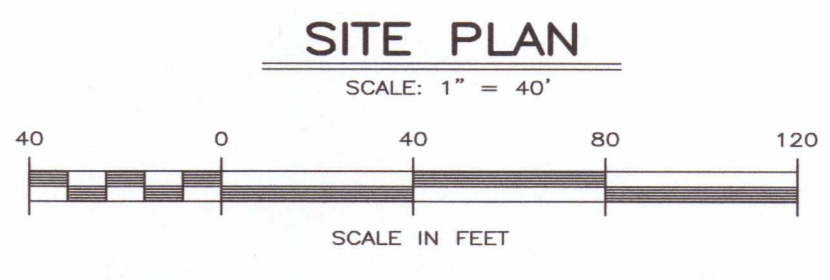
3	NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8" WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN, ADDED CURB STOPS, ADDED DEFINITIVE PLAN	AJB	1/22/2024
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NO. _____ REVISION BY _____ DATE _____

WHITE ENGINEERING INC.
CIVIL & ENVIRONMENTAL
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 2, 2023 DWN: AJB APVD: BMW DWG NO: **21-07-09C**
DESIGN: BMW CHECK: BMW/CJM SCALE: AS NOTED SHEET 6 OF 7





- ### LEGEND
- - - - - EXISTING CONTOURS
 - 100 PROPOSED CONTOURS
 - OHW OVER HEAD WIRES
 - - - - - APPROXIMATE PROPERTY LINE
 - EDGE OF PAVED ROAD
 - EDGE OF PROPOSED ROAD
 - EDGE OF TREELINE(CANOPY)
 - EDGE OF SIDEWALK
 - PROPOSED STRUCTURE
 - - - - - PROFILE ALIGNMENT LINES
 - - - - - SEWER EASEMENT
 - - - - - ZONING & PURD SETBACKS
 - SD WATER SUPPLY PIPE
 - W WATER SUPPLY PIPE
 - S SANITARY SEWER
 - TEST PIT LOCATION
 - ⊕ PROPOSED CATCH BASIN
 - ⊙ PROPOSED SEWER MANHOLE
 - ⊠ STONE BOUND
 - ⊕ IRON PIPE
 - ⊕ TEMPORARY BENCH MARK (TBM)
 - ⊕ DECIDUOUS TREE
 - ⊕ CONIFEROUS TREE



KEY MAP

LOCUS MAP

STORM WATER STRUCTURE INVERT TABLE

ID	RIM ELV.	INV. IN	INV. OUT
CB1	759.27'	—	755.51'
CB2	759.27'	755.39'	755.32'
CB3	758.89'	754.47'	754.39'
CB4	759.12'	755.07'	754.98'
CB5	760.40'	756.07'	755.99'
CB6	761.32'	—	756.98'
CB7	759.79'	—	756.03'
CB8	759.47'	755.09'	755.01'
CB9	760.17'	—	755.77'
CB10	760.98'	—	757.00'
CB11	760.50'	—	756.00'
CB12	759.17'	754.04'	753.96'
CB13	759.52'	754.45'	754.37'
CB14	759.61'	753.69'	753.61'
FIELD 1	—	754.34'	—
FIELD 2	—	753.57'	—

GENERAL NOTES:

CONTOUR INTERVAL IS 1' REFERENCED TO A LOCAL ARBITRARY DATUM.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARBAGE DISPOSALS ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL DISCHARGE INTO THE PROPOSED SYSTEM.

ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.

CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM "PLAN OF LAND IN GREAT BARRINGTON, MA FOR GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND" PREPARED BY BRIAN KOCCZELA OF B.E.K. ASSOCIATES DATED ON 12/16/2021 AND MONUMENTATION FOUND IN THE FIELD AND ARE REPRESENTED AS APPROXIMATE ONLY.

TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON DECEMBER 8 & 9.

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	ASHITO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT	
D	FINAL FILL MATERIAL FOR LAYER 11 STARTS FROM THE TOP OF THE C LAYER TO THE BOTTOM OF FINISHED PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT FINISHED GRADE MAY BE PART OF THE C LAYER.	ANY SOLIDOR MATERIALS, NATIVE SOILS, OR PER ENGINEERS PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	NA	PREPARE PER SITE DESIGN ENGINEERS PLANS. PAVED INSTALLATIONS MAY HAVE STORMTECH MATERIAL AND PREPARATION REQUIREMENTS.
C	FINAL FILL FILL MATERIAL FOR LAYER 10 STARTS FROM THE TOP OF THE FINISHED STONE (E LAYER) TO 2" ABOVE THE TOP OF THE CHAMBER. NOTE THAT FINISHED GRADE MAY BE A PART OF THE C LAYER.	GRANULAR WELL GRADED SOIL/AGGREGATE MIXTURES, <5% FINES OR PROCESSED AGGREGATE.	ASHITO M&T A-1, A-2, A-3 OR ASHTO M&T 3, 3.5, 4, 4.5, 5, 5.5, 6, 6.5, 7, 7.5, 8, 9, 10	85% COMPACTION AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBER IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) LIFTS TO A MIN. 95% RELATIVE DENSITY FOR WELL GRADED MATERIAL AND 90% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	FRAMEWORK STONE. FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (D LAYER) TO THE C LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE.	ASHITO M&T 3.4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE. FILL BELOW CHAMBERS FROM THE FOUNDATION OF TO THE FOOT BOTTOM OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE.	ASHITO M&T 3.4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ¹⁾

PLEASE NOTE:
 1. THE SITE DESIGN ENGINEER'S DESIGN AND FOR CONSTRUCTION ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR, FOR EXAMPLE A SPECIFICATION FOR AN STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (ASHITO M&T 3.4)".
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTED BY 1500 PSI ROLLERS AT 1500 PSI (1000 PSI) OVER THE CHAMBER. FOR SPECIAL LOAD BEARING, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 3. WHERE NEW SOIL EXISTENCES MAY BE COMPACTION FOR STORMTECH DESIGN. CONTACT STORMTECH FOR SPECIAL LOAD BEARING, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 4. ONCE LAYER C IS PLACED, ANY SOLIDOR MATERIAL CAN BE PLACED IN LAYER D UP TO THE FINISHED GRADE. MOST PAVEMENT SUBGRADE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER C OR D AT THE SITE DESIGN ENGINEER'S DISCRETION.

FOR COVER DEPTHS GREATER THAN 8.6' (2.6 m) PLEASE CONTACT ADS

NOTES:
 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2918, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION GROUP DESIGNATION: S1.
 2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2918 "STANDARD PRACTICES FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
 4. FRAMEWORK STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
 • TO MAINTAIN THE INTEGRITY OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTERNAL, INTERLOCKING STACKING LOGS.
 • TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2".
 • TO ENSURE THE INTEGRITY OF THE JOINT DURING INSTALLATION, AN INCH TEST PRESSURE CONSTANT AS DEFINED IN SECTION 8.2.6 OF ASTM F2918 SHALL BE GREATER THAN OR EQUAL TO 200 LBS/FT² AND TO RESET CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 77°F / 25°C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

