

Kevin O' Donnell
Town Manager

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www.townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTMEN'S MEETING

MONDAY, APRIL 22, 2013, 7:00 PM

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

**6:15 PM - SITE VISIT AT 314 STATE ROAD ON THE CONSTRUCT, INC.
SPECIAL PERMIT**

1. CALL TO ORDER:

2. BOARD OF SEWER COMMISSIONERS: SEWER ABATEMENTS (July 1-December 31, 2012)

3. APPROVAL OF MINUTES:
April 8, 2013 Regular Meeting.

4. SELECTMEN'S ANNOUNCEMENTS/STATEMENTS:
A. GENERAL COMMENTS BY THE BOARD.

B. DISCUSSION OF UPCOMING MEETING CALENDAR.

5. TOWN MANAGER'S REPORT:

6. CITIZEN SPEAK TIME:

7. PUBLIC HEARINGS:

- A. CONSTRUCT, INC., 41 MAHAIWE STREET, GREAT BARRINGTON, MA FOR A SPECIAL PERMIT FOR THE TWO-FAMILY RESIDENTIAL USE OF A SINGLE LOT AT 314 STATE ROAD, GREAT BARRINGTON, MA IN ACCORDANCE WITH SECTIONS 3.1.4 A (2), 8.1, AND 10.4 OF THE GREAT BARRINGTON ZONING BYLAW. (DISCUSSION/VOTE)
- a. Open Public Hearing
 - b. Explanation of Project
 - c. Speak in Favor/Opposition
 - d. Motion to Close Public Hearing
 - e. Motion re: Findings
 - f. Motion re: Approval/Denial/Table

8. LICENSES OR PERMITS:

- A. LAUREN SMITH/FAIRVIEW HOSPITAL FOR PERMISSION TO CLOSE THE TOWN HALL PARKING LOT ON SATURDAY, SEPTEMBER 28, 2013 FROM NOON. (DISCUSSION/VOTE)

- B. LAUREN SMITH/FAIRVIEW HOSPITAL FOR ONE DAY ALL ALCOHOLIC LIQUOR LICENSE FOR SATURDAY, SEPTEMBER 28, 2013 FROM 5:30 PM - 7:30 PM AT THE BANDSTAND GREEN BEHIND TOWN HALL. (DISCUSSION/VOTE)
- C. LAUREN SMITH/FAIRVIEW HOSPITAL FOR ONE DAY TEMPORARY WEEKDAY ENTERTAINMENT LICENSE FOR SATURDAY, SEPTEMBER 28, 2013 FROM 5:30 PM-8:00 PM AT THE BANDSTAND GREEN BEHIND TOWN HALL. (DISCUSSION/VOTE)
- D. GREAT BARRINGTON FISH AND GAME FOR ONE DAY BEER AND WINE LIQUOR LICENSE FOR APRIL 28, 2013 FROM 11:00 AM – 7:00 PM AT 338 LONG POND ROAD, GREAT BARRINGTON. (DISCUSSION/VOTE)
- E. GREAT BARRINGTON FISH AND GAME FOR ONE DAY BEER AND WINE LIQUOR LICENSE FOR MAY 4, 2013 FROM 3:00 PM – 11:00 PM AT 338 LONG POND ROAD, GREAT BARRINGTON. (DISCUSSION/VOTE)
- F. GREAT BARRINGTON FISH AND GAME FOR ONE DAY BEER AND WINE LIQUOR LICENSE FOR MAY 18, 2013 FROM 4:00 PM – 12:00 PM AT 338 LONG POND ROAD, GREAT BARRINGTON. (DISCUSSION/VOTE)
- G. PIERRE CUM/MEGJAKE INC. FOR AN AMENDED 2013 COMMON VICTUALLER LICENSE FROM 7:00 AM – 9:00 PM TO INCLUDE OUTSIDE SEATING (2 TABLES AND 4 CHAIRS) AT 282 MAIN STREET, GREAT BARRINGTON. (DISCUSSION/VOTE)
- H. MAY 1, 2013 LICENSE RENEWALS (VOTE)
 - REAL ESTATE SIGNS.
 - COIN OPERATED SOFT DRINK AND FOOD MACHINES.
- I. HELEN MULLANY/HELEN MULLANY REAL ESTATE, LLC FOR 2013 REAL ESTATE SIGN LICENSE. (DISCUSSION/VOTE)
- J. JEFF WILKINSON/SOUTHERN BERKSHIRE REALTY FOR 2013 REAL ESTATE SIGN LICENSE. (DISCUSSION/VOTE)
- K. CAROLYN FUGERE/WILLIAM PITT SOTHEBY'S REALTY FOR 2013 REAL ESTATE SIGN LICENSE. (DISCUSSION/VOTE)
- L. L. CHAPIN FISH/WM. BROCKMAN REAL ESTATE FOR 2013 REAL ESTATE SIGN LICENSE. (DISCUSSION/VOTE)

9. NEW BUSINESS:

- A. BOS – LETTER OF SUPPORT FOR BERKSHIRE PULSE TO ARCHITECTURAL ACCESS BOARD. (DISCUSSION/VOTE)
- B. BOS – RECOMMENDATION TO THE ZBA ON THE VARIANCE PETITION OF STEPHEN & SARAH DONALDSON FOR PROPERTY AT 1 CYPRESS STREET TO BUILD A DORMER IN R-1-A ZONE. (DISCUSSION/VOTE)
- C. BOS – REVIEW FOR COMMENT ON THE DRAFT OPEN SPACE AND RECREATION PLAN. (DISCUSSION)

10. OLD BUSINESS:

- A. EXECUTIVE SUMMARY SUPPORTING GREAT BARRINGTON HOUSING AUTHORITY RE: GOVERNOR'S LEGISLATION TO ABOLISH LOCAL HOUSING AUTHORITIES. (DISCUSSION/VOTE)

11. SELECTMEN'S TIME:

12. MEDIA TIME:

13. ADJOURNMENT:

NEXT SELECTMEN'S REGULAR MEETING: TUESDAY, MAY 14, 2013 AT 7:00 P.M.



Kevin O'Donnell, Town Manager

THIS MEETING MAY BE RECORDED BY MEMBERS OF THE MEDIA.

THE LISTING OF AGENDA ITEMS ARE THOSE REASONABLY ANTICIPATED BY THE CHAIR WHICH MAY BE DISCUSSED AT THE MEETING. NOT ALL ITEMS LISTED MAY IN FACT BE DISCUSSED AND OTHER ITEMS NOT LISTED MAY ALSO BE BROUGHT UP FOR DISCUSSION TO THE EXTENT PERMITTED BY LAW.



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

DATE: April 17, 2013

TO: Kevin O'Donnell, Town Manager

FROM: Joe Sokul, DPW Superintendent

SUBJECT: Sewer Abatements – for the Period 07/01/2012 through 12/31/2012

Town Manager concurs with DPW recommendation
JOS

Tim Drumm, WWTP Superintendent, and I met to discuss the requests of those persons applying for an abatement of their sewer bill. After careful consideration of the information submitted and field data gathered during site visits, we herewith make the following recommendations relative to those applications.

The following temporary and permanent sewer abatement applications were received and approved for the reason stated on the application.

| Name | Account Number | Service Address | Current Billing | Abatement | Duration |
|--|----------------|--------------------|-----------------|-----------|----------|
| John Fitzgerald <i>House is vacant</i> | 1F00014291 | 114 Cottage St. | \$230.00 | \$115.00 | Temp |
| Margaret Minges <i>Apartment – Unit #1 is vacant</i> | 1F00014231 | 31 Dresser Ave. | \$920.00 | \$115.00 | Temp |
| Ellen Murtagh <i>Water turned off for winter</i> | 1F00001815 | 21 Highland Dr. | \$460.00 | \$115.00 | Temp |
| Edward Scarboro <i>Utility backup provided – Unit is vacant</i> | 1F00001286 | 177 State Rd. | \$1150.00 | \$575.00 | Temp |
| Charles Lord <i>Utility backup provided – Unit is vacant</i> | 1F00000012 | 7 High St. - H | \$460.00 | \$115.00 | Temp |
| Steve Waller <i>Building burned 10.20.2012 – total loss</i> | 1F00000198 | 208 Meadow Ln. - H | \$920.00 | \$690.00 | Temp |
| Marjorie Conner <i>Unit under renovation</i> | 1F00000106 | 201 North St. | \$230.00 | \$115.00 | Temp |
| Bernardo Mejia <i>House is vacant – water turned off</i> | 1F00001135 | 21 North Plain Rd. | \$230.00 | \$115.00 | Temp |