COMMENTS FROM THE TOWN OF GREAT BARRINGTON

PROPOSED STORMWATER MANAGEMENT PLAN

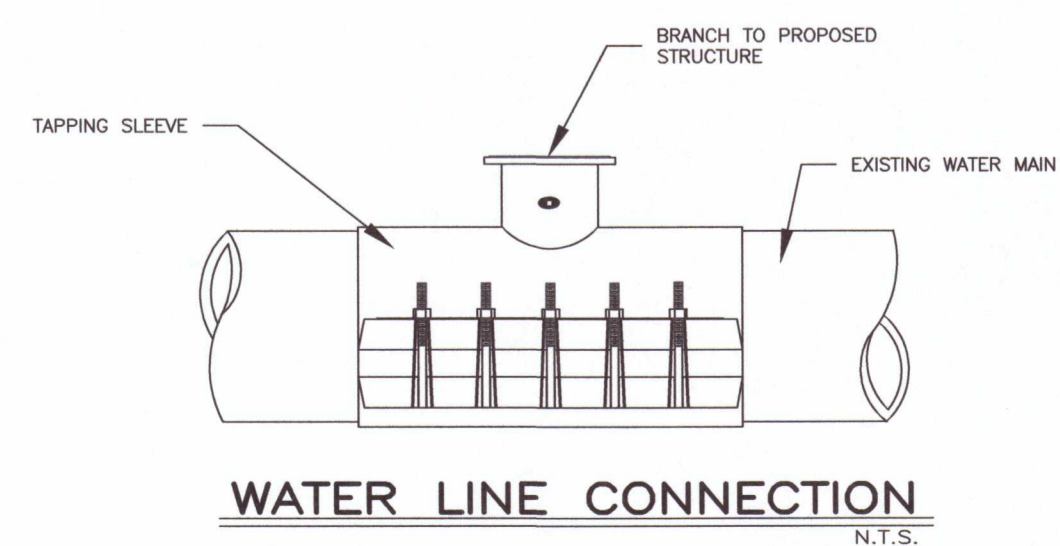
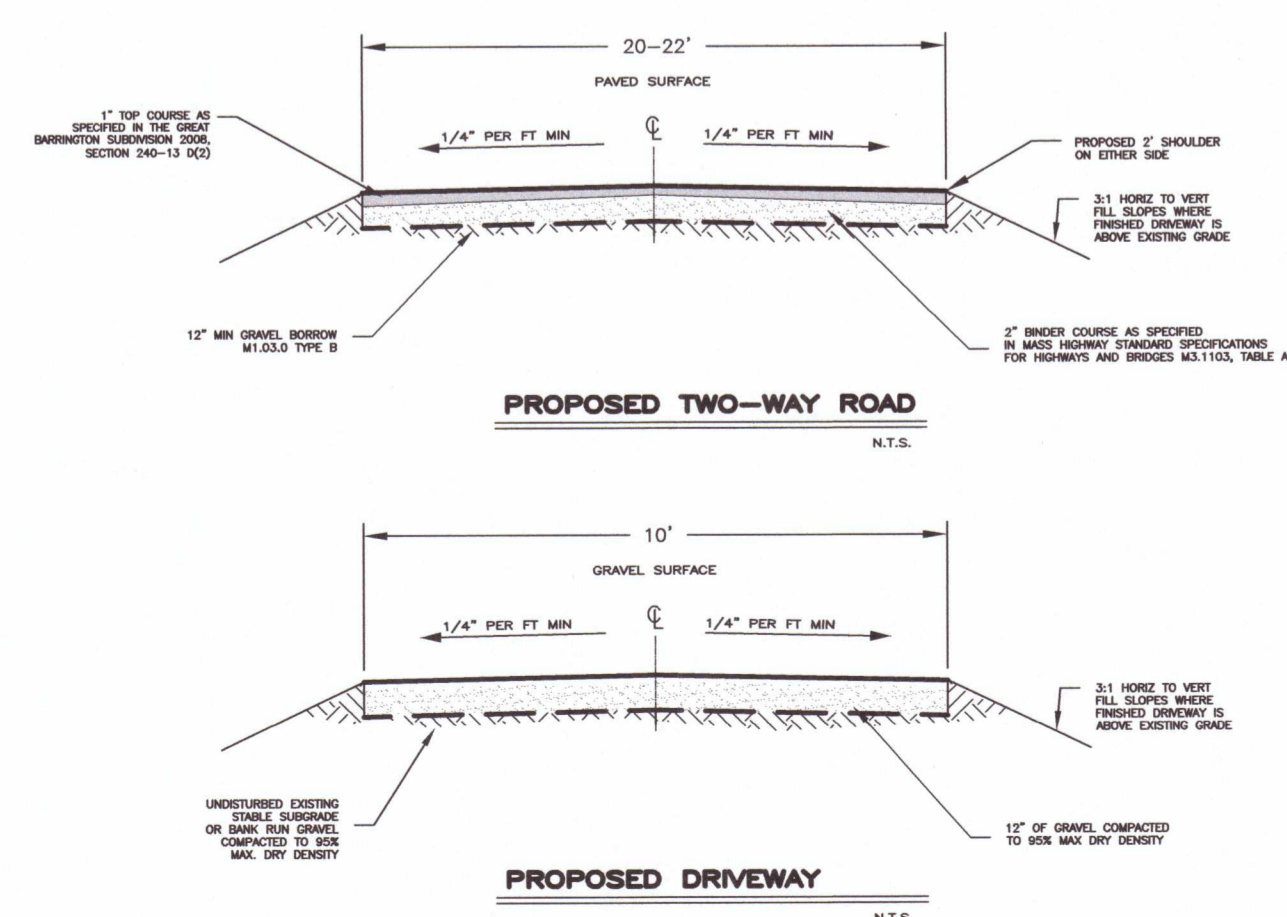
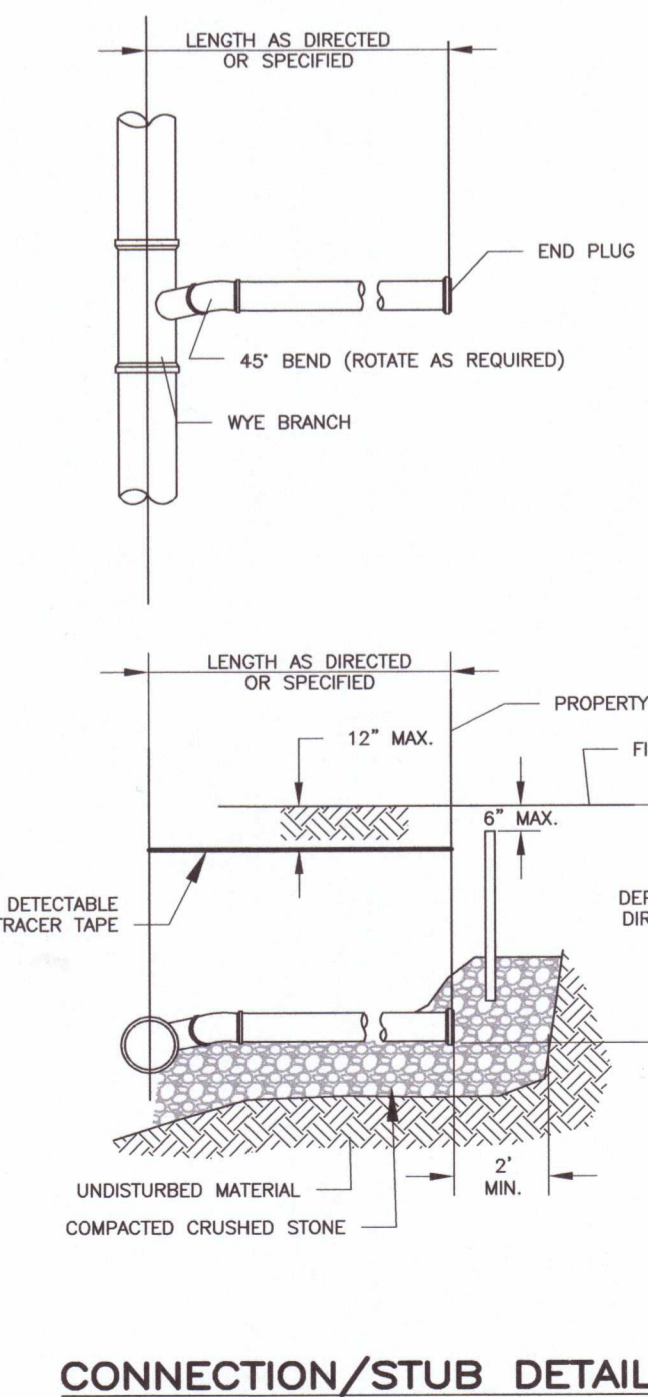
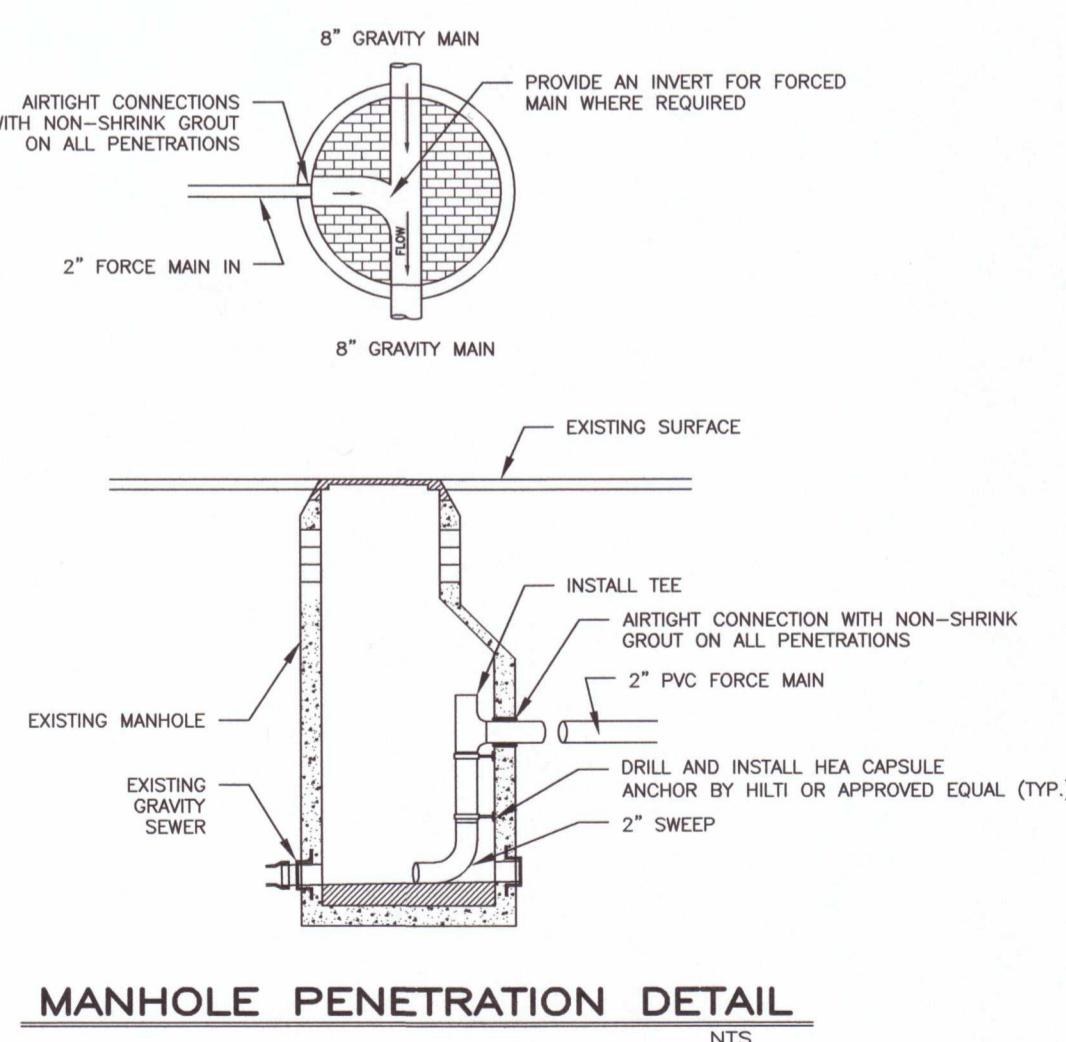
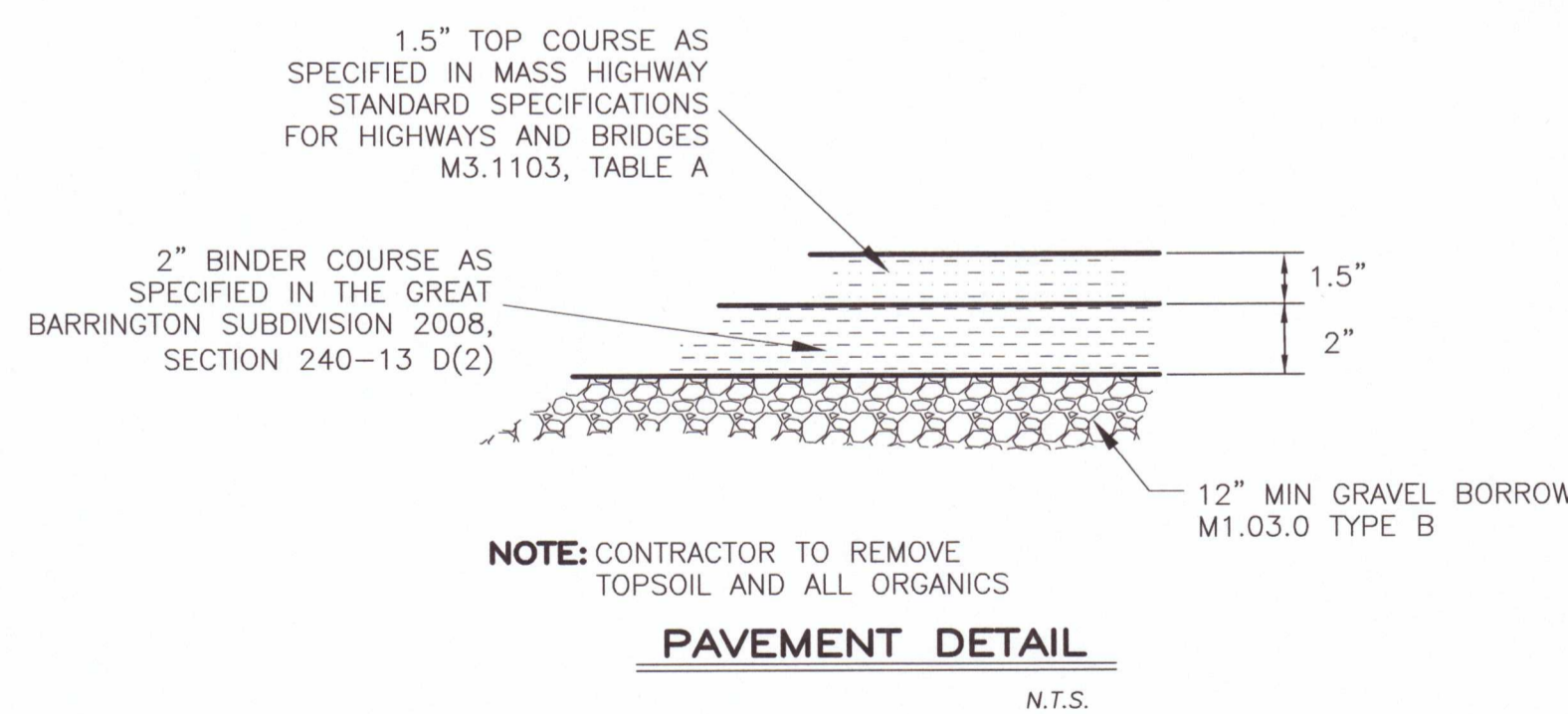
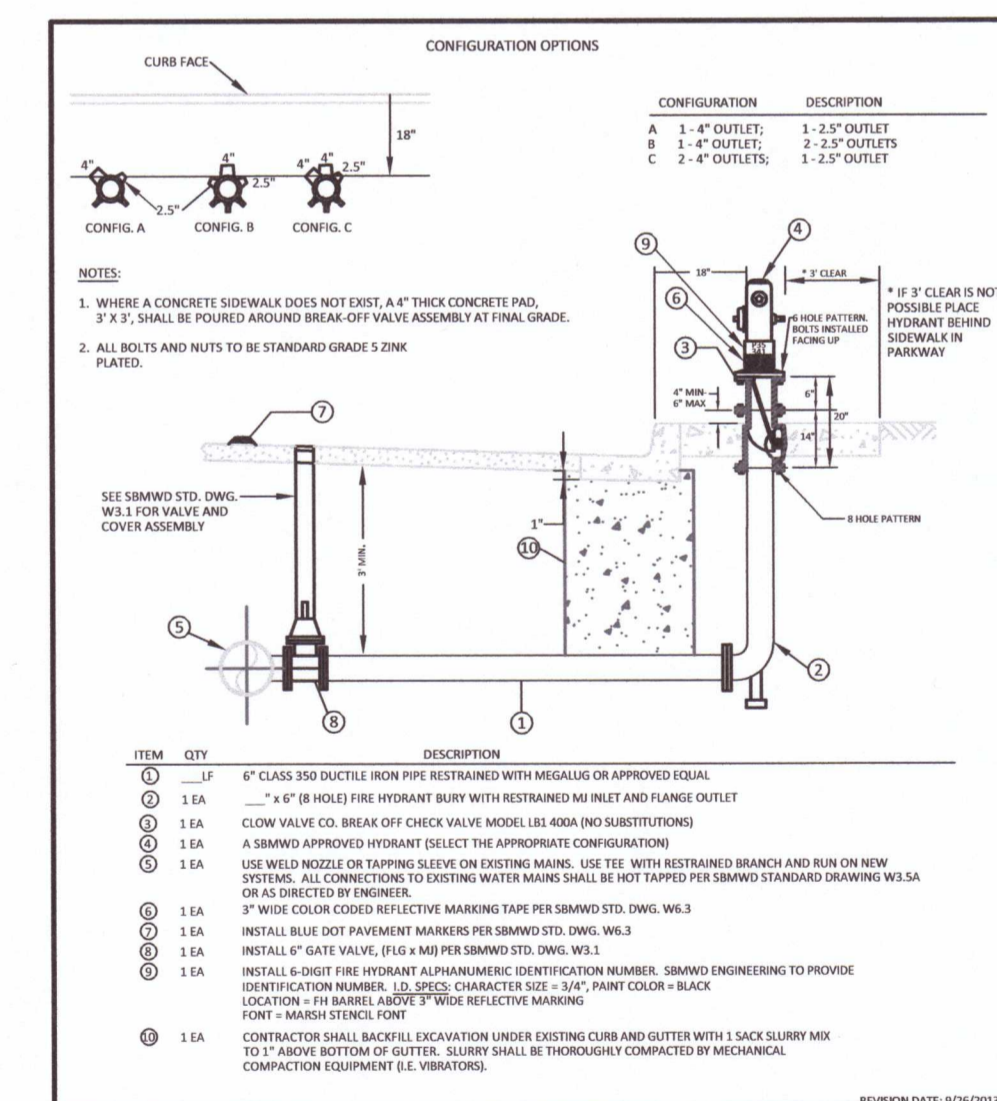
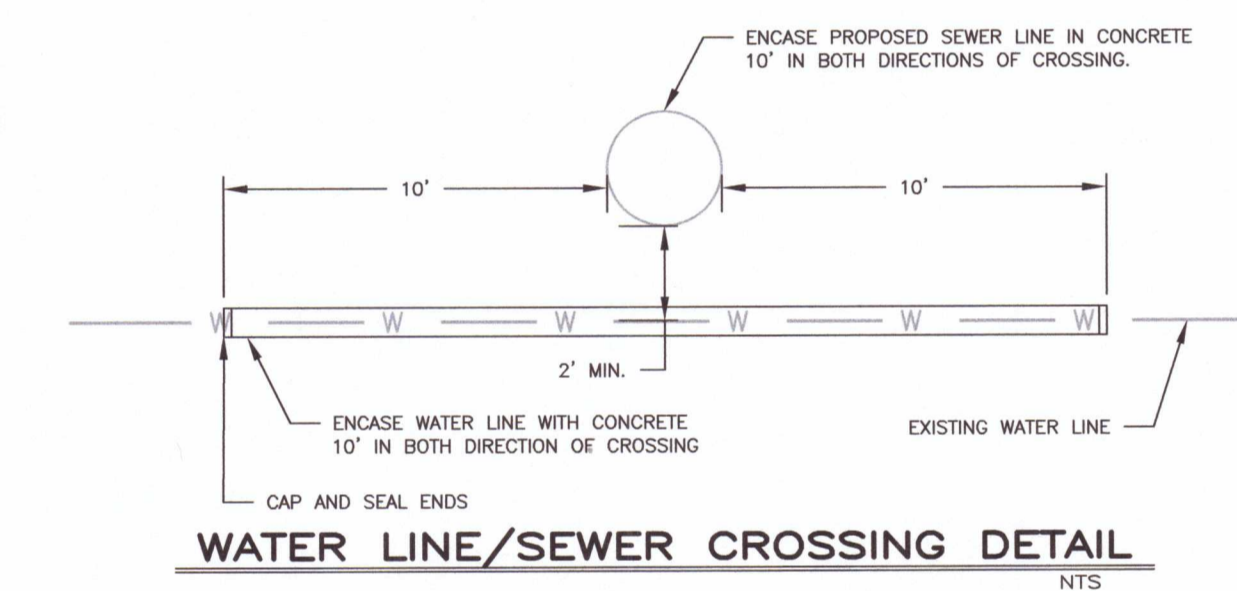