| Name | Account Number | Service Address | Current Billing | Abatement | Duration |
|--|----------------|--------------------------|------------------------|------------------------|----------|
| Alton Stalker | 1F00020010 | 39 Humphrey St. | \$460.00 | \$115.00 | Temp |
| <i>Utility backup provided – Unit vacant since 2008</i> | | | | | |
| Ann Merz | 1F00001147 | 49 Pearl St. | \$230.00 | \$115.00 | Temp |
| <i>Town used electricity from residence to operate pump station under repair</i> | | | | | |
| Dorothy Capasse | 1F00002022 | 228 East St. | \$230.00 | \$115.00 | Temp |
| <i>Dwelling is vacant</i> | | | | | |
| George Guerreero | 1F00001353 | 127-129 Castle Hill Ave. | \$920.00 | \$230.00 | Temp |
| <i>Units 129A & B – Under renovation</i> | | | | | |
| Sean Stanton | 1F00000148 | 25 Hart St. - H | \$460.00 | \$230.00 | Temp |
| <i>House under renovation</i> | | | | | |
| John Van Wagner | | 531 South Main St. | \$460.00 | \$230.00 | Perm |
| <i>Building changed from two family to single office building</i> | | | | | |
| Gary Storti | 1F00001435 | 77 East St. | \$230.00 | \$115.00 | Temp |
| <i>House is vacant – water is shut off</i> | | | | | |
| Jeanne Holcomb | 1F0001136 | 226 Prospect St. - H | \$460.00 | \$115.00 | Temp |
| <i>Unit is vacant</i> | | | | | |
| | | | Current Billing | Abatement Total | |
| | | | \$8,050.00 | \$3,220.00 | |

The following temporary sewer abatement application was received and denied for the reason stated on the application.

| Name | Account Number | Service Address | Current Billing | Abatement | Duration |
|---------------------------|----------------|------------------------|-----------------|-----------|----------|
| Peter Simigan | 1F00018691 | 80 Taconic Ave. Unit 1 | \$230.00 | \$0.00 | |
| <i>Unit is being used</i> | | | | | |

cc: Tim Drum, Wastewater Superintendent
Sandra Larkin, Tax Collector / Treasurer

MEETINGS IN MAY
(Scheduled as of 4/18/13)

- Tuesday, April 23rd at 5:15 PM Cultural Council- Mason Library
- Wednesday, April 24th at 1:30 PM Council on Aging- Claire Teague Senior Center
- Wednesday, April 24th at 6 PM Mini-Town Meeting- Mahaiwe Theater
- Wednesday, April 24th at 7 PM Conservation Commission- Town Hall
- Thursday, April 25th at 6 PM Planning Board- GB Fire Station
- Thursday, April 25th at 7:30 PM Master Plan Committee- GB Fire Station
- Wednesday, May 1st at 5 PM Design Advisory Committee- Town Hall
- Wednesday, May 1st at 5:15 PM Tree Committee- Mason Library
- Thursday, May 2nd at 7 PM Open Space & Recreation Public Forum- GB Fire Station
- Thursday, May 2nd at 7:30 PM Board of Health- Town Hall
- Monday, May 6th at 6 PM Annual Town Meeting- Mahaiwe Theater
- Tuesday, May 7th at 5:30 PM Republican Town Committee- Town Hall
- Tuesday, May 7th at 7:30 PM ZBA- Town Hall
- Wednesday, May 8th at 6 PM Energy Committee- Town Hall
- Thursday, May 9th at 5:30 PM Library Trustees- Mason Library

Thursday, May 9th at 7 PM Planning Board- Town Hall

Monday, May 13th from 8 AM-8 PM Annual Town Elections

Monday, May 13th at 8:30 AM Lake Mansfield Improvement Task Force- Lake Mansfield Beach Area

Monday, May 13th at 6 PM Parks Commission- Mason Library

Tuesday, May 14th at 7 PM Board of Selectmen- Town Hall

Wednesday, May 15th at 4 or 5 PM Design Advisory Committee- Town Hall

Thursday, May 16th at 2:15 PM Great Barrington Housing Authority- Bernard Gibbons Drive

Thursday, May 16th at 6:30 PM Historic District Commission- Town Hall

Wednesday, May 22nd at 7 PM Conservation Commission- Town Hall

Thursday, May 23rd at 6 PM Planning Board- GB Fire Station

Thursday, May 23rd at 7:30 PM Master Plan Committee- GB Fire Station

Tuesday, May 28th at 7 PM Board of Selectmen- Town Hall

Wednesday, May 29th at 1:30 PM Council on Aging- Claire Teague Senior Center

TOWN OF GREAT BARRINGTON

NOTICE OF PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Monday, April 22, 2013 at 7:00 PM at Town Hall, 334 Main Street, Great Barrington, MA to act on the special permit application of Construct, Inc., 41 Mahaiwe Street, Great Barrington, for the two-family residential use of a single lot, at 314 State Road, Great Barrington, MA, in accordance with Sections 3.1.4 A(2), 8.1, and 10.4 of the Great Barrington Zoning Bylaw.

Sean Stanton, Chairman

Publish Friday, March 15, 2013 and Friday, March 22, 2013

Berkshire Record

EXHIBIT A

**SPECIAL PERMIT
FINDINGS**

Re: SP #807-13
Applicant(s): Construct, Inc.
Site: 314 State Road, Great Barrington, MA

A. Introduction

Special Permit #807-13 was filed by Construct, Inc. to convert the existing residence at 314 State Road to a two-family residence, in an R2 zone. The application is made for a two-family residential use per Sections 3.1.4, A(2), 8.1 and 10.4 of the Great Barrington Zoning Bylaw.

B. General Findings

The Applicant owns the site. The site is in the R2 zoning district. The site consists of a relatively large complex of interconnected buildings that once housed High Fidelity Magazine, including its offices and printing complex. No new buildings are proposed.

The Applicant purchased the site and has already renovated the front building, a three-story gambrel-roofed building, into a one-family dwelling unit. It is currently occupied by 5 individuals served by Construct's housing assistance program. Construct wishes to house more than 5 individuals on the site, but to do so will require permission for a second dwelling unit (a "family" can be up to 5 unrelated individuals living together).

The only proposed changes are to a portion of the interior of the rear addition nearest the front house. There are no proposed changes to landscaping, drainage, lighting, or to the exterior materials or dimensions of the building.

The site and the building are more than large enough to meet the requirements set forth in Section 8.1 of the zoning bylaw, including having more than twice the minimum lot area and having at least two parking spaces per unit. The site is served by municipal sewer and water service and will not present any capacity issues.

The Planning Board approved, without conditions, the site plan for this proposal, per Section 8.1 and 10.5, and made a favorable recommendation on this special permit application. The Conservation Commission noted there are no wetlands near the proposed work and thus it is not in the Commission's jurisdiction. The Board of Health has made a favorable recommendation on this application. The staff Development Review Team has no concerns with this application.

C. Special Permit Criteria and Specific Findings

Per §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." The six criteria and the Board's considerations in relation each are detailed below:

1. Social, economic, or community needs which are served by the proposal.
 - The proposal allows for the use of the site to serve essential housing needs of the community.
2. Traffic flow and safety, including parking and loading.

- There will be no detrimental impact to traffic safety. This is a residential use in a residential zone.
3. Adequacy of utilities and other public services
 - There are no detrimental impacts on other utilities or public services.
 4. Neighborhood character and social structures.
 - The proposal will improve character by reusing a historic building.
 5. Impacts on the natural environment.
 - The proposal has no substantial impacts on the environment.
 6. Potential fiscal impact, including impact on town services, tax base, and employment.
 - The proposal will have little impact, positive or negative, on services, taxes and employment. The site owner is a non-profit but will pay for municipal utilities.

Specific Findings:

In consideration of the above Findings, this Board finds that the benefits of the proposal outweigh any possible detrimental impacts.

D. Proposed Conditions

As required by Section 8.1 of the Zoning Bylaw, this special permit approval is issued with the following conditions:

1. All repairs, renovations or construction specified by the applicant in his application shall be made to the satisfaction of the Inspector of Buildings before an occupancy permit is issued.
2. There shall be separate toilet, bath and kitchen facilities for each family.
3. Fire escapes and outside stairways leading to a second or higher story shall, where practicable, be located on the rear of the building, shall not be located on any building wall facing a street and shall comply with Section 4.2.3, Permitted Projections into Yards.
4. Two off-street parking spaces shall be provided for each dwelling unit, located in such a manner that permeable surfaces, including lawns and/or garden areas but exclusive of all structures, driveways, walkways and parking spaces, shall be no less than 15% of the total area of the property. When one of the dwelling units is 650 gross square feet or less, the two dwelling units shall require a total of three parking spaces. In the event that the required parking spaces cannot be provided on the property, the applicant shall, before the special permit is issued, present proof of a duly recorded permanent easement or deed providing such off-street parking space on other property, and the special permit shall be conditioned upon permanent easement or deed.
5. Drainage controls as deemed necessary by the SPGA shall be specifically described as an added condition of the special permit.
6. New construction of any two-family residence shall conform to all dimensional requirements of Section 4.0.
7. Any other conditions specified by the SPGA.