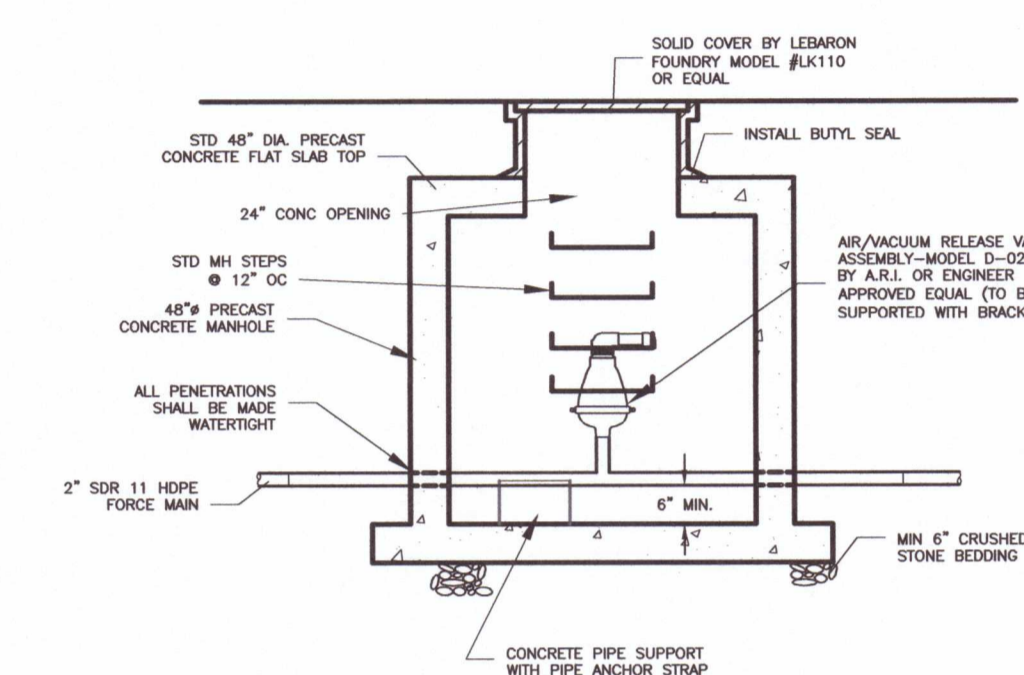
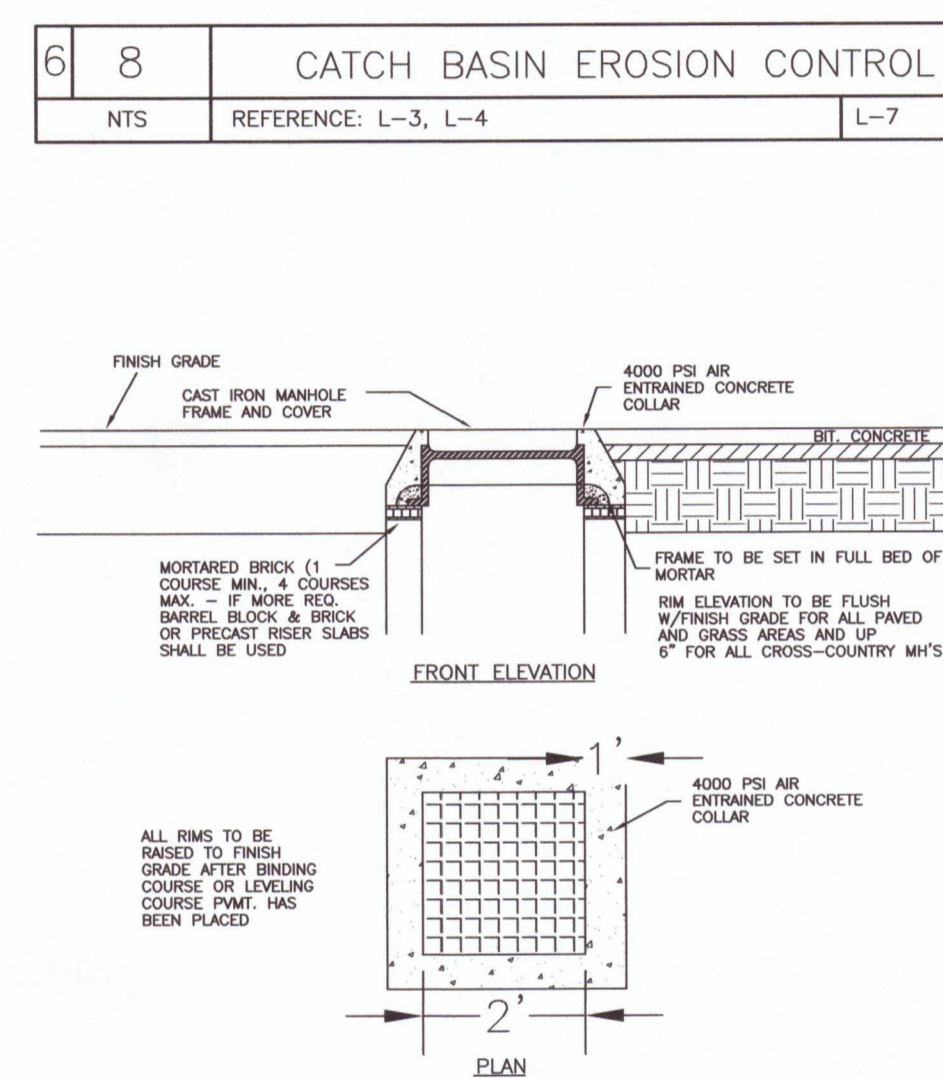
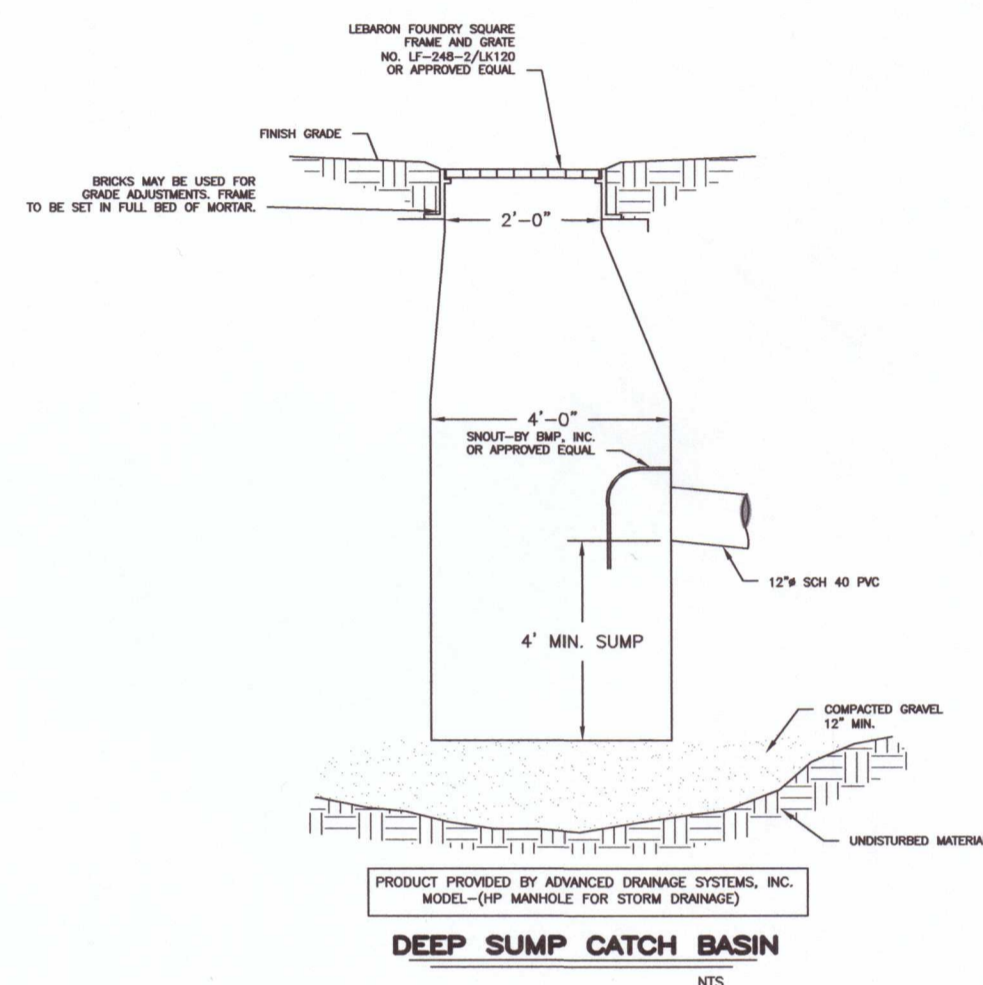
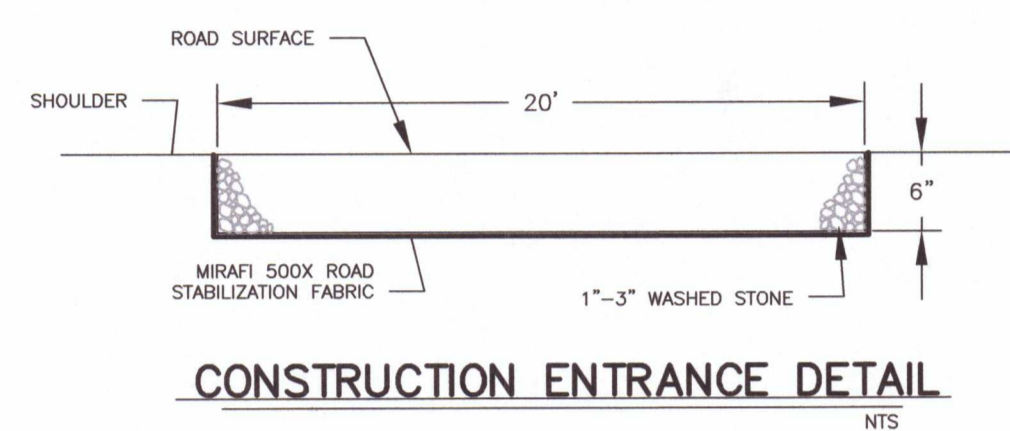
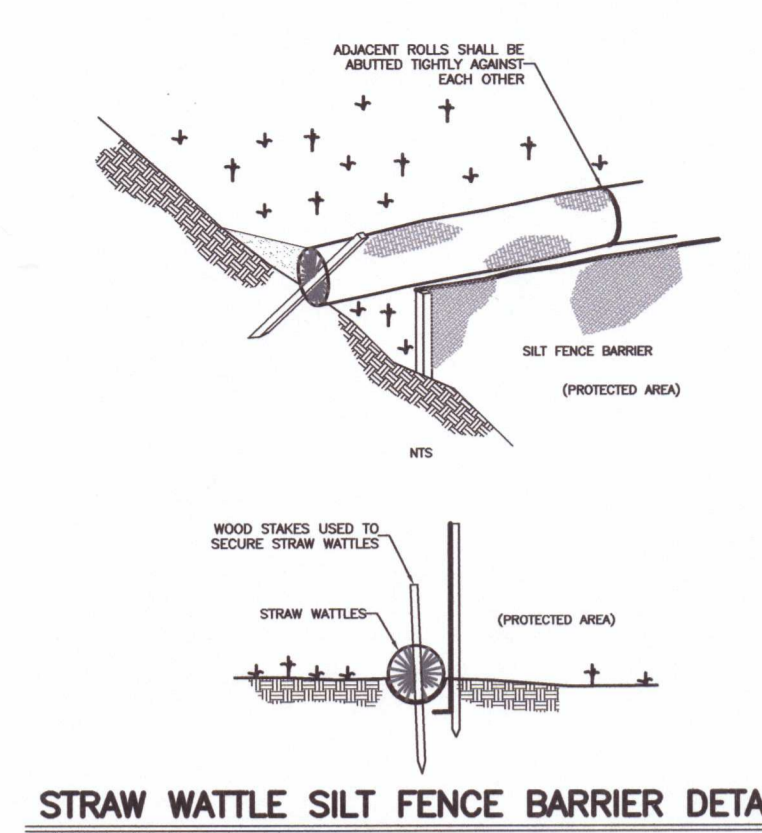
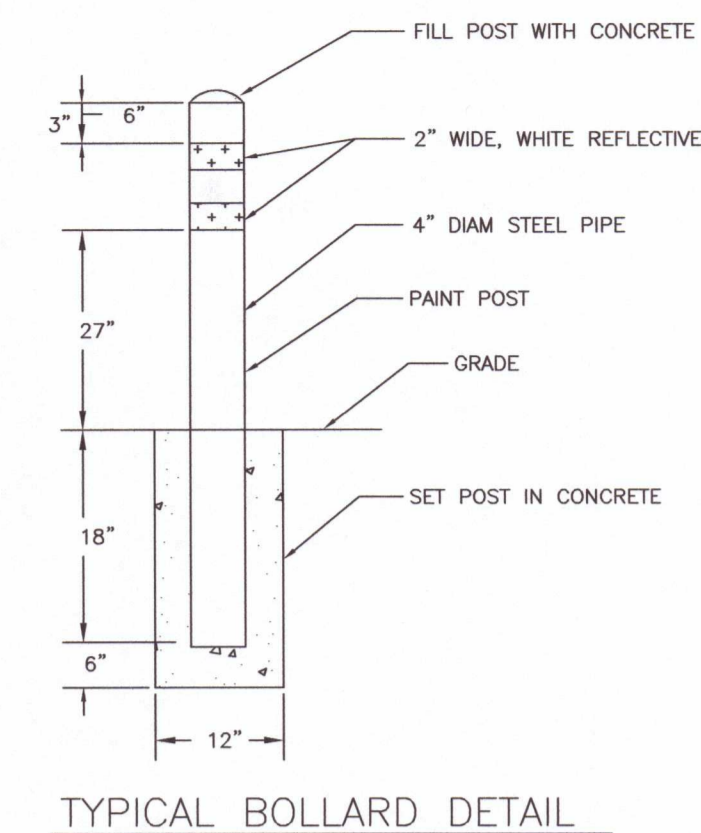
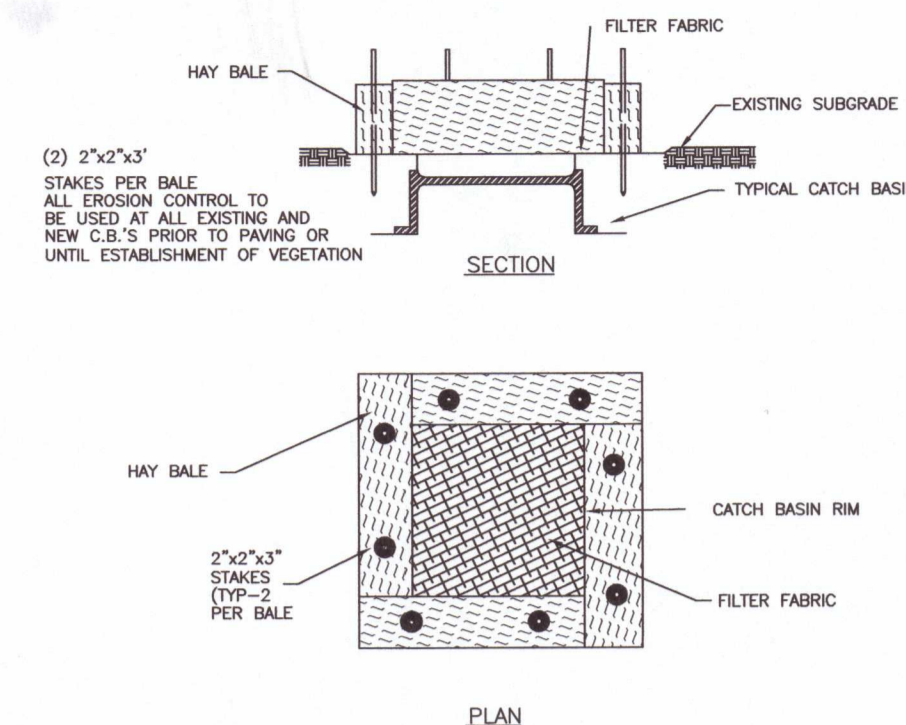
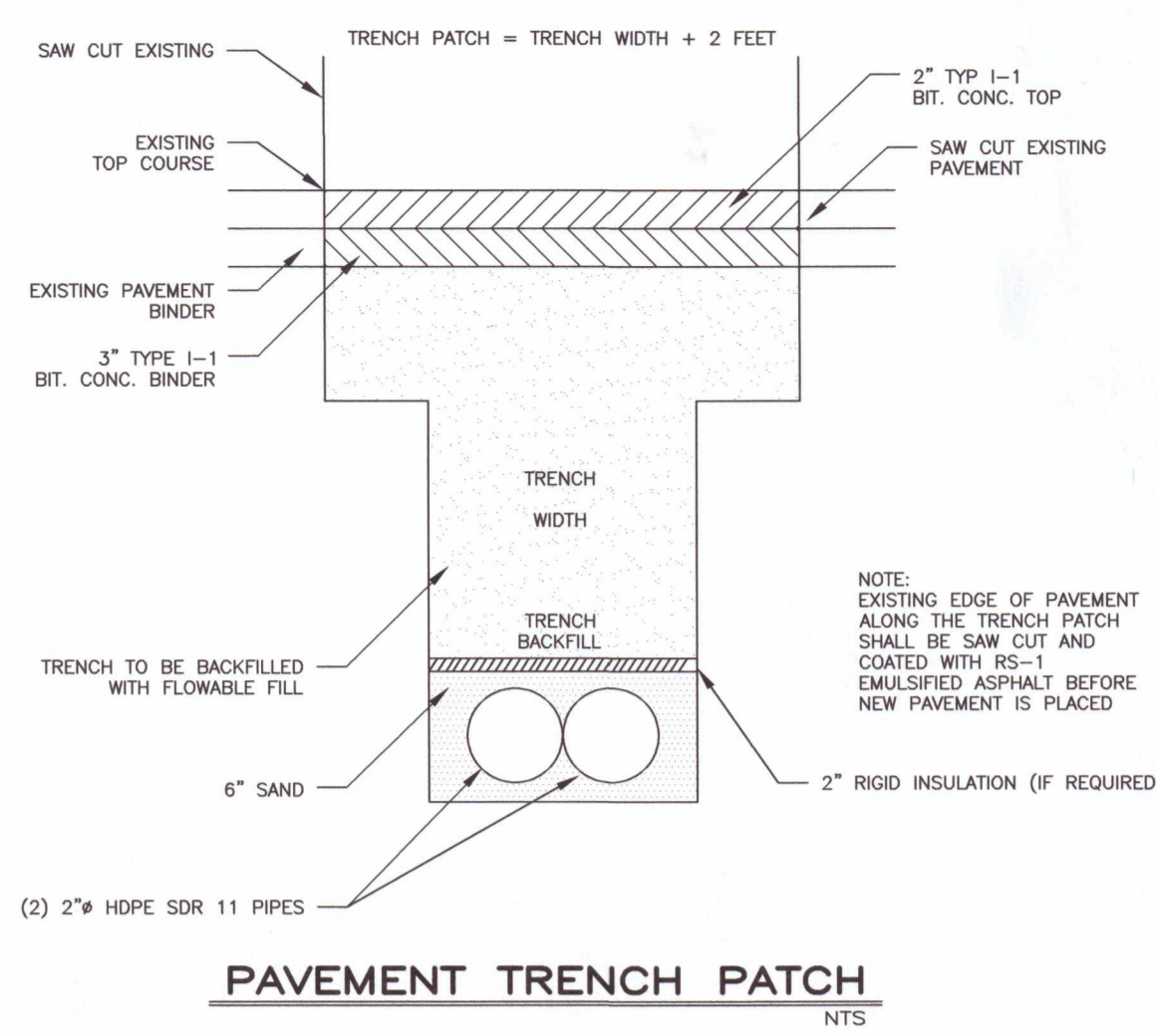
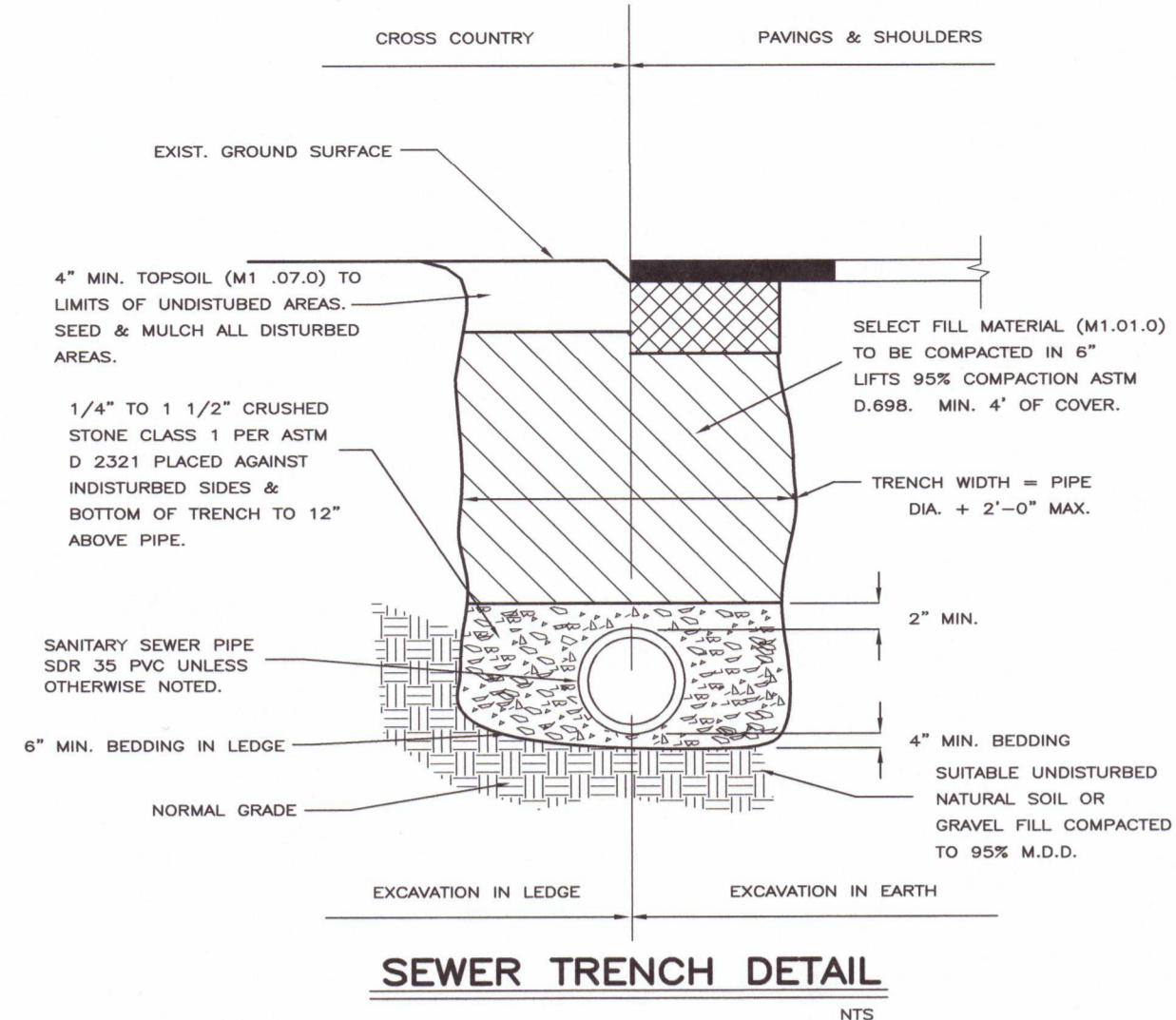
for
TOWN OF GREAT BARRINGTON

0 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA
 3 NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8" AJB 1/22/2024
 WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN,
 ADDED CURB STOPS, ADDED DEFINITIVE PLAN

NO. REVISION: BY: DATE:

WHITE ENGINEERING INC.
 CIVIL & ENVIRONMENTAL
 55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
 PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012
 LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 2, 2023 DFN: AJB APD: BMW DWG NO: 21-07-09C
 DESIGN: BMW CND: BMW/CJM SCALE: AS NOTED SHEET 7 OF 7



DETAIL SHEET
for
TOWN OF GREAT BARRINGTON

0 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA
3 NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8\"/>

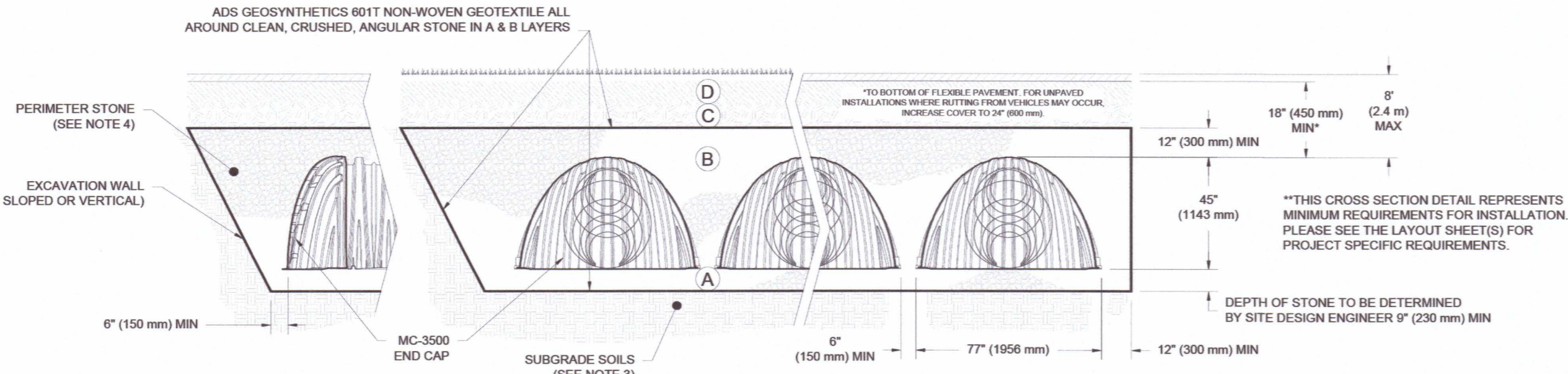
DATE: FEBRUARY 2, 2023	DRN: A/JB	APVD: BMW	DWG NO: 21-07-09C
BY: BMW	CHKD: BMW/CJM	SCALE: AS NOTED	SHEET 1 OF 2

WHITE ENGINEERING INC.
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LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE (B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE (A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ¹ 3, 4	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ¹ 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

- PLEASE NOTE:
- THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
 - STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
 - WHERE INFILTRATION SURFACES ARE TO BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
 - ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



"FOR COVER DEPTHS GREATER THAN 8.0' (2.4 m) PLEASE CONTACT ADS

NOTES:

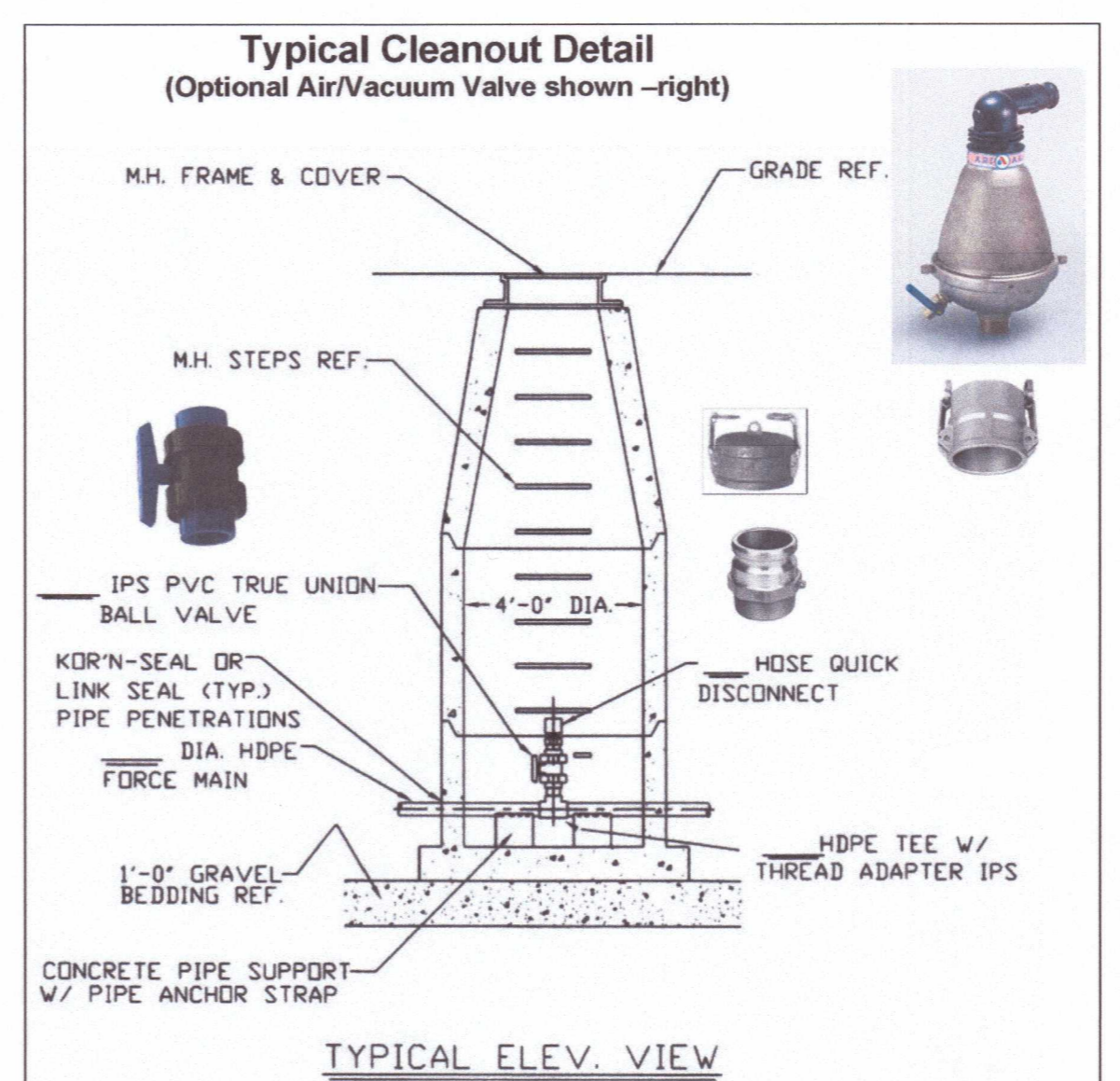
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45/76 DESIGNATION SS.
- MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, AS THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LB/SQ.FT. (AND 1) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

MC-3500
STANDARD CROSS SECTION
DATE: 8/3/22 DRAWN: KJJ
PROJECT # CHECHRED - KJJ
DESCRIPTION: PERFORM INSPECTION PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO VERIFY THAT THE PRODUCTS SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL, STATE, FEDERAL AND PROJECT REQUIREMENTS.