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

PLANNING BOARD

April 1, 2013

Board of Selectmen
Town Hall
Great Barrington, MA

RE: Special Permit #807-13
Construct

Dear Members of the Board of Selectmen;

At a meeting on March 28, 2013, the Planning Board voted to send a favorable recommendation on the special permit application submitted by Construct Inc. for a two-family use at 314 State Road.

Thank you for the opportunity to comment.

Sincerely,

A handwritten signature in cursive script that reads 'Kimberly L. Shaw'.

Kimberly L. Shaw
Planning Board Secretary

Cc: Chris Rembold Town Planner

Ron Majdalany, Chairman
Claudia Ryan, Vice-Chair
Frederick Conforti, MD.



Town Hall, 334 Main Street
Great Barrington, MA 01230

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www.townofgb.org

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

BOARD OF HEALTH

April 5, 2013

Board of Selectmen
Town Hall
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

RE: Special Permit # 807-13

Dear Board Members:

At its meeting of April 4, 2013 the Board of Health reviewed the Special Permit Application #807-13 submitted by Construct, Inc. for a two family residential use of a single lot at 314 State Road, Great Barrington, MA. After discussion and review, the board voted to forward a favorable recommendation.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Pruhenski", followed by a horizontal line.

Mark Pruhenski
Health Agent

MP/crw

Cc: Town Planner

Amanda Sewall
Conservation Commission Agent

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

CONSERVATION COMMISSION

To: Board of Selectmen

From: Amanda Sewall, Conservation Commission Agent

Date: April 9, 2013

Copy: Chris Rembold, Town Planner

Re: Special Permit #807-13

At the March 27th public hearing, the Conservation Commission voted to pass Special Permit #807-13. The area is out of the Commission's jurisdiction and no further recommendations were made.

Thank you.

SEAN A. STANTON
CHAIRMAN

DEBORAH PHILLIPS
ALANA CHERNILA
STEPHEN C. BANNON
ANDREW D. BLECHMAN



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Great Barrington, MA 01230

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TOWN OF GREAT BARRINGTON
MASSACHUSETTS

BOARD OF SELECTMEN

CR copy

SPECIAL PERMIT # 807 - 13

NAME, ADDRESS, AND PROJECT: Construct, Inc, 41 Malwaive Street,
for the two-family residential use of a single lot
at 314 State Road, Great Barrington, in
accordance with 8.1 and 10.4 of the Zoning Bylaw

SPECIAL PERMIT MEETINGS

Once you file a special permit application, the following Boards will hold public meetings on the following dates to consider your application to make a recommendation to the Board of Selectmen:

PLANNING BOARD

March 28, 2013, ~~6:00~~ ^{6:00} PM Fire Station
37 State Rd.

CONSERVATION COMMISSION

March 27, 2013, 7:00 PM

BOARD OF HEALTH

April 4, 2013, 7:30 PM

Your public hearing before the BOARD OF SELECTMEN is scheduled for

Monday, April 22, 2013, 7:00 PM

All meetings and hearings are at Town Hall, 334 Main Street, Great Barrington, MA,
in the 2nd floor conference room.

For site visits, contact Cara Davis, Construct,
at 528-1985

TOWN OF GREAT BARRINGTON
Application for a Special Permit

FORM SP-1
REV. 09-2009

FOR OFFICE USE ONLY

Number Assigned 807-13
Copy to Planning Board 3/14/13
Advertised 3/15 & 3/22 Record
Public Hearing 4/22/13 BOS
Fee: \$150.00 Date Paid Yes 3/14/13

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

MAP 16 LOT 20 BOOK 2124 PAGE 118 ZONING DISTRICT R2
Date of Application MARCH 2013 Telephone Number (413) 528-1985
Petitioner (Applicant)
Name and complete mailing address CONSTRUCT, INC. 41 MAHAWE ST.
GREAT BARRINGTON, MA 01230

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

CONSTRUCT, INC.

I (we) request a Special Permit for: TWO-FAMILY RESIDENTIAL USE
OF A SINGLE LOT AT 314 STATE ROAD, GREAT BARRINGTON

Under Section(s) 8.1 & 10.4 of the Great Barrington Zoning Bylaws.

REQUIREMENTS: PLEASE READ AND COMPLY WITH THE FOLLOWING:

Seventeen (17) exact copies of items 1 through 9 are to be submitted:

1. Completed application form SP-1.
2. Site Plan, drawn to scale, applicable to the site and use of said site for which a special permit is requested.
3. Specifications necessary to further describe the site or use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" X 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, walkways and parking areas.
4. Certified list of abutters within 300' on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' maps.
5. Zoning Map designating the zoning district and location for the area for which a special permit is requested, plus a USGS map enlarged and showing the site location.

- 6. If applicant and owner are different, a letter signed by the owner of the property authorizing the applicant to apply for the special permit.
- 7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase in impervious surfaces, the SPGA may require calculations as substantiation for the drainage plan.
- 8. Landscaping Plan drawn to scale.
- 9. Parking spaces must be designated and numbered; each space must be 180 sq. ft. with a width not less than 9 feet.

SPECIFICS:

- 1. All site plans and specifications must be signed and dated by the preparer.
- 2. **ALL OWNERS** of property must sign the application.
- 3. A copy of Article 10 (special permit procedure) is available upon request.
- 4. Fee for application is \$150.00 to cover the cost of the public hearing notices and notification to parties in interest. ~~If the cost exceeds \$150.00, the applicant shall pay the balance due upon notification from the Granting Authority.~~
- 5. Once all the necessary papers, maps, etc. are correlated into seventeen sets, please call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application. The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen will be scheduled. Meetings before the Planning Board, Conservation Commission and Board of Health will also be arranged at this time.

X Lane Davis
Signature of Applicant

Signature of Co-Applicant

PLEASE READ AND SIGN BELOW

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD, AND APPROVED BY THE BOARD OF SELECTMEN, FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO EACH APPLICANT, WHO SHALL SUBMIT WITH HIS APPLICATION A SIGNED STATEMENT THAT HE HAS READ THIS REGULATION AND AGREES TO BE BOUND BY IT.

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

✓ Signature Lane Davis

Signature _____

✓ Date 3-11-13

CONSTRUCT, INC.

Application for two family residential use

Introduction:

Construct, Inc. is a 501(c)(3) not-for-profit organization. Its mission includes providing housing support to persons of low to moderate income in the Southern Berkshire Region. Last June, Construct purchased residential property at 314 State Road, Great Barrington, for use as congregate housing. The house, as reflected in the accompanying pictures from the Town Assessor's office, is a substantial structure comprised of a main house and an attached, but separate, wing. Construct is using the main house as a single family dwelling to house five men (two presently live there). However, because of the continuing demand for housing, Construct needs to use portions of the wing for additional housing space. Thus, its application for a special permit for two family use under Sections 171-8.1 & 10.4 of the Town's By Laws.

Background:

The wing once served as office space for High Fidelity magazine. It was used as mother-in-law space by the owner prior to Construct. The wing is currently accessed from the main house through a laundry room and has a second egress to the back deck. It is partially situated over a crawl space. There is a kitchenette (bar sink, cupboards), a ¾ bath and a bedroom in the guest quarters. The current bedroom ~~has two closets and a built-in desk with cupboards. The guest quarters are heated by a forced air electric furnace and electric baseboard heat.~~

The old High Fidelity office wing built in the 60s is behind this area. This space is accessed by two doors from the driveway and parking area. There are also two additional exits to the outside. This space has a reception area, a half bath, a large open space and two smaller office rooms. It also has a full basement. There is also a reception area that backs up to the in-law quarters.

Objective:

In order to create a second separate family dwelling unit, Construct will close the wing off from the main house. The living quarters in the new wing will consist of a living area (in the location of the in-law guest area) that will have its own independent access to the driveway and parking area. The living area will have a new bedroom to turn it into a one bedroom unit with a full eat-in kitchen, ¾ bathroom with laundry and a living room (see accompanying drawing to scale reflecting proposed renovation work described immediately below).

Construct intends to open a doorway between the reception area of the old office wing into the kitchenette/LR area of the guest quarters and use that as the living area's main entrance which then leads to the parking area. The current doorway to the main house will be permanently closed so the living area cannot be entered from the house. The exit door to the back deck will remain as a second exit.

A stacking washer/dryer will be installed in the bathroom (requires plumbing). A cupboard area will be added in the kitchen along with a refrigerator and stove. The current kitchenette/LR area will thus become an eat-in kitchen. The current bedroom will become the living room.

A doorway will be cut into the south wall of the current bedroom (which will become the living room) to open into an existing office space which will become the new bedroom. Our plans are to remove the paneling and ceiling tiles in the new bedroom and to insulate and sheetrock the room. This room is currently heated by forced hot air from a furnace located in a full cellar beneath the office wing. We intend to add baseboard heating for the room.

There are not any current plans for the rest of the old office wing which is used to store household furnishings donated to Construct for families moving out of homelessness.

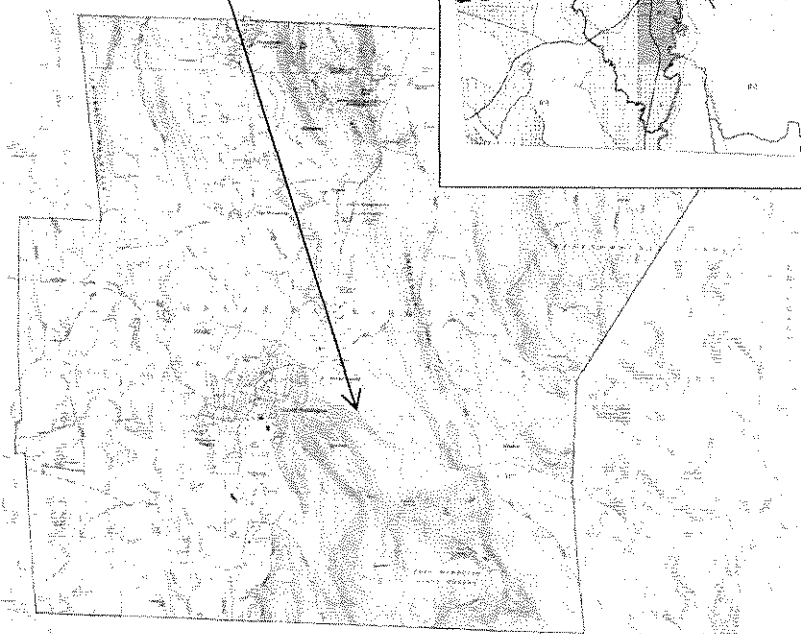
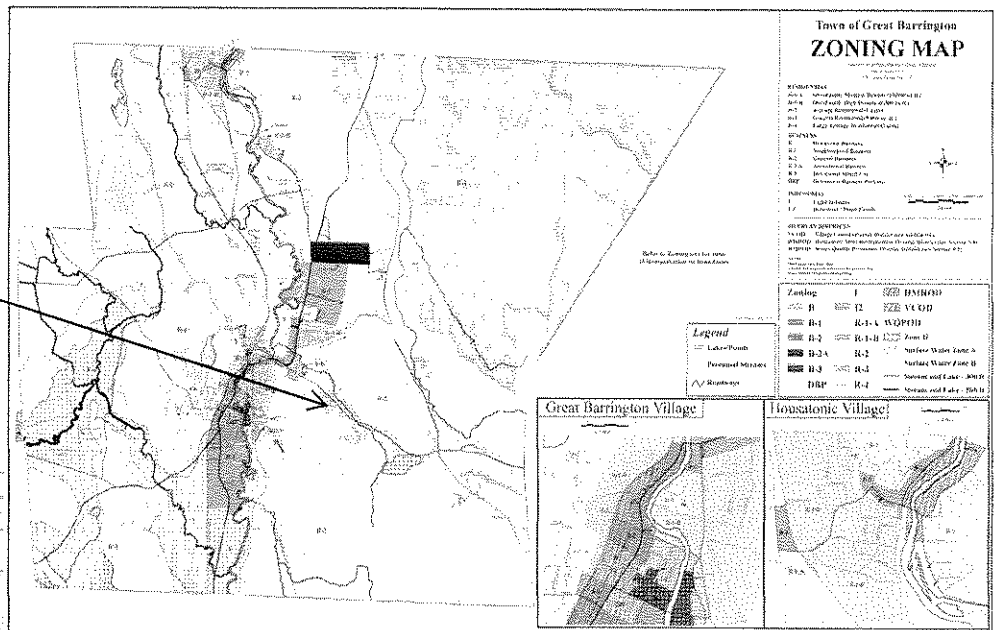
There will not be any changes to the site. Specifically, there will not be any drainage or landscaping changes. And there won't be any changes to the exterior of the main house or office wing. There is adequate space on the property for approximately thirty parking spaces (9'x20' each).

314 State Road

Construct, Inc. application for the two-family use of a single lot

Frontage: +/- 325'

Acreage: +/- 13.6 acres



314 State Road

Main house: = single family unit (up to 5 unrelated persons)

Proposed work is in addition to rear of main house



Robert G. Guidi, Member
Bruce Firger, Member

Principal Assessor
Christopher Lamarre



334 Main Street, Room 205
Great Barrington, MA 01230-1831

Telephone: (413) 528-1619 ext. 5
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

BOARD OF ASSESSORS

November 1, 2012

ABUTTERS TO PROPERTY OF: CONSTRUCT INC., 314 STATE ROAD
Map 16 Lot 20 & Map 37 Lot 47
Book 2124 Pg. 118

MAP LOT ABUTTER

~~16 18 Christine Hagen, 318 State Rd., Gt. Barrington, MA 01230-1463~~
16 15,16 Michelle Gilligan & Lester Ettlinger, 320 State Rd., Gt. Barrington, MA 01230-1463
16 14 Paula M. Hatch, PO Box 95, Gt. Barrington, MA 01230-0095
16/17 & 37/46 Achilles J. & Helen F. Zanetti, Trustees, Zanetti Family Nominee Realty Trust,
324 State Rd., Gt. Barrington, MA 01230-1463
16/19,21 & 37/48 Mari Lonano & Patricia J. Lonano, 310 State Rd., Gt. Barrington, MA 01230-1463
16 22A Mary A. French, Individually & Trustee, 1 Heberts Dr., Gt. Barrington, MA 01230-1449
16 22,22C Kathleen C. Plungis, 6 Heberts Dr., Gt. Barrington, MA 01230-1449
16 12A Mary Dolores Domaney, 323 State Rd., Gt. Barrington, MA 01230-1462
16 33 Edward J. & Elizabeth A. Domaney, 327 State Rd., Gt. Barrington, MA 01230-1462
16 10 Herman & Gladys Chrzanowski, 319 State Rd., Gt. Barrington, MA 01230-1462
16 8 Gregory L. & Jill K. Rawlings, 317 State Rd., Gt. Barrington, MA 01230-1462
16 2A,9 Vivian Kimmelman, 107 Stockbridge Rd., Gt. Barrington, MA 01230-1227
16 5A Corinne M. Chadwick, PO Box 42, East Otis, MA 01029-0042
16 5 David & Karen Conrad, 33 Oberlin St., Maplewood, NJ 07040-2801
16 6 Luis Fernandez, 311 State Rd., Gt. Barrington, MA 01230-1462
16 7,33A Thomas M. & Sheila M. Hankey, 315 State Rd., Gt. Barrington, MA 01230-1462
37 49 Butternut Inn LLC, 304 State Rd., Gt. Barrington, MA 01230-1461

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

Sincerely,

Christopher Lamarre
Principal Assessor

PARCEL ADDRESS: 314 STATE RD as of 10/31/20

PARCEL INFORMATION

Owner#1: WEINSTEIN PETER I & MARY ANN
 Address#1: C/O CONSTRUCT INC
 Address#2: 41 MAHAWE ST
 GT BARRINGTON MA 01230-1901

Use-Code: 905
 Tax Class: T
 Total Fin Area: 9786
 Total Land Area: 8.07

Inspected Date: 6/8/2012
 Meas Date: 6/8/2012
 Entrance: C
 Collected ID: CL
 Inspect Reas: M

Sale Price: 1
 Sale Date: 2/21/1993
 Sale Type: P
 Sale Valid: A
 Grantor:

Road Type: T
 Rd Condition: P
 Traffic: M
 Water: M
 Sewer:

Exempt-B/L %: /
 Resid-B/L %: /
 Comm-B/L %: /
 Indust-B/L %: /
 Open Sp-B/L %: /

Book: 841
 Page: 299
 Cert/Doc:

RESIDENCE # 1 INFORMATION

Style: CO
 Story Height: 3
 Roof: G
 Ext Wall: FB
 Masonry Trim: CN
 Foundation: CN
 Heat Type: HW
 Fuel Type: O
 Fireplace: Central AC