StormTech®
Chamber System
888-262-2684 | WWW.STORMTECH.COM

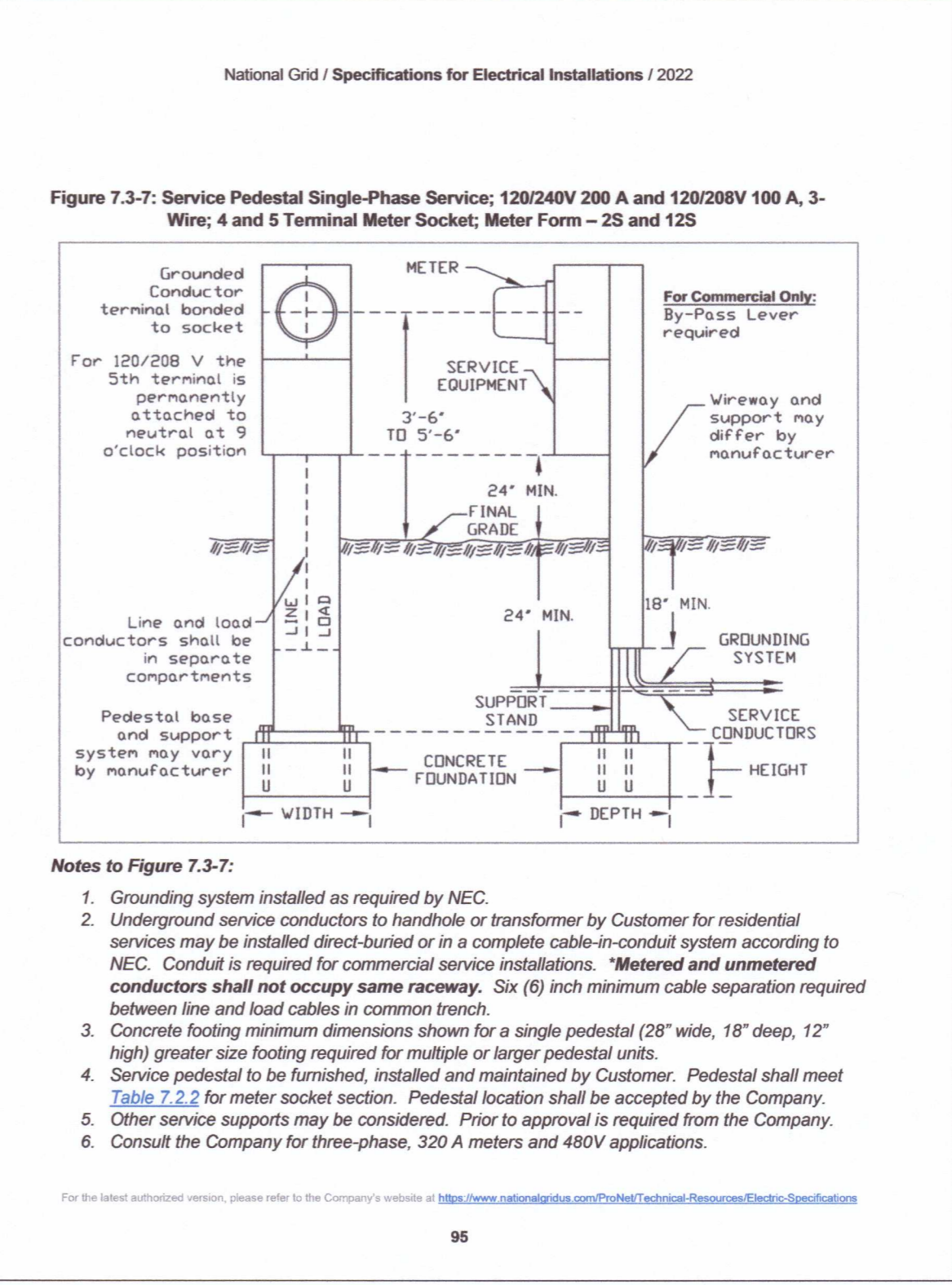
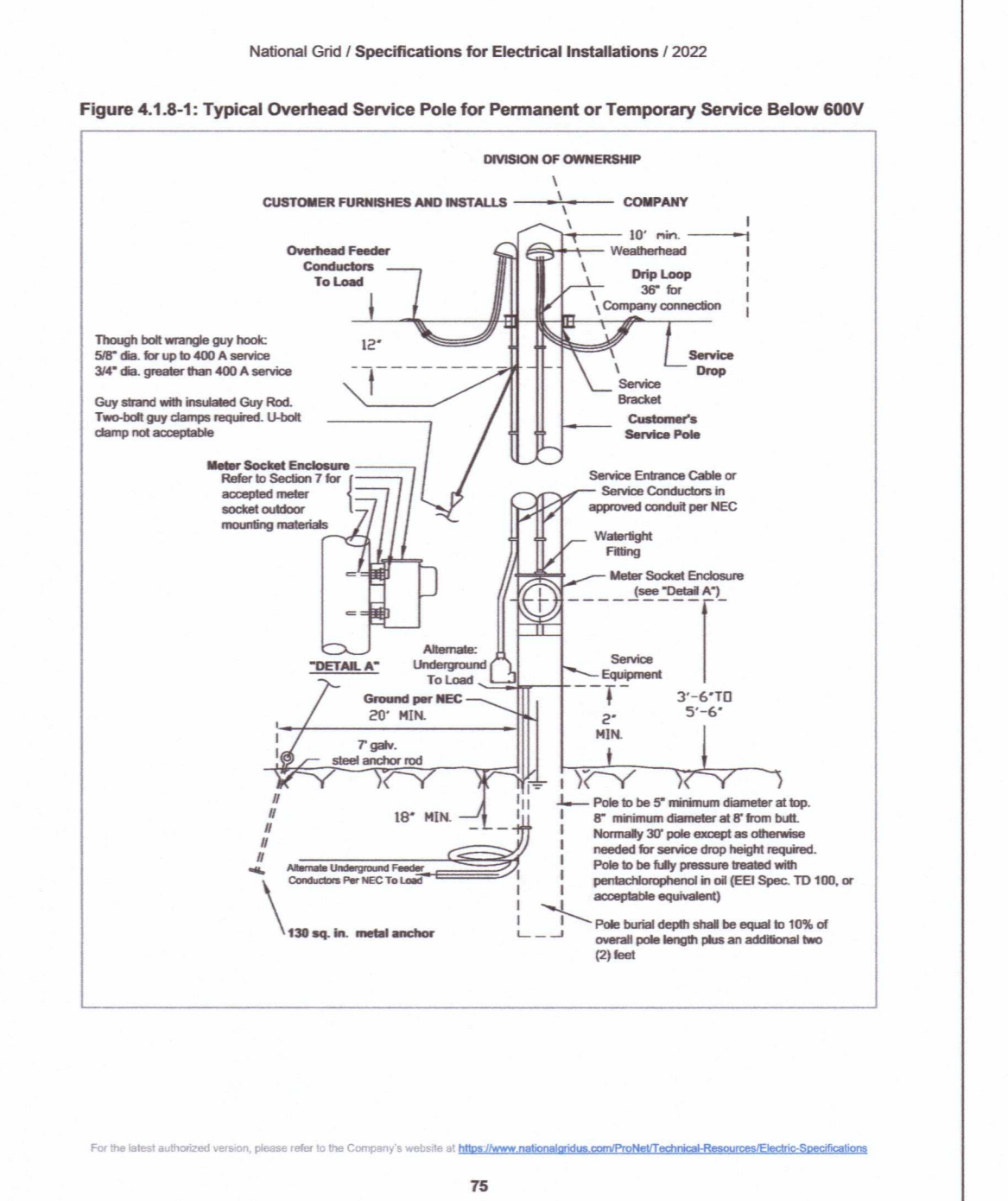
4640 TRUEMAN BLVD
HILLIARD, OH 43026
ADS

1 SHEET OF 1



Cleanout detail can be modified to match typical installation needs. Inline shut offs may be added to isolate flow direction. Image shown is flow through cleanout. These structures can be terminal end of line cleanouts, or junction cleanouts as may be required. Optional air and vacuum relief valves may be added when required.

- GENERAL NOTES FOR STORMTECH
- CONTRACTOR TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
 - FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE: www.contech.com
 - STORMTECH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
 - STORMTECH STRUCTURE SHALL MEET H200 LOAD RATING, ASSUMING EARTH COVER OF 8' - 2' (810) AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASTM M206 AND BE CAST WITH THE CONTECH LOGO.
 - STORMTECH STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C418 AND AASHTO LOAD FACTOR DESIGN METHOD.
 - ALTERNATE UNITS ARE SHOWN IN MILLIMETERS (mm).
- INSTALLATION NOTES
- ANY SUB-BASE, BACKFILL, DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
 - CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMTECH MANHOLE STRUCTURE.
 - CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
 - CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
 - CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.



WWW.SCITUATECOMPANIES.COM

SCITUATE RAY PRECAST
120 CLAY PIT ROAD
MARSHFIELD, MA 02050
PHONE # 1-800-440-0009
FAX # 781-837-4320

CONTRACTOR: JOB NAME:
DATE: DRAWING: ST-10K-20 DRAWING BY: C. J. SCOTT

10,000 GALLON SEPTIC TANK

FLOOR: 12,500 lbs. 5,800 lbs. 16,500 lbs.
HEIGHT: 12,500 lbs. 5,800 lbs. 16,500 lbs.
VOLUME: 1,070 gal.

6"X6" SUPPORT BEAMS (4) TYP. PER RISER

KNOCK OUTS FOR 6" OR 8" INLET/OUTLET

9'-6" WATER LEVEL

DESIGN NOTES:

- CONCRETE 5,000 PSI. @ 28 DAYS
- HS-20-44 LOADING WITH 12" - 60" OF COVER
- REINFORCING ASTM A-615 GRADE 60
- CONST. JOINT TO HAVE MIN. 1" BUTYL SEALANT
- EXTERIOR BITUMINOUS COATING AS REQUIRED

Submersible Sewage Pump Type ABS XFP 80C - 206G

SULZER

Robust, reliable, submersible pumps, with Premium Efficiency motors from 1.3 to 30.0 kW. For the pumping of wastewater and sewage from buildings and sites in private, commercial, industrial and municipal areas.

Features:

- The water-pressure-tight, encapsulated, flood-proof motor and the pump section form a compact, robust, modular construction.
- NEMA Class A temperature rise.
- Premium Efficiency motors in accordance with IEC 60034-30 level IE3 with testing in accordance with IEC60034-2-1.
- Continuously rated motor in submerged and non-submerged applications.
- Double mechanical seals, SIC-SiC at the medium side; SIC-C (80C - 150E) and SIC-SiC (100G - 206G) at the motor.
- XFP 100G - 206G has an additional inner seal at the motor side. All seals are independent of rotation direction and resistant to temperature shock.
- Anti-wicking cable plug solution (BCC - 110E) or water-pressure-tested connection chamber (110G) - 206G.
- Hydraulic options of Contrablock and Contrablock Plus impellers for high efficiency, or vortex impellers for maximum solids handling.
- Lubricated-for-life bearings with a calculated lifetime of minimum 50,000 hrs. (80C - 150E), and 100,000 hrs. (100G - 206G).
- Stainless steel shaft. Designed with high safety factor to prevent fatigue fracture.
- Temperature monitoring by thermal sensors (140 °C) in the stator windings.
- Seal monitoring by a moisture probe (DS) in the motor and seal chambers (80C - 150E), or motor chamber (100G - 206G), which signals an inspection alert if there is leakage at the shaft seals.
- Smooth outer design to reduce rag build-up.
- Stainless steel lifting hoop.
- DN 80, DN 100, DN 150 and DN 200 radial slot DIN flange discharge.
- Maximum allowable temperature of the medium for continuous operation is 40 °C.
- Maximum submergence depth of 20 m.
- Explosion proof as standard, in accordance with international standard ATEX 2014/54/EU B 20 Ex ib IIB T4 Gb.

Motor
Premium Efficiency IE3, three-phase, squirrel-cage motor:
400 V, 50 Hz; 2-pole (2900 r/min), 4-pole (1450) and 6-pole (960).
Protection type IP68, with stator insulation Class H.

Start-up: 1.3 - 3.0 kW - direct on line (DOL)
4.0 - 30.0 kW and 3.0 kW e-pole - star-delta (VA).

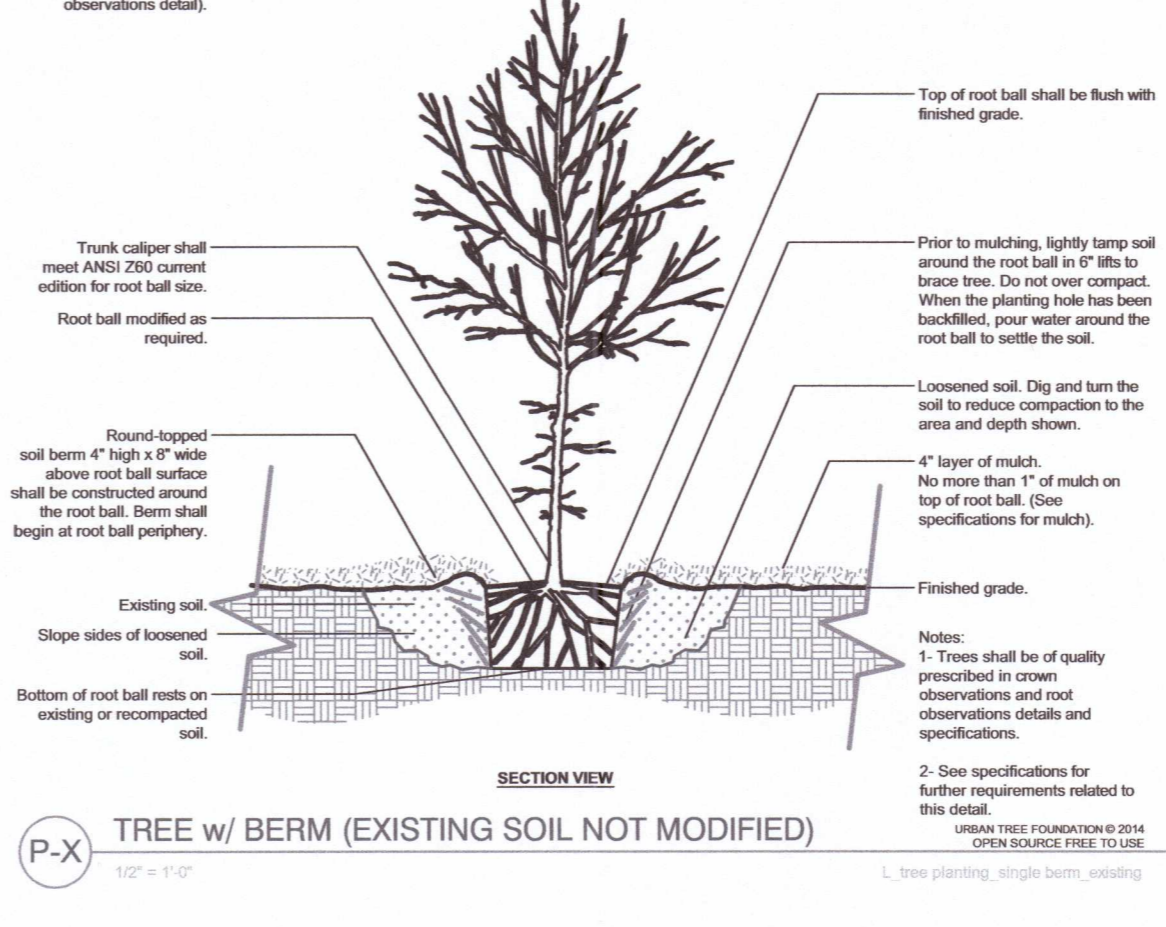
Service factor: 1.3
Motors with other operating voltages and frequencies are also available.