Tot Rooms: 10
 Bedrooms: 6
 Full Baths: 3
 Half Baths: 2
 Ext Bath Fix: CN
 Bath Qual: T
 Kitchen: T
 Ext Kitch: HW
 Bsmt Gar Cap: Bsmt Gar SF: Att Gar SF:
 Bsmt Gar SF: Att Gar SF:
 %Good P/F/E/R: //777

Main Fn Area: 1894
 Up Fn Area: 2872
 Add Fn Area:
 Unfin Area:
 Tot Fin Area: 4766

Attic: Y
 Bsmt Area: 1328
 Fn Bsmt Area:
 Bsmt Grade:
 RCNLD: 330367
 Mkt Adj: 0.6
 Year Built: 1984
 Sound Value: 1880
 Condition: F
 Pct Complete: F
 Cost Bldg: 203700
 Att Str Val1:
 Att Str Val2:

Porch Type: P
 W
 Porch Area: 274
 W
 Porch Grade Factor: 192

| Str | Unit | Msr-1 | Msr-2 | E-YR-Blt | Grade | Cond | %Good P/F/E/R | Cost | Class |
|-----|------|-------|-------|----------|-------|---------|---------------|------|-------|
| AS | S | 14400 | 1985 | P | P | 30///30 | 2000 | 2000 | 3 |

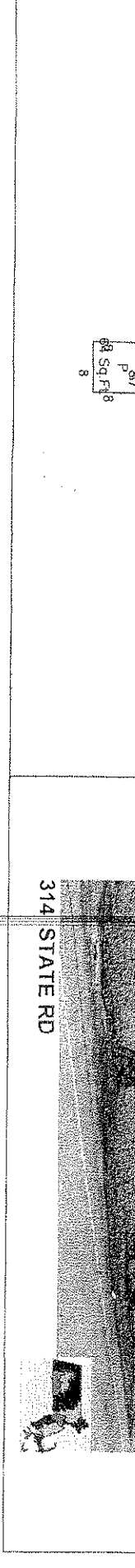
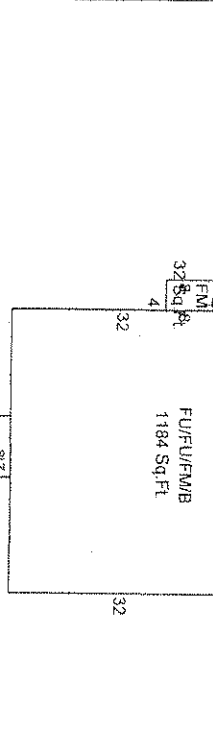
VALUATION INFORMATION

Current Total: 431100
 Prior Tot: 904200

Bldg: 311800
 Bldg: 784900

Land: 119300
 Land: 119300

MkLnd: 119300
 MkLnd: 119300



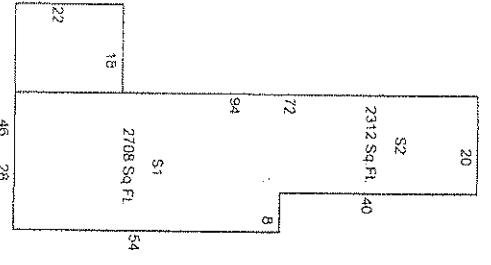
PARCEL INFORMATION

| | | | | | | | |
|---------------|------------------------------|----------------|------|---------------|----------|----------------|-----|
| Owner#1: | WEINSTEIN PETER J & MARY ANN | Use-Code: | 905 | Sale Price: | 1 | Book: | 841 |
| Owner#2: | C/O CONSTRUCT INC | Tax Class: | T | Sale Date: | 2/2/1993 | Page: | 299 |
| Address#1: | 41 MAHAWE ST | Tot Fin Area: | 9786 | Sale Type: | P | Cert/Doc: | |
| Address#2: | GT BARRINGTON MA 01230-1901 | Tot Land Area: | 8.07 | Sale Valid: | A | | |
| Inspect Date: | 6/8/2012 | Inspect Reas: | M | Road Type: | T | Exempt-B/L %: | / |
| Meas Date: | 6/8/2012 | | | Rd Condition: | P | Resid-B/L %: | / |
| Entrance: | C | | | Traffic: | M | Comm-B/L %: | / |
| Collect ID: | CL | | | Water: | | Indus-B/L %: | / |
| | | | | Sewer: | | Open Sp-B/L %: | / |

COMMERCIAL SECTIONS/GROUPS

| Section: | ID | Use-Code | Section: | ID | Use-Code | Section: | ID | Use-Code |
|---------------|---------|-----------|---------------|---------|-----------|---------------|---------|-----------|
| 101 | 340 | | | | | | | |
| Category: | 4 | | Category: | 4 | | Category: | 4 | |
| Grnd-Fl-Area: | 2708 | | Grnd-Fl-Area: | 2708 | | Grnd-Fl-Area: | 2708 | |
| Story Height: | 1 | | Story Height: | 1 | | Story Height: | 1 | |
| Bldg-Class: | C | | Bldg-Class: | C | | Bldg-Class: | C | |
| Yr-Built: | 1960 | | Yr-Built: | 1960 | | Yr-Built: | 1960 | |
| Eff-Yr-Built: | 1975 | | Eff-Yr-Built: | 1975 | | Eff-Yr-Built: | 1975 | |
| Cost Bldg: | 1061100 | | Cost Bldg: | 1061100 | | Cost Bldg: | 1061100 | |
| Groups (2): | | | | | | | | |
| Id Cd | B-FLA | Firs Unit | Id Cd | B-FLA | Firs Unit | Id Cd | B-FLA | Firs Unit |
| 1 | 400 | 2708 | 1 | 400 | 2708 | 1 | 400 | 2708 |
| 2 | 401 | 2312 | 2 | 401 | 2312 | 2 | 401 | 2312 |

SKETCH



PARCEL ADDRESS: 314 STATE RD

| | | | | | | | |
|----------------|--------|-------|--------|-------|--------|---------|--------|
| Current Total: | 431100 | Bldg: | 311800 | Land: | 119300 | MktLnd: | 119300 |
| Prior Tot: | 904200 | Bldg: | 784900 | Land: | 119300 | MktLnd: | 119300 |

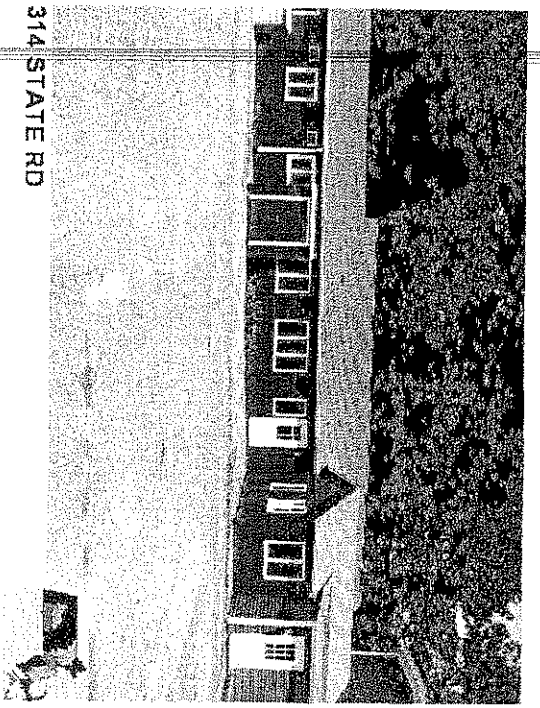
VALUATION INFORMATION

| | | | | | | | | | | |
|-----|------|-------|-------|----------|-------|------|-------|---------|------|-------|
| Str | Unit | Msr-1 | Msr-2 | E-YR-Blt | Grade | Cond | %Good | P/F/E/R | Cost | Class |
| | | | | | | | | | | |

DETACHED STRUCTURE INFORMATION

| | | | | | | | | | | |
|-----|------|-------|-------|----------|-------|------|-------|---------|------|-------|
| Str | Unit | Msr-1 | Msr-2 | E-YR-Blt | Grade | Cond | %Good | P/F/E/R | Cost | Class |
| | | | | | | | | | | |

PHOTO





Town of Great Barrington
Planning Board

PB SPR 1
Rev. Aug 2011

Application to the Planning Board for
Site Plan Review
in accordance with Section 10.5 of the Zoning Bylaw

INSTRUCTIONS

Please fill in all applicable information on this form.
If you believe any requirements should be waived, you must formally request
waivers from the Board.
You may download and save this form, and fill it in electronically.
Save and print the form.
Submit an original and seven (7) copies to the Town Planner's office along with
your payment, site plan, and other required information.
Call the Town Planner at (413) 528-1619 ext. 7 if you have any questions.