Identification Code: e.g. XFP 80C CB1.3 PE22/4-C-50
Hydraulics:
XFP Product range
8 Discharge outlet (DN) (cm)
0 Hydraulic type
C Valve opening (dia. mm); C = 222, E = 265, G = 335
CB Impeller type: CB = Contrablock, VX = vortex
1 Number of impeller vanes
3 Impeller size
Motor:
PE Premium Efficiency
22 Motor power P_n kW x 10
4 Number of poles
C Valve opening (dia. mm); C = 222, E = 265, G = 335
50 Frequency

CONSTRUCTION NOTES:

- EROSION CONTROL SILTFENCE TO BE INSTALLED AND MAINTAINED BY CONTRACTOR PRIOR TO THE START OF WORK.
- EROSION CONTROL SILTFENCE TO REMAIN IN PLACE UNTIL SITE HAS STABILIZED AND VEGETATION HAS BECOME ESTABLISHED.
- ALL DISTURBED AREAS ARE TO BE REGRADED, SEEDED AND MULCHED AT THE COMPLETION OF WORK IN THAT AREA.
- ALL MATERIALS AND EQUIPMENT ARE TO BE STORED WITHIN THE LIMITS OF THE SILTFENCE.
- SILTFENCE TO SERVE AS THE LIMIT OF WORK AREA.
- NO EQUIPMENT IS TO BE FUELED OR FUEL STORED WITHIN 100'-FT. OF RESOURCE AREA WITHOUT PRIOR CONSENT FROM CONSERVATION COMMISSION.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT AND ALL APPLICABLE STATE AND LOCAL BY-LAWS.
- ALL MATERIALS TO BE STOCKPILED ON SITE OVERNIGHT SHALL BE TARPED OR COVERED BY OTHER APPROVED METHOD.

SEWER PUMP SPECS



DETAIL SHEET PAGE 2
for
TOWN OF GREAT BARRINGTON

0 NORTH PLAIN ROAD MAP #26, LOT #53A GREAT BARRINGTON, MA

3 NEW HOUSE DESIGNS AND LAYOUT MODIFIED SEWER PUMP STATION, NEW 8' WATER MAIN AND LOOPED WATER LINE BACK TO EXISTING 6" WATER MAIN, ADDED CURB STOPS, ADDED DEFINITIVE PLAN

NO. REVISION BY DATE

WHITE ENGINEERING INC.
CIVIL & ENVIRONMENTAL
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: FEBRUARY 2, 2023 DESIGNED: AJB APPROVED: BMW DRAWING NO: 21-07-09C
BY: BMW/CJM SCALE: AS NOTED SHEET 2 OF 2



300 foot Abutters List Report

Great Barrington, MA

February 07, 2023

Subject Property:

Parcel Number: 26-53-A
CAMA Number: 26-53-A
Property Address: NORTH PLAIN RD

Mailing Address: GREAT BARRINGTON AFFORDABLE
HOUSING TRUST FUND
334 MAIN ST
GT BARRINGTON, MA 01230-1818

Abutters:

Parcel Number: 26-11-0
CAMA Number: 26-11-0
Property Address: 392 NORTH PLAIN RD

Mailing Address: LOUISON RICHARD J & BARBARA
392 NORTH PLAIN RD
HOUSATONIC, MA 01236-9745

Parcel Number: 26-13-0
CAMA Number: 26-13-0
Property Address: 390 NORTH PLAIN RD

Mailing Address: TROIANO PETER TRUSTEE PETER
TROIANO 2001 FAMILY TR
P O BOX 417
HOUSATONIC, MA 01236-0417

Parcel Number: 26-15-0
CAMA Number: 26-15-0
Property Address: 386 NORTH PLAIN RD

Mailing Address: STORTI JANICE L
PO BOX 169
HOUSATONIC, MA 01236-0169

Parcel Number: 26-17-0
CAMA Number: 26-17-0
Property Address: 384 NORTH PLAIN RD

Mailing Address: MARKS DARRELL J
384 NORTH PLAIN RD
HOUSATONIC, MA 01236-9745

Parcel Number: 26-18-0
CAMA Number: 26-18-0
Property Address: 380 NORTH PLAIN RD

Mailing Address: STEVENS FRANK C & JACQUELINE
PO BOX 574
HOUSATONIC, MA 01236-0574

Parcel Number: 26-19-0
CAMA Number: 26-19-0
Property Address: 1002 MAIN ST NORTH

Mailing Address: DICKINSON PAUL S
PO BOX 146
HOUSATONIC, MA 01236-0146

Parcel Number: 26-2-57-C
CAMA Number: 26-2-57-C
Property Address: 14 LINDAS LN

Mailing Address: DELAND JOHN A JR
KAY PENNY
18 LINDAS LN
HOUSATONIC, MA 01236-9721

Parcel Number: 26-45 & 47
CAMA Number: 26-45-0
Property Address: 4 LINDAS LN

Mailing Address: NOURSE BEVERLY ANN
4 LINDAS LN
HOUSATONIC, MA 01236-9721

Parcel Number: 26-46-0
CAMA Number: 26-46-0
Property Address: 393 NORTH PLAIN RD

Mailing Address: BRANDT CATHY E
P O BOX 601
HOUSATONIC, MA 01236-0601



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2/7/2023

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300 foot Abutters List Report

Great Barrington, MA
February 07, 2023

GREAT BARRINGTON AFFORDABLE HOUSING TRUST

Parcel Number: 26-49-0 CAMA Number: 26-49-0 Property Address: 6 LINDAS LN	Mailing Address: TROIANO SAMANTHA NETTLETONCHRISTOPHEE 6 LINDAS LANE HOUSATONIC, MA 01236-9721
Parcel Number: 26-50-0 CAMA Number: 26-50-0 Property Address: 7 LINDAS LN	Mailing Address: ANDERSON EILEEN M 7 LINDA LANE HOUSATONIC, MA 01236-9721
Parcel Number: 26-51-0 CAMA Number: 26-51-0 Property Address: 10 LINDAS LN	Mailing Address: REINERS COLLIN WAYNE & GINA MARIE PO BOX 154 HOUSATONIC, MA 01236-0154
Parcel Number: 26-51-A CAMA Number: 26-51-A Property Address: 12 LINDAS LN	Mailing Address: PEEBLES CHRISTOPHER PEEBLES ALYSSA PO BOX 747 HOUSATONIC, MA 01236-0747
Parcel Number: 26-52-0 CAMA Number: 26-52-0 Property Address: 9 LINDAS LN	Mailing Address: BAILLY BARBARA T P O BOX 415 HOUSATONIC, MA 01236-0415
Parcel Number: 26-53-0 CAMA Number: 26-53-0 Property Address: 391 NORTH PLAIN RD	Mailing Address: BINGER SUSAN S TRUSTEE SUSAN S BINGER NOMINEE RLTY TR C/O LUCIE SPIELER 6820 TORDERA ST CORAL GABLES, FL 33146-3840
Parcel Number: 26-54-B CAMA Number: 26-54-B Property Address: 10 WYANTENUCK ST	Mailing Address: BERKSHIRE OMEGA CORP PO BOX 421 PITTSFIELD, MA 01202-0421
Parcel Number: 26-57-B CAMA Number: 26-57-B Property Address: 19 LINDAS LN	Mailing Address: MCGRAW ARTHUR A & MARGARET MAR P O BOX 713 HOUSATONIC, MA 01236-0713
Parcel Number: 26-57-H CAMA Number: 26-57-H Property Address: 1 COMSTOCK LN	Mailing Address: REMBISZ DONALD J 1 COMSTOCK LN HOUSATONIC, MA 01236-9716
Parcel Number: 26-57-I CAMA Number: 26-57-I Property Address: 3 COMSTOCK LN	Mailing Address: GRAY ROBERT J JR & MARY ELLEN 3 COMSTOCK LN HOUSATONIC, MA 01236-9716
Parcel Number: 26-57-J CAMA Number: 26-57-J Property Address: 5 COMSTOCK LN	Mailing Address: DUPONT ALBERT JR/DUPONT LAURA N 5 COMSTOCK LN HOUSATONIC, MA 01236-9716
Parcel Number: 26-57-K CAMA Number: 26-57-K Property Address: 7 COMSTOCK LN	Mailing Address: BELAIR MONIQUE GRANGER KRISTOFER 7 COMSTOCK LANE HOUSATONIC, MA 01236-9716



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300 foot Abutters List Report

Great Barrington, MA
February 07, 2023

GREAT BARRINGTON AFFORDABLE
HOUSING TRUST FUND

Parcel Number: 26-57-M & 58C
CAMA Number: 26-57-M
Property Address: 11 COMSTOCK LN

Mailing Address: HOLCOMB IRENE C/O I BARA
11 COMSTOCK LN
HOUSATONIC, MA 01236-9716

Parcel Number: 26-57-N
CAMA Number: 26-57-N
Property Address: 13 COMSTOCK LN

Mailing Address: SAPORITO JOSEPH L & LYNNE
13 COMSTOCK LN
HOUSATONIC, MA 01236-9716

Parcel Number: 26-57-O
CAMA Number: 26-57-O
Property Address: 15 COMSTOCK LN

Mailing Address: 6 M INC JAMES MERCER
80 MAPLE AVE SUITE 1
GT BARRINGTON, MA 01230-2211

Parcel Number: 26-57-P
CAMA Number: 26-57-P
Property Address: 26 WYANTENUCK ST

Mailing Address: OBRIEN JOHN E & ROSLIE P
26 WYANTENUCK ST
HOUSATONIC, MA 01236-9731

Parcel Number: 26-57-Q
CAMA Number: 26-57-Q
Property Address: 25 WYANTENUCK ST

Mailing Address: ROBITAILLE HAROLD B & LORNA E
25 WYANTENUCK ST
HOUSATONIC, MA 01236-9750

Parcel Number: 26-57-X
CAMA Number: 26-57-X
Property Address: COMSTOCK LN

Mailing Address: MORO LORIANN J
29 LINDAS LN
HOUSATONIC, MA 01236-9721

Parcel Number: 26-57-Z
CAMA Number: 26-57-Z
Property Address: LINDAS LN

Mailing Address: PTAK THEODORE C & JEANIE S
25 LINDAS LN
HOUSATONIC, MA 01236-9721

Parcel Number: 26-58-A & 61
CAMA Number: 26-58-A
Property Address: WYANTENUCK ST

Mailing Address: NOBLE MELLONIE A
14 WYANTENUCK ST
HOUSATONIC, MA 01236-9748

Parcel Number: 26-58-F
CAMA Number: 26-58-F
Property Address: 377 NORTH PLAIN RD

Mailing Address: RACE JENNIFER
P O BOX 396
HOUSATONIC, MA 01236-0396

Parcel Number: 26-58-H
CAMA Number: 26-58-H
Property Address: 383 NORTH PLAIN RD

Mailing Address: LOVETT THOMAS E JR & JUNE M
383 NORTH PLAIN RD
HOUSATONIC, MA 01236-9744

Parcel Number: 26-59-0
CAMA Number: 26-59-0
Property Address: 8 WYANTENUCK ST

Mailing Address: DIMANT MENAHEM/AKEL VIVIAN M
145 98TH ST
BROOKLYN, NY 11209-7604



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300 foot Abutters List Report

Great Barrington, MA

February 07, 2023

GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND

Parcel Number: 26-60-0
CAMA Number: 26-60-0
Property Address: 12 WYANTENUCK ST

Mailing Address: BERKSHIRE OMEGA CORP
PO BOX 421
PITTSFIELD, MA 01202-0421

Parcel Number: 26-62-0
CAMA Number: 26-62-0
Property Address: 16 WYANTENUCK ST

Mailing Address: DUPONT ROBERT R & ROSEMARIE T
PO BOX 215
LEE, MA 01238-0215

Parcel Number: 26-63-0
CAMA Number: 26-63-0
Property Address: 18 WYANTENUCK ST

Mailing Address: MCPHAIL ALEX & TILLOU ARIELLE
18 WYANTENUCK ST
HOUSATONIC, MA 01236-9748

Parcel Number: 26-64-0
CAMA Number: 26-64-0
Property Address: 20 WYANTENUCK ST

Mailing Address: BABCOCK RONALD & NORA
PO BOX 702
HOUSATONIC, MA 01236-0702

Parcel Number: 26-66-0
CAMA Number: 26-66-0
Property Address: 24 WYANTENUCK ST

Mailing Address: MARTIN DAVID L TRUSTEE
MARTIN BRUCE J TRUSTEE
15 WRIGHT LANE
HOUSATONIC, MA 01236-9747

Parcel Number: 26-67-0
CAMA Number: 26-67-0
Property Address: 375 NORTH PLAIN RD

Mailing Address: HUNT THOMAS E TRUSTEE
HUNT BRADLEY P TRUSTEE
375 NORTH PLAIN RD
HOUSATONIC, MA 01236-9744

Parcel Number: 26-68-0
CAMA Number: 26-68-0
Property Address: 7 WYANTENUCK ST

Mailing Address: SMITH KEVIN D/SMITH BRIAN A
7 WYANTENUCK ST
HOUSATONIC, MA 01236-9712

Parcel Number: 26-70-0
CAMA Number: 26-70-0
Property Address: 9 WYANTENUCK ST

Mailing Address: HATCH THOMAS J & DIANE C
9 WYANTENUCK ST
HOUSATONIC, MA 01236-9712