FOR OFFICE USE ONLY

Filing Date: 3/11/13 Decision due: 5/16/13
Number Assigned: SPR 26-13 Paid? waiver
[] Original and seven (7) copies received
[] Original filed with and stamped by Town Clerk
[] Copy to Town Planner
[] Six (6) copies to Planning Board

ESTIMATED TIMELINE: The Planning Board must review and act upon the site plan within 60 days
of receipt of the application, unless the time limits are extended after the applicant's written request.

A. SITE LOCATION

Site Address 314 State Road, Great Barrington, MA 01230
Map 16 Lot 20 Deed Book 2124 Deed Page 118
Zoning District R2 One-acre Res. Overlay District (if any)

B. APPLICANT AND PROPERTY OWNER

Name (please print) Construct, Inc.
Street Address 41 Mahaiwe Street
City, State, Zip Code Great Barrington, MA 01230
Phone (area code first) 413-528-1985 Email Address: caradavis01230@yahoo.com
Signature [Signature] TREASURER

- [X] Check here if Applicant and Property Owner are the same, and skip to step C., Description.
[] Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to
file this Application. Property Owner must sign this form indicating permission to file this Application.

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

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

C. DESCRIPTION Briefly describe your project, and indicate how it complies with the Master Plan and the Design Guidelines Workbook. If additional space is needed, please submit on additional sheet(s) as required.

Seek to convert a portion of the attached rear wing of the premises into living space. This would result in a second dwelling unit on the premises. The planned work is only interior and will not impact the site layout, parking, landscaping, or drainage. The work will allow Construct to serve additional housing needs than it can currently accomodate in existing one dwelling unit (the front building). This is a reuse of an existing building on Town water and sewer. It serves affordable housing needs of the community.

D. APPLICABILITY: Check the reason(s) for your Application (choose all that apply)

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multi-family structure.
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or use involving more than six spaces.
- 3. Grading or clearing of more than 10 % of a lot or 10,000 square feet, whichever is the lesser (except as provided in 10.5.1, of the Zoning Bylaw).
- 4. Other, as required by the Zoning Bylaw. (Please specify: Section(s) 8.1 (Two-family use))

E. SPECIAL PERMITS AND OTHER REGULATIONS

- 1. Does your project require any Special Permit(s)? Yes No
If yes, have you applied for any required Special Permit(s)? Yes No If yes, SP #: 807-13
- 2. Site Plan Approval does not imply approval of any Special Permits or compliance with other regulations, including, but not limited to, the Wetlands Protection Act. Check here to acknowledge.
- 3. Does your project require filing of a Notice of Intent (NOI)? Yes No
If yes, has NOI been filed? Yes No If yes, has NOI been approved? Yes No
- 4. Does your project fall within Estimated Habitat or Priority Habitat of endangered species? Yes No
If yes, has NHESP compliance been received? Yes No

F. FEE

- Check here to confirm that your check of \$75 per application is enclosed. Make checks payable to Town of Great Barrington.
waiver of fee is requested since this is simultaneous with special permit application.

G. REQUIREMENTS

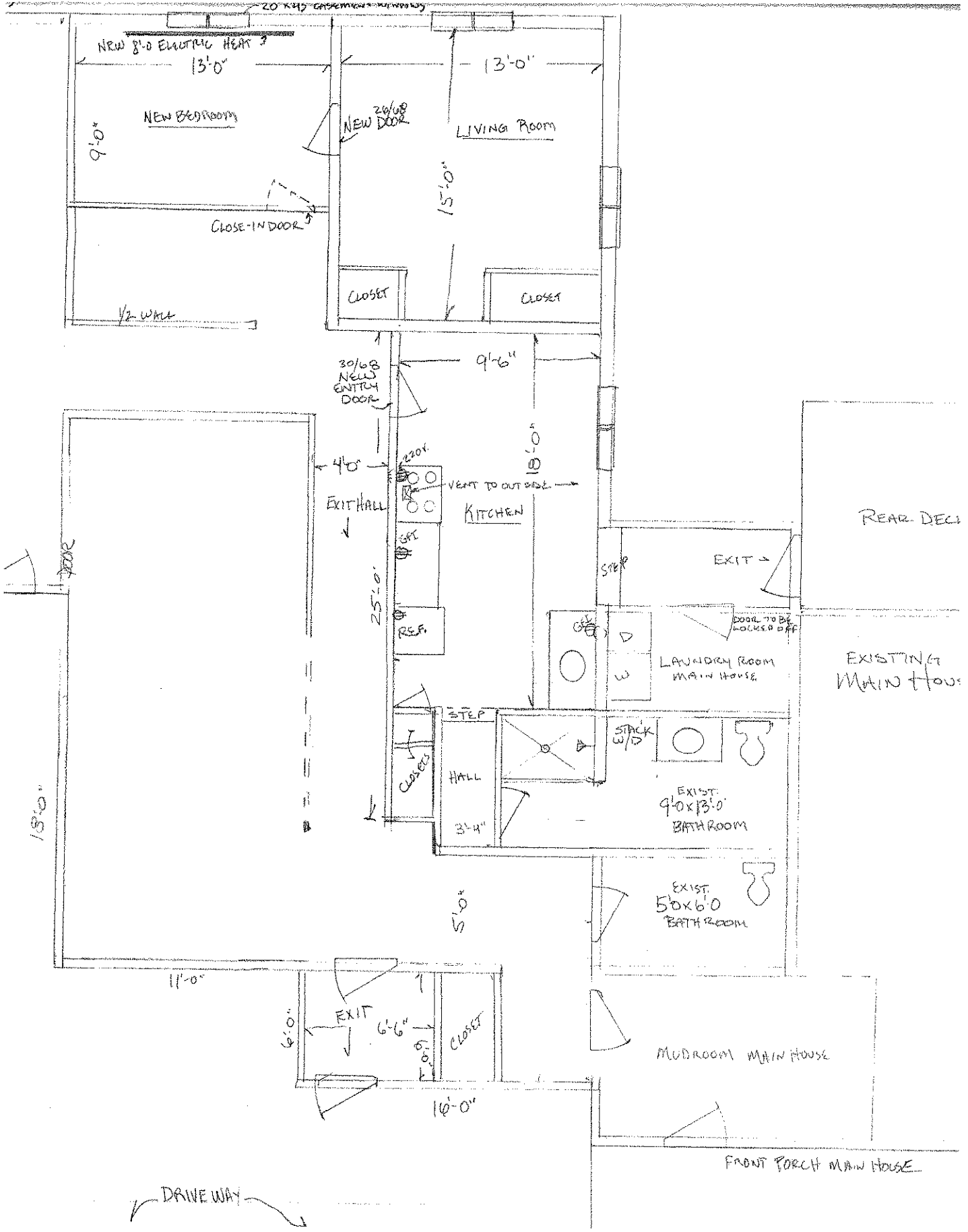
Applicant acknowledges that this application is accompanied by those items detailed in Section 10.5.3 of the Zoning Bylaw, including: (Check items 1. and 2. at a minimum. Check item 3. if it is required by the Planning Board. Check item 4 if applicable to your project.)

- 1. Plot Plan of the entire tract, signed by a licensed surveyor or engineer, and including details noted in Section 10.5.3, item #1, of the Zoning Bylaw
- 3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, of the Zoning Bylaw
- 2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw
- 4. If project involves construction, exterior alteration or expansion, or change of use, this application must also contain floor plans and elevations of the building

H. APPROVAL

APPLICANT SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF SITE PLAN REVIEW PER SECTION 10.5 OF THE ZONING BYLAW AND SHOULD ENSURE THAT THE APPLICATION COMPLIES. FAILURE TO COMPLY MAY RESULT IN DENIAL OF THE APPLICATION. PLEASE CALL THE TOWN PLANNER IF YOU HAVE ANY QUESTIONS.

APPLICANT SHOULD BE FAMILIAR WITH THE APPROVAL CRITERIA PER SECTION 10.5.3 OF THE ZONING BYLAW.



NEW 8-0 ELECTRIC HEAT 3

13'0"

NEW BEDROOM

9'0"

NEW 20/08 DOOR

LIVING ROOM

13'0"

15'0"

CLOSE-IN DOOR

CLOSET

CLOSET

1/2 WALL

30/08 NEW ENTRY DOOR

9'6"

EXIT HALL

KITCHEN

4'0"

REF.