Parcel Number: 26-71-0
CAMA Number: 26-71-0
Property Address: 11 WYANTENUCK ST

Mailing Address: GREENE PENELOPE
11 WYANTENUCK ST
HOUSATONIC, MA 01236-9712

Parcel Number: 26-72-0
CAMA Number: 26-72-0
Property Address: 13 WYANTENUCK ST

Mailing Address: ARMSTRONG FRANK J JR
13 WYANTENUCK ST
HOUSATONIC, MA 01236-9712

Parcel Number: 26-73-0
CAMA Number: 26-73-0
Property Address: 15 WYANTENUCK ST

Mailing Address: ANDERSEN THERESA A
15 WYANTENUCK ST
HOUSATONIC, MA 01236-9713



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300 foot Abutters List Report

Great Barrington, MA
February 07, 2023

GREAT BARRINGTON AFFORDABLE HOUSING TRUST FUND

Parcel Number: 26-76-0 CAMA Number: 26-76-0 Property Address: 21 WYANTENUCK ST	Mailing Address: PGA HOLDINGS LLC 4 PALMETTO COURT HOLMDEL, NJ 07733-2819
Parcel Number: 26-77-0 CAMA Number: 26-77-0 Property Address: 373 NORTH PLAIN RD	Mailing Address: HERMAN DEBRA 373 NORTH PLAIN RD HOUSATONIC, MA 01236-9741
Parcel Number: 26-78-A & 75 CAMA Number: 26-78-A Property Address: WYANTENUCK ST	Mailing Address: BENHAM BARBARA A 19 WYANTENUCK ST HOUSATONIC, MA 01236-9714
Parcel Number: 26-78-B & 74 CAMA Number: 26-78-B Property Address: WYANTENUCK ST	Mailing Address: OBRIEN LAWRENCE A JR OBRIEN NANCY E 17 WYANTENUCK ST HOUSATONIC, MA 01236-9713
Parcel Number: 26-78-D CAMA Number: 26-78-D Property Address: WYANTENUCK ST	Mailing Address: GREENE PENELOPE 11 WYANTENUCK ST HOUSATONIC, MA 01236-9712
Parcel Number: 26-78-E CAMA Number: 26-78-E Property Address: WYANTENUCK ST	Mailing Address: HATCH THOMAS J & DIANE C 9 WYANTENUCK ST HOUSATONIC, MA 01236-9712
Parcel Number: 26-90-0 CAMA Number: 26-90-0 Property Address: MAIN ST NORTH	Mailing Address: MASSACHUSETTS ELECTRIC CO PROPERTY TAX DEPT 40 SYLVAN RD WALTHAM, MA 02451-2286

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

Feb. 8, 2023

Ross Vivori, MAA
Principal Assessor



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2/7/2023

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TOWN OF GREAT BARRINGTON, MASSACHUSETTS

**NOTICE FOR RECORDING IN THE REGISTRY
OF A DECISION TO GRANT A SPECIAL PERMIT OR ANY EXTENSION,
MODIFICATION OR RENEWAL OF A SPECIAL PERMIT**

TO: Great Barrington Affordable Housing Trust Fund CASE NO.: 933-23

OWNER NAME: Great Barrington Affordable Housing Trust Fund
OWNER ADDRESS: 334 Main Street
Great Barrington, MA 01230

Grant of a special permit for a Planned Unit Residential Development of 20 new residential homes at 0 North Plain Road, Map 26, Lot 53A per Sections 8.5 and 10.4 of the Great Barrington Zoning Bylaw and in substantial conformance with the plans submitted and two conditions:

- (1) Prior to construction, a definitive plan shall be submitted to the Planning Board in accordance with the subdivision regulations and the PURD requirements.
- (2) Prior to construction, homeowner or condominium association documents that include provisions for the long term preservation and maintenance of the site's open space shall be provided to the Town for review. Prior to issuance of any certificate of occupancy the documents shall be recorded.

Identity of land affected:

The record title standing in the name of:

Great Barrington Affordable Housing Trust Fund
Name

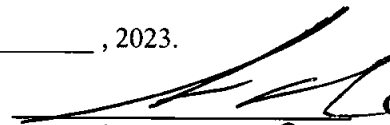

<u>North Plain Road</u>	<u>Great Barrington</u>	<u>MA</u>
Street	Town	State

by deed duly recorded in the Southern Berkshire District, Berkshire County Registry of Deeds in Book 2603 at Page 343 and Land Court, Certificate No: _____ Book _____ Page _____.

The decision of said Board is on file with the papers and plans in the office of the Town Clerk.

Signed and certified this 14th day of April, 2023.

GREAT BARRINGTON SELECTBOARD:

 CHAIR
 CLERK

CERTIFICATE BY THE TOWN CLERK FOR FILING THE DECISION IN THE REGISTRY:

This is to certify that twenty (20) days have elapsed since filing of the above decision(s) with this office and no appeal has been filed, or an appeal has been filed and denied in the case.


Signature and Seal of the Town Clerk

TOWN OF GREAT BARRINGTON, MASSACHUSETTS

RECORD OF PROCEEDINGS, FINDINGS, AND DECISION
ON APPLICATION FOR A SPECIAL PERMIT

This is not a Building Permit to renovate, remodel, build, or occupy these premises.
Building Permits must be obtained from the Inspector of Buildings as applicable.

Copies of this record of proceedings, findings, and decision, with all attachments,
must be filed with the Town Clerk by the Special Permit Granting Authority

CASE NO.: 933-23

DATE FILED: 4 / 14 / 2023

I, Stephen C. Bannon, Chair of the Great Barrington Selectboard, hereby certify that the following is a detailed record of all its proceedings relative to the application of:

Town of Great Barrington's Affordable Housing Trust Fund (the "Trust"), with Central Berkshire Habitat for Humanity ("Habitat") and White Engineering. The application seeks a permit for a 20-unit Planned Unit Residential Development ("PURD") at 0 North Plain Road, Map 26, Lot 53A, per Sections 3.1.4 A(9), 8.5 and 10.4 of the Zoning Bylaw.

The premises affected are located at 0 North Plain Road, Great Barrington, MA 01230, and the requested action being one that requires a special permit from the Selectboard.

The following is an accurate record of the proceedings, findings, and decision relative to this special permit application:

INTRODUCTION, PROCEDURAL REQUIREMENTS, AND PUBLIC HEARING

1. On February 9, 2023, an application for the above special permit, of which a true copy marked "A" is made a part of this record, was submitted to the Selectboard.
2. Thereupon, an advertisement for public hearing, of which a true copy marked "B" is made a part of this record, was published in the Berkshire Eagle, a newspaper with general circulation in Great Barrington, on February 15 and February 22, 2023.
3. Notices of the public hearing, copies of which are marked "C" and are hereunder made a part of this record, were mailed postpaid to the petitioner, abutters, and owners of land within 300 feet of the property line, being the same persons named in the Assessors certificate which was a part of the petition heretofore referred to and marked "A", and to the Planning Boards of every abutting municipality and to the Building Inspector.
4. On March 6, 2023 at its 6:00 PM meeting the Selectboard held the public hearing in person at Town Hall, 334 Main Street, and provided real time remote access via Zoom. All members of the Selectboard members were present. Stephen Bannon, Leigh Davis, Ed Abrahams, Eric Gabriel, and Garfield Reed. Mr. Abrahams recused himself however because his partner is an abutter to the project.
5. **MOTION:** Ms. Davis to open the public hearing
SECOND: Mr. Gabriel

ROLL CALL VOTE: Mr. Reed – yes Mr. Gabriel – yes Ms. Davis – yes
 Mr. Bannon – yes
 The motion passed, 4 in favor, 0 opposed.

6. Fred Clark, Chair of the Town's Affordable Housing Trust Fund provided an introduction stating the project is intended to help alleviate the critical housing shortage and provide home ownership opportunities. He noted the houses that will be built will be deed restricted so they are affordable to households earning not more than 100 percent of area median income (AMI). He provided *information on the project's genesis, including the Trust's purchase of the site using CPA funds, the Trust's RFP for a developer and selection of Habitat, and Habitat's lead role soliciting community feedback and funding.* He introduced Brent White, White Engineering who is the Town's engineer for the project, Carolyn Valli, Executive Director, Central Berkshire *Habitat for Humanity*; and Elizabeth Goodman, attorney for Habitat.
7. Mr. White presented a site plan for the housing development. He covered in detail the 7.25 acre property layout, home styles and sizes, infrastructure, access, and stormwater. He highlighted that water filtration systems would be installed in each home to address manganese and other water quality issues and noted Housatonic Water Works confirmed the water pressure and volume would be adequate. He stated the plan was discussed with the Planning Board in September 2022 and at that time 20 units were planned for the development. He said Planning Board asked that 30 homes be built. A 30-unit plan was thus developed and that is what is presented here.
8. Attorney Goodman stated the preferred ownership structure is a condominium association where, if there is a failure to pay fees, there is an automatic process for liens. She noted that that lending through the USDA might dictate a homeowners association structure.
9. Ms. Valli stated for the development there would be a range of affordability levels from 60% to 100% AMI which is \$56,490 to \$94,150 total family income. She noted the homes would always be affordable and tied to the AMI for resale. She also described the lottery process and stated Habitat would choose eligible homeowners and work with them to be sure homes are suitable. She added the size of the units will depend on who applies.
10. Mr. Bannon asked for public comments.
11. Barbara Bailly, 9 Linda Lane, stated the neighbors were told at a meeting in August it would be 20 houses and now a plan is being presented for 30. She expressed concerns about maintaining the safety and integrity of the neighborhood.
12. Jan Wojcik, 253 Long Pond Road, expressed concerns about water pressure and water quality issues and noted water filters will need to be replaced frequently and are costly.
13. James Bailly, Housatonic, stated input from neighbors/abutters ended in August and there has been no communication since. He noted at the August meeting the plan was for 20 homes and questioned the capacity of the neighborhood to accommodate 30. The 30 unit plan was not shared with the neighborhood. He also noted there are water issues with HAA5 and said the town needs to be sure this site does not impact water quality of the system.
14. Michelle Loubert, 70 Division Street, stated the neighborhood was not aware of the increase to 30 homes and she objected strongly to the process and density or 30 units.
15. Eileen Anderson, 7 Linda Lane said had concerns about having all 3-4 bedroom houses. That would be a lot of people.

16. Laura Dupont, 5 Comstock Lane, stated the original plan presented in August to the neighbors/abutters was for 19 single family units, and she expressed concerns about the substantial increase in units to 30. She asked if they are two stories and what is the status of the natural boundaries that were promised.
17. Dan Bailly, 207 North Street, asked about the building phases and how long it will take to build the units. If it is a long time it will have many years of noise impacts. He expressed concerns about the new 30-unit size of the project not fitting the character of the neighborhood.
18. Jim Anderson, 15 Wyantenuck Street, stated he was supportive of 20 houses being built, but is concerned about 30 and asked about sidewalks as it may be unsafe for children walking to Housatonic village.
19. Cathy Brandt, 393 North Plain Road, expressed her concerns about the change in plans without any notice and questioned having 30 homes on seven acres in an area where there are water quality and pressure issues.
20. James Garzon, 84 North Plain Road, stated it was at a Planning Board meeting that they asked for 30 homes to be built; he said this size plan should not be new to anyone.
21. Mr. Bannon asked if Habitat is comfortable with 30 homes and what communication/follow up have they had with the neighbors on that change.
22. Ms. Valli replied they had not originally conceived of 30 homes, but there is a great need. She noted Mr. White revised the plans per the Planning Board feedback just last week. Mr. White added that based on Planning Board feedback, his primary goal was to fit 30 units within open/common space and permitting requirements.
23. In response to the comment about the water quality, Mr. White said that Housatonic Water Works confirmed water capacity/pressure is adequate – and he noted treatment plans should address the HAA5 problem.
24. Mr. White stated landscaping meets minimum screening requirements. Regarding home size/style, he confirmed the homes are one and two story and 2-4 bedrooms.
25. Attorney Goodman said the 30 unit plan fits into the allowable density under the zoning.
26. Mr. Bannon stated he does not doubt that what the Planning Board suggested is allowable, but what was discussed with the neighbors is different. The approach is greatly concerning to them. He stated that the Planning Board only makes recommendations to the Selectboard, which is the Special Permit granting authority.
27. Mr. Reed stated the change in plan was not discussed with the Affordable Housing Trust and he apologized to the neighbors for the situation.
28. Ms. Davis stated she supports affordable housing, but to force a number of houses into the area just because there is a need is not right. She stated the promise to the neighbors should be respected.

29. Mr. Clark responded, and stated the density is similar to that of Housatonic village and adds to the feeling of community. He stated the need for housing is significant and it was discussed at Affordable Housing Trust meetings which are open to the public.
30. Mr. Bannon replied the issue is not density, it is process – a neighbors meeting should have been held about this change (from 20 to 30 units).
31. Mr. Gabriel shared concerns about neighbors not being informed and asked how many houses will be at 80% AMI vs 100%. He expressed concern about groups of people like police, fire and nurses not being eligible if the AMI is too low.
32. Mr. Reed asked if he should recuse as he is a member of the Affordable Housing Trust. Mr. Bannon stated he can discuss that with the state, but if he recuses that impacts the necessary supermajority vote.
33. Mr. Reed asked if the lottery will give preference to people who live/work in town. Ms. Valli replied there will not be local preference as that would keep people out especially people of color.
34. The Selectboard asked about the Planning Board process. Christopher Rembold, the Town Planner, clarified the Planning Board has preliminary review before the special permit process. He stated they strongly encouraged Habitat to add more than 20 units. He said the Planning Board initially wanted 40 units, but settled on 30.
35. Mr. White said there was no intention to ignore the neighbors.
36. Mr. Bannon said he would like to hear more about the timing and phasing.
37. **MOTION:** Ms. Davis moved to continue the Public Hearing to March 27 at 6:00 at Town Hall and on zoom.
SECOND: Mr. Gabriel
ROLL CALL VOTE: Mr. Reed – yes Mr. Gabriel – yes Ms. Davis – yes
 Mr. Bannon – yes
 The motion passed, 4 in favor, 0 opposed.
38. On March 27, 2023 the Board reconvened. All four participating Selectboard members were present. Mr. Reed read a statement saying that he has filed a disclosure with the Town Clerk because of an appearance of a potential conflict of interest. He said he is not a paid member of the Housing Trust, and there will be not a profit from this development. He said he can act fairly and will continue to participate in this process.
39. **MOTION:** Ms. Davis to reopen the public hearing
SECOND: Mr. Gabriel
ROLL CALL VOTE: Mr. Reed – yes Mr. Gabriel – yes Ms. Davis – yes
 Mr. Bannon – yes
 The motion passed, 4 in favor, 0 opposed.
40. Mr. White said the Trust and Habitat team has revised the plan back to 20 units as originally discussed with the neighborhood. He said also a phasing plan has been developed to show when the roads and when each set of the units will be built.
41. Mr. Clark said the Affordable Housing Trust met and voted to endorse the revised plan for 20 units.

42. Joseph Method, a member of the Affordable Housing Trust, said he voted against the 20 unit plan, saying the need for affordable homes warrants 30 units. He said this should be about future homeowners not current homeowners.

43. Ms. Loubert spoke saying 20 units was what was discussed and Habitat needs to stick to that and rebuild trust.

44. Jonathan Hankin, of West Plain Road, and a former member of the Trust, read a prepared statement which argued for the 30 unit plan. He said a 20 unit plan will deprive 10 more households of affordable housing in Great Barrington. He said it is a good location for more units. The site opens onto a main road, not neighborhood streets. He said PURDs are in the zoning in order to cluster houses in order to have density with useable open space. He said this plan feels like sprawl. It does not create community and a vote for 20 units is a vote for affordable housing but against 10 other families.

45. Mr. Anderson of Wyantenuck Street said he appreciates the reduction back do to 20 homes.

46. Mr. Gabriel asked about the affordability levels. Ms. Valli said 14 of the units will be affordable at not more than 80% AMI and 6 at not more than 100% AMI. She said the CPA funds used to buy the land mean they cannot have any units more than 100% AMI. She said income is determined at time of application. People do not have to move out if they earn more later.

47. Mr. Reed said the 20 unit plan is good, and it is better than no units. He asked about the six year timeline and if the costs were still viable. Ms. Valli said it will take a lot of time to raise all the funds to build each unit. They can only build a few units at once, not all 20

48. Mr. Gabriel said the 20 unit plan looks good. It is not too dense.

49. Ms. Davis asked if there was a way to have a local worker preference. Ms. Valli said no, the state requires it to be open. She said however based on Habitat’s experience in the area they have many applicants who are living and working in Great Barrington are already in their homebuyer program pipeline.

50. **MOTION:** Ms. Davis to close the public hearing

SECOND: Mr. Gabriel

ROLL CALL VOTE: Mr. Reed – yes Mr. Gabriel – yes Ms. Davis – yes
Mr. Bannon – yes

The motion passed, 4 in favor, 0 opposed.

51. The Board reviewed a draft set of findings relative to the criteria for PURDs, as set forth in Section 8.5. The Board found this proposal to be in harmony with the Town’s Master Plan and meets the PURD purposes, requirements, and criteria; that the proposal adds housing opportunities to the Town while not over developing the existing residential area or burdening the roads or municipal utilities; that the development will increase housing opportunities by providing affordable homes for ownership, which will be affordable in perpetuity; that the homes will be clustered in order to reduce impervious surfaces and there will be a vegetated buffer around the site; that the proposal provides useable open space, in a central green as well as surrounding the homes, and the open space will assured and maintained in accordance with the bylaw; and, that the proposal includes a timeline of phasing as required by bylaw.

52. The Board reviewed the criteria at Section 10.4.2 for special permits.

1. *Social, economic, or community needs which are served by the proposal:* The Selectboard found that the project as proposed will provide much needed housing that will be affordable at levels attainable for households who work in the area and wish to be able to live in Great Barrington. Deed restrictions will ensure the homes are affordable in perpetuity.

2. *Traffic flow and safety, including parking and loading:* The Selectboard found that the proposal has been designed to provide a safe roadway in and out of the project site with sufficient parking provided on site for homeowners as well as guests. The project will have no negative impact on traffic flow or safety.

3. *Adequacy of utilities and other public services:* The Selectboard found the application has cited town professional studies documenting the adequate supply of water in this portion of the Housatonic Water Works system. Sanitary sewer will be provided to the homes and it will be constructed in accordance with the Town's wastewater requirements. The Selectboard finds that the proposed use will have no detrimental impact on the public water or public sewer systems.

4. *Neighborhood character and social structures:* The Selectboard found the proposal supports and does not detract from character and social structures. The Affordable Housing Trust and its developer Habitat for Humanity has carefully planned the project incorporating the feedback from various meeting of the community and of town boards and town staff. The project proposes 20 home sites that comply with all PURD setback requirements and seeks to construct homes of size and scale for which there is a need and desire, and that are of a scale and design in keeping with surrounding homes. Open space on site can provide space for community gatherings, gardens, play areas, and other areas to support and enhance the neighborhood.

5. *Impacts on the natural environment:* The Selectboard found there will be no significant negative impacts on the natural environment. The site is designed according to the natural topography to the extent possible, to avoid excessive earth disturbance and to maintain existing drainage patterns. Through the connection to the sanitary sewer system there is no risk of contamination from or failure of private on-site septic systems. Stormwater management meeting the required storm volumes is provided, and the stormwater will be slowed and percolated into the ground to recharge groundwater. New trees will be planted providing habitat and a vegetated buffer around the site. The homes will be built to be solar ready if homeowners wish to install solar panels on rooftops.

6. *Potential fiscal impact, including impact on town services, tax base, and employment:* The Board found the proposed project will have positive fiscal impacts for the Town. Twenty new households will be able to live in town while building equity in that home and paying residential real estate taxes and utility service fees. The project provides a meaningful increase in the tax base and employment base of the town.

53. The Board determine it would impose two conditions: (1) Prior to construction, a definitive plan shall be submitted to the Planning Board in accordance with the subdivision regulations and the PURD requirements. And (2) Prior to construction, homeowner or condominium association documents that include provisions for the long term preservation and maintenance of the site's open space shall be provided to the Town for review. Prior to issuance of any certificate of occupancy the documents shall be recorded.

54. **MOTION:** Ms. Davis moved to approve the findings of fact.

SECOND: Mr. Gabriel

ROLL CALL VOTE: Mr. Reed – yes Mr. Gabriel – yes Ms. Davis – yes
Mr. Bannon – yes

The motion passed, 4 in favor, 0 opposed.

55. **MOTION:** Ms. Davis moved, based on the approved findings of fact, to grant the special permit for a Planned Unit Residential Development of 20 new residential homes at 0 North Plain Road, Map 26, Lot 53A, in substantial conformance with the plans submitted and two conditions:

(1) Prior to construction, a definitive plan shall be submitted to the Planning Board in accordance with the subdivision regulations and the PURD requirements.

(2) Prior to construction, homeowner or condominium association documents that include provisions for the long term preservation and maintenance of the site's open space shall be provided to the Town for review. Prior to issuance of any certificate of occupancy the documents shall be recorded.

SECOND: Mr. Gabriel

ROLL CALL VOTE: Mr. Reed – yes Mr. Gabriel – yes Ms. Davis – yes
Mr. Bannon – yes

The motion passed, 4 in favor, 0 opposed.

The Special Permit was granted.

EXHIBIT A**FINDINGS OF FACT AND BASIS FOR DECISION**

**Re: Special Permit #933-23
0 North Plain Road, Map 26, Lot 53A**

A. Introduction

The Special Permit application for this project was filed on February 9, 2023 by Town of Great Barrington's Affordable Housing Trust Fund (the "Trust"), with Central Berkshire Habitat for Humanity ("Habitat") and White Engineering. The application seeks a permit for a 20-unit Planned Unit Residential Development ("PURD") at the subject site from the Great Barrington Selectboard in accordance with Sections 3.1.4, A(9), 8.5, and 10.4 of the Zoning Bylaw. The Trust is the landowner, Habitat is the Trust's designated developer for this project, and White Engineering is the Town's engineer for this project.

The special permit application includes a narrative description of the project as well as site plans showing a 30-unit layout, prepared for the Applicant by civil engineering firm White Engineering, Inc. of Pittsfield, MA dated February 2, 2023. Revised plans showing a 20-unit layout were submitted after the first session of the public hearing and show a revision date of March 20, 2023. The application materials also include discussions of stormwater, traffic, and utility impacts and provisions therefore. House floor plans, elevation views, and a phasing schedule and timeline are also included.

B. General Findings

The property is in an R1A zone, in which PURD is allowable by Special Permit from the Selectboard per Section 8.5 of the Zoning Bylaw.

As described in the application and as shown on the accompanying plans the proposed work involves the construction of a new cluster of 20 homes on a 7.25-acre undeveloped site. Construction will also include a new entrance/exit roadway with a loop road the serves each home, and the installation municipal utilities including sewer and water. Stormwater control and drainage infrastructure will be installed, and trees will be planted around the site.

Not more than 20 new homes will be constructed under this permit, and they will be grouped around the central loop road and its green space. Each home will be on its own condominium lot, to be owned that homeowner. The lots will vary in size, depending on location. The homes will be part of a condominium or homeowners association, which will maintain the open space in perpetuity, and will be responsible for the lighting and stormwater and other site maintenance. The road will be turned over to the Town.

Approximately 14 of the homes the homes will be affordable to households earning not more than 80% of Area Median Income and 6 will be affordable to households earning not more than 100% of Area Median Income. The homes will be a variety of two-, three-, and four-bedroom homes, to be sold for homeownership. All homes will be subject to a permanent affordability deed restriction because the site was purchased by the Trust using Community Preservation Act funds.

The initial proposal, showing 30 homes, was reviewed by the Board of Health, the Conservation

Commission, and the Planning Board. The Board of Health made recommendations to the Selectboard regarding water filtration costs and water system impact. The Conservation Commission determined it does not have any jurisdiction and made no other comments. The Planning Board encouraged more than 20 homes and, based on the 30 unit plan, forwarded a positive recommendation to the Selectboard.

C. Planned Unit Residential Development (PURD) Criteria and Findings

Section 8.5 of the Zoning Bylaw sets forth the purpose and requirements for a PURD. Each applicable subsection heading is *italicized* below, followed by the Selectboard's discussion and findings.

8.5.1 Purpose: The proposal uses the PURD in order to cluster homes around a central green space and served by one small roadway. Compared to the setback, frontage, and lot area regulations of the conventional underlying zoning, the layout reduces the amount of road that would otherwise be required. The clustered design also reduces road cost, increases land available for common open space, and allows the homes to be located closer together and closer to the central common open space. Therefore the Board finds that this proposal is in keeping with and serves the purposes of the PURD regulations.

8.5.3 Permitted Uses: The proposal is to build single-family dwellings, which are permitted.

8.5.4 Density: The proposal meets the regulations of this subsection. The proposal is to build 20 units; therefore, it meets the minimum of 10 units but does not exceed the maximum of 60 units. There are no other PURDs in this area; therefore, this PURD is not contiguous with any other PURD. The minimum land area is 3,300 square feet per unit. This site contains over 300,000 square feet of land area, or 15,790 square feet of land area per unit, so the land area minimum is met. The proposal provides over 162,000 square feet of useable open space and common land, or 8,100 square feet per unit, more than meeting the minimum per unit open space requirement. Finally, the total land area covered by buildings will be approximately 24,800 square feet (1,200 to 1,400 square feet per home) or less than 10 percent of the lot area, which is less than the maximum allowable coverage of 20 percent.

8.5.5 Requirements: The proposal meets the regulations of this subsection. All parking, height, setback, and other requirements of this section are met, as shown on the plans. The Police Chief and DPW verified it is located to not cause traffic safety or congestion. The appropriate utilities have verified the capacities of the water and sewer are adequate. The infrastructure will be built with a grant already awarded to the Town, so the Board finds that a financial guarantee is not required as it would be for a private developer.

8.5.6 Timeshares: Timeshares will not be offered.

8.5.7 Common Land. The land will be held in common by the homeowners association or a condominium association and the Applicant shall develop a restriction document to be reviewed by the Board at a later date. The Board will condition this permit on the recording of such a document, so that no construction can begin until the restriction is recorded.

8.5.8 Preliminary: A preliminary proposal was developed and reviewed by the Planning Board on September 8, 2022.

8.5.9 Procedures: The plans submitted for this special permit are in substantial conformance with this subsection. The Board will require a definitive development plan to be submitted to the Planning Board in accordance with this subsection and the subdivision regulations.

8.5.10. Decision: The Board finds this proposal to be in harmony with the Town's Master Plan and meets the PURD purposes, requirements, and criteria. The proposal adds housing opportunities to the Town while not over developing the existing residential area or burdening the roads or municipal utilities. The development will increase housing opportunities by providing affordable homes for ownership, which will be affordable in perpetuity. The homes will be clustered in order to reduce impervious surfaces and there will be a vegetated buffer around the site. The proposal provides useable open space, in a central green as well as surrounding the homes, and the open space will assured and maintained in accordance with the bylaw. Finally the proposal includes a timeline of phasing as required by this subsection.

D. Special Permit Criteria and Findings

Section 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 933-23:

Per Section 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 Selectboard finds that the project as proposed will provide much needed housing that will be affordable at levels attainable for households who work in the area and wish to be able to live in Great Barrington. Deed restrictions will ensure the homes are affordable in perpetuity.
2. *Traffic flow and safety, including parking and loading.*
 The Selectboard finds that the proposal has been designed to provide a safe roadway in and out of the project site with sufficient parking provided on site for homeowners as well as guests. The project will have no negative impact on traffic flow or safety.
3. *Adequacy of utilities and other public services.*
 The application has cited town professional studies documenting the adequate capacity of

water in this portion of the Housatonic Water Works system. Sanitary sewer will be provided to the homes and it will be constructed in accordance with the Town's wastewater requirements. The Selectboard finds that the proposed use will have no detrimental impact on the public water capacity or public sewer systems.

4. *Neighborhood character and social structures.*

The Selectboard finds the proposal supports and does not detract from character and social structures. The Affordable Housing Trust and its developer Habitat for Humanity has carefully planned the project incorporating the feedback from various meeting of the community and of town boards and town staff. The project proposes 20 home sites that comply with all PURD setback requirements and seeks to construct homes of size and scale for which there is a need and desire, and that are of a scale and design in keeping with surrounding homes. Open space on site can provide space for community gatherings, gardens, play areas, and other areas to support and enhance the neighborhood.

5. *Impacts on the natural environment.*

The Selectboard finds there will be no significant negative impacts on the natural environment. The site is designed according to the natural topography to the extent possible, to avoid excessive earth disturbance and to maintain existing drainage patterns. Through the connection to the sanitary sewer system there is no risk of contamination from or failure of private on-site septic systems. Stormwater management meeting the required storm volumes is provided, and the stormwater will be slowed and percolated into the ground to recharge groundwater. New trees will be planted providing habitat and a vegetated buffer around the site. The homes will be built to be solar ready if homeowners wish to install solar panels on rooftops.

6. *Potential fiscal impact, including impact on town services, tax base, and employment.*

The proposed project will have positive fiscal impacts for the Town. Twenty new households will be able to live in town while building equity in those homes and paying residential real estate taxes and utility service fees. The project provides a meaningful increase in the tax base and employment base of the town.

Finding:

In consideration of the above Findings, this Selectboard finds that the benefits of the proposal outweigh any detrimental impacts, and several conditions will ensure requirements are met and certain benefits are realized.

E. Proposed Conditions

1. Prior to construction, a definitive plan shall be submitted to the Planning Board in accordance with the subdivision regulations and the PURD requirements.
2. Prior to construction, homeowner or condominium association documents that include provisions for the long term preservation and maintenance of the site's open space shall be provided to the Town for review. Prior to issuance of any certificate of occupancy the documents shall be recorded.