STOVE

SINK

VENT TO OUTSIDE

25'0"

10'0"

REAR DECK

EXIT

STEP

LAUNDRY ROOM MAIN HOUSE

EXISTING MAIN HOUSE

EXIST. 9'0" x 13'0" BATHROOM

CLOSET

HALL

3'4"

STACK W/D

5'0"

EXIST. 5'0" x 6'0" BATHROOM

11'0"

6'0"

EXIT

6'6"

CLOSET

16'0"

MUDROOM MAIN HOUSE

DRIVEWAY

FRONT PORCH MAIN HOUSE



February 27, 2013

Selectmen
334 Main Street
Great Barrington, MA 01230

Dear Selectmen,

Fairview Hospital is planning the 2013 Centennial Gala for Saturday, September 28th at the Mahaiwe Performing Arts Center in Great Barrington. Last year, we offered a pre-show reception under a tent on the Bandstand Green behind Town Hall. The event received wonderful reviews and we would like to hold our pre-show festivities on the Bandstand Green again this year. This letter is a formal request for a One Day All Alcohol or Beer and Wine permit for the event.

The event ran very smoothly last year and we would like to make the same arrangements for an equally successful event in 2013. Specifically, we plan to put up the tent up on Wednesday or Thursday of the prior week. We request exclusive use of the property on the afternoon of the event so we can properly prepare for the event, and we would like to close the Town Hall Parking lot to allow for parking space for our ticket holders from noon on Saturday. We routinely have a police officer visibly present from 4 p.m. on to help direct traffic. We will have a dumpster and the area will be left clean on Saturday night with the tent and tables removed by Monday, September 30th.

The Fairview Gala is Fairview's largest annual fundraiser. The proceeds raised from this event are invested directly in Fairview Hospital. Thanks to last year's event, our Diagnostic Imaging Department has received major upgrades, we have invested in simulation training mannequins and our cardiac monitoring systems have been updated. Although this year's project has not yet been announced, it will certainly be technology that is of primary significance to our community.

We will be happy to provide all requested insurance and fees. If you have any questions or concerns, please do not hesitate to contact me and I will be happy to provide the information you need. Our event planner, Army Rudnick, will be happy to attend a meeting as well to answer any questions.

Thank you for your consideration.

Sincerely,
Lauren K. Smith
Lauren Smith
Director, Community Relations and Development
Fairview Hospital

*BOS -
1 Day All
Alcohol
BOS
1 Day all
Alcoholic*

Self Insp.

*BOS
permission*

FEE: \$25.00

DATE: 2/27/2013



TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Lauren Smith

ORGANIZATION NAME: Fairview Hospital

APPLICANT'S ADDRESS: 29 Lewis Avenue, Gr. Barrington

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Fairview Centennial Gala - Pre-show Reception

DATE: Sat. Sept 28, 2013 START TIME: 5:30 PM END TIME: 7:30 PM

LOCATION: G.B. Bandstand Green
Great Barrington, MA 01230

In accordance with the rules and regulations made under authority of said Statutes.

Lauren K Smith
Signature of Applicant

29 Lewis Avenue, Gr. Barrington
Mailing Address

(413) 854-9611
Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

528-2290



RECEIVED
TOWN MANAGER

MAR 26 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

TOWN OF GREAT BARRINGTON
Temporary Weekday Entertainment License Application
\$25.00 per day (pd)

The undersigned hereby applies for a license in accordance with the provisions of MA General Laws, Ch.140 Sec.183A amended, Ch.351, Sec.85 of Acts of 1981 and Ch.140 Sec.181.

Name: Lauren Smith

Business/Organization: Fairview Hospital

D/B/A (if applicable): _____

Address: 29 Lewis Avenue, Gt. Barrington, MA 01230

Mailing Address: _____

Phone Number: (413) 528-0790

- TYPE:** (Check all that apply) Concert Dance Exhibition Cabaret DJ
- Live band with up to 3 pieces, including singers Public Show (jazz)
- Other (please explain) _____

- INCLUDES:** Live music Recorded music Dancing by entertainers/ performers
- Dancing by patrons Amplification system Theatrical exhibition
- Floorshow Play Moving picture show Light show Jukebox
- Other (please explain) _____

As part of the entertainment, will any person be permitted to appear on the premises in any manner or attire as to expose to public view any portion of the pubic area, anus, or genitals, or any simulation thereof, or whether any person will be permitted to appear on the premises in any manner or attire as to expose to public view a portion of the breast below the top of the areola, or any simulation thereof? (M.G.L.Chp.140 Sec.183A)

YES NO

Please circle: INDOOR or OUTDOOR Entertainment

Exact Location of Entertainment (include sketch): Under a tent next to the Bandstand Green.

Date(s) of Entertainment*: Saturday, September 28
*Does not include SUNDAY

Start & End Times of Entertainment: 5:30^{pm} - 8:00^{pm}

ALL entertainment licenses will be reviewed by the Design Review Team (DRT), which is comprised of several Town departments, for comments/concerns on this application.

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

Lauren Smith
Signature of Individual or
Corporate Officer

March 26, 2013
Date

[REDACTED]
SS# or FID#

TOWN USE ONLY:

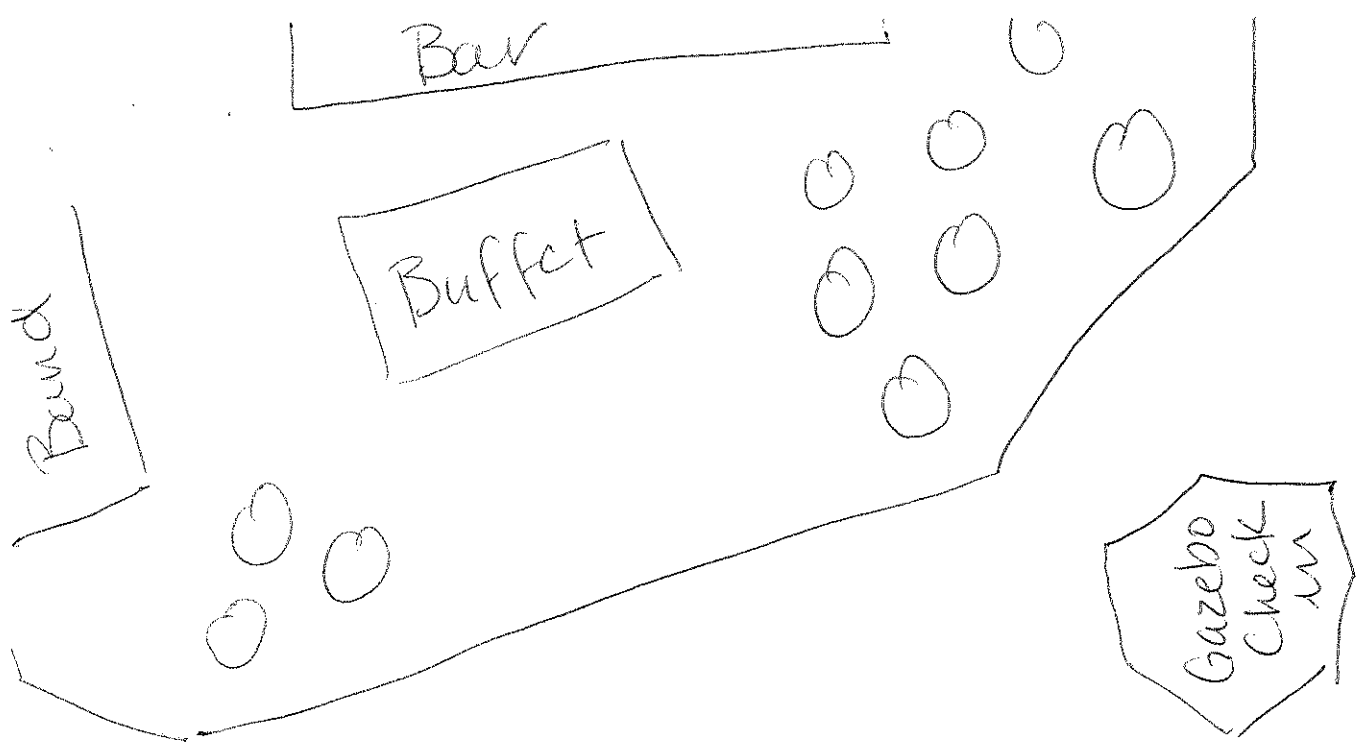
DRT Review with Conditions: OK with DRT subject to conditions attached (see email). CR 4/9/13

APPROVAL DATE: _____

LICENSE # _____

Fairview GAA RECEPTION
SATURDAY, SEPT 28, 2013
5-7:30 PM

1. main street



G.B.
TOWN
HALL

Castle St.

Chris Rembold

From: Chris Rembold
Sent: Tuesday, April 09, 2013 4:04 PM
To: Jennifer Bailly
Cc: Chris Rembold
Subject: Fairview gala - Entertainment license

Jenn, the DRT reviewed the Fairview permit request for 9/28/13 behind Town Hall. The event is OK with the DRT, with the following conditions:

1. Tent permit will be required from the Building Inspector, and compliance with 521 CMR will be enforced. This includes handicapped access to the tent (i.e. a provision for access other than through the gazebo). Sides (including brush and branches) are not permitted unless this is part of the approved tent permit and proper emergency egress is provided.
2. Food permit will be required from Board of Health prior to the event.
3. Permission from the Parks Commission is required.

Christopher T. Rembold, AICP

Town Planner

Town of Great Barrington

334 Main Street

Great Barrington, MA 01230

Ph: (413) 528-1619, x. 7

www.townofgb.org

Follow our blog: www.gbplanning.wordpress.com



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-3206
Fax: (413) 528-3064

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

OFFICE OF THE PARKS COMMISSIONERS

March 21, 2013

Ms. Lauren Smith
Fairview Hospital
29 Lewis Avenue
Great Barrington, MA 01230

Dear Lauren:

At its meeting of March 11, 2013 the Parks Commissioners approved your request to use the Town Hall Bandstand/Green on Saturday, September 28, 2013 from 9:00 a.m. to 11:00 p.m. for a fundraiser reception for Fairview Hospital. You noted that the tent will be set up on Friday, September 27, 2013 and taken down on Monday, September 30, 2013.

If you should have any questions, please do not hesitate to call.

Very truly yours

Carolyn Wichmann
Clerk
Parks and Recreation Commissioners

FEE: \$25.00

Pd.

DATE: 4-15-13



TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gt. Barrington Fish + Game

ORGANIZATION NAME: Gt. Barrington Fish + Game

APPLICANT'S ADDRESS: 338 Long Pond Rd Gt. Barrington

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Relay for Life - Benefit Shoot

DATE: 4/28/13 START TIME: 11 am END TIME: 7 PM

LOCATION: 338 Long Pond Rd Gt. Barrington
Great Barrington, MA 01230

In accordance with the rules and regulations made under authority of said Statutes.

David Vickery

Signature of Applicant

P.O. Box 608 Housatonic Ma 01236

Mailing Address

274-6291

Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

FEE: \$25.00

Pd.

DATE: 4-15-13



TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gr. Barrington Fish + Game

ORGANIZATION NAME: Gr. Barrington Fish + Game

APPLICANT'S ADDRESS: 338 Long Pond Rd Gr. Barrington

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Relay for Life Benefit Dinner

DATE: 5-4-13 START TIME: 3 pm END TIME: 11 pm

LOCATION: 338 Long Pond Rd.
Great Barrington, MA 01230

In accordance with the rules and regulations made under authority of said Statutes.

David Vickey

Signature of Applicant

P.O. Box 608 Housatonic Ma 01236

Mailing Address

274-6291

Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

FEE: \$25.00

Pd.

DATE: 4-15-13



TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gr Barrington Fish + Game

ORGANIZATION NAME: Gr Barrington Fish + Game

APPLICANT'S ADDRESS: 338 Long Pond Rd Gr Barrington

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Private Party

DATE: 5-18-13 START TIME: 4 PM END TIME: 12 PM

LOCATION: 338 Long Pond Rd
Great Barrington, MA 01230

In accordance with the rules and regulations made under authority of said Statutes.

David Vekey
Signature of Applicant

P.O. Box 608 Housatonic Ma 01236
Mailing Address

274-6291
Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON
AMENDED
APPLICATION FOR COMMON VICTUALLER LICENSE

FEE: \$25.00 (Payable to the Town of Great Barrington) **DATE:** 4.14.13

NOTICE:

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

TO THE LICENSING AUTHORITY:

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

APPLICANT(S)/OWNER(S) NAME: Pierre Com

NAME OF BUSINESS: MEG JAKINC

D/B/A (if applicable): NEIGHBORHOOD DINER

BUSINESS MAILING ADDRESS: 282 MAIN ST. G.B.

BUSINESS TELEPHONE: 528 8226 HOME TELEPHONE: 413 274 1318

LOCATION WHERE LICENSE IS TO BE USED: SAME

DAYS/HOURS OF OPERATION: 7 AM TO 9 PM

DESCRIPTION OF PREMISES: RESTURANT

DESCRIPTION OF FOOD TO BE SERVED: DINER

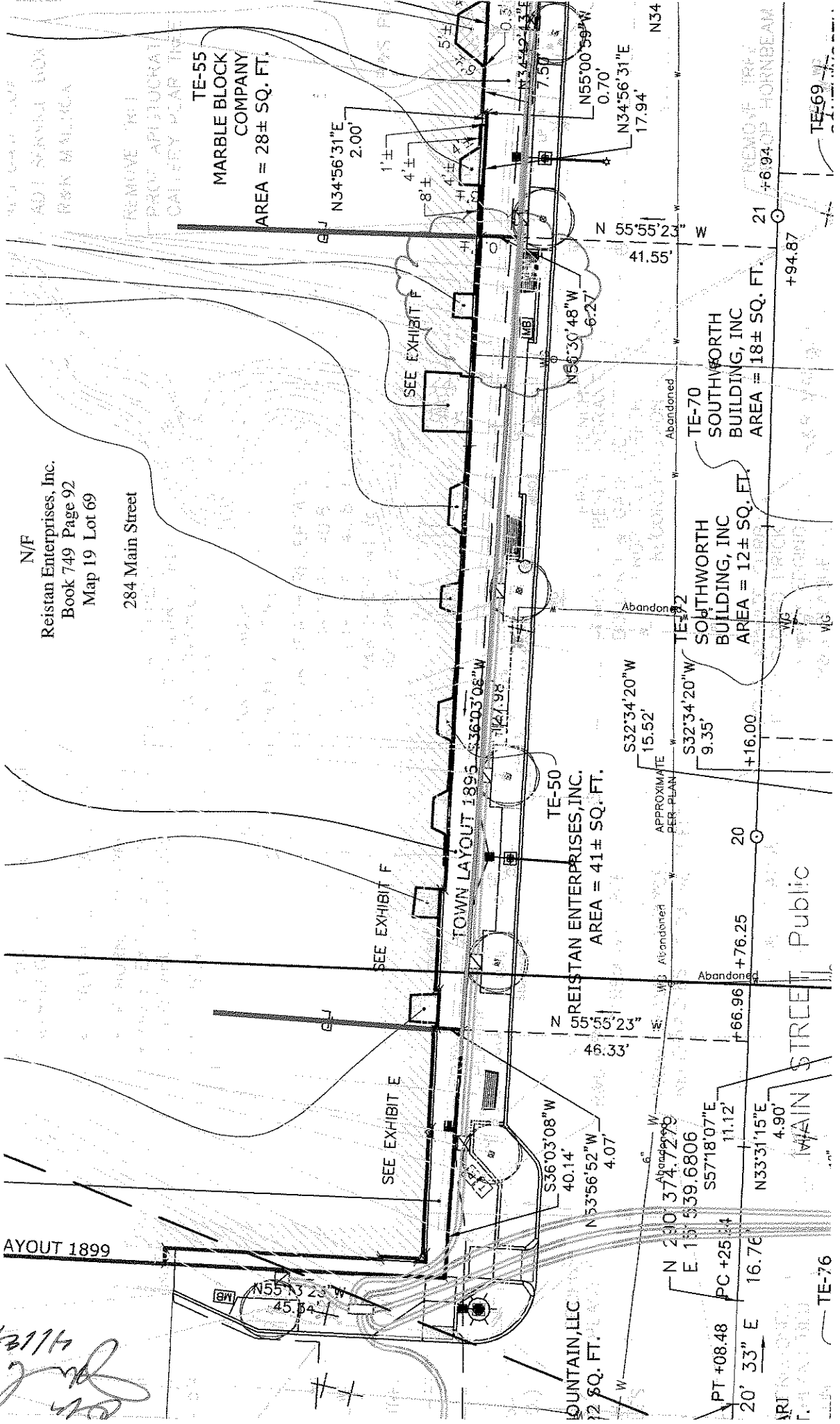
BREAKFAST, LUNCH, DINNER
OUTSIDE SEATING - 2 TABLES + 4 CHAIRS

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

[Signature]
Signature of Individual or Corporate Name

By: OWNER
Corporate Officer (if applicable)

SS# [REDACTED] or FID# _____



N/F
 Reistan Enterprises, Inc.
 Book 749 Page 92
 Map 19 Lot 69
 284 Main Street

TE-55
 MARBLE BLOCK
 COMPANY
 AREA = 28± SQ. FT.

TE-50
 REISTAN ENTERPRISES, INC.
 AREA = 41± SQ. FT.

TE-70
 SOUTHWORTH
 BUILDING, INC
 AREA = 12± SQ. FT.

TE-70
 SOUTHWORTH
 BUILDING, INC
 AREA = 18± SQ. FT.

TE-69

Handwritten signature and date:
 4/18/2013

AYOUT 1899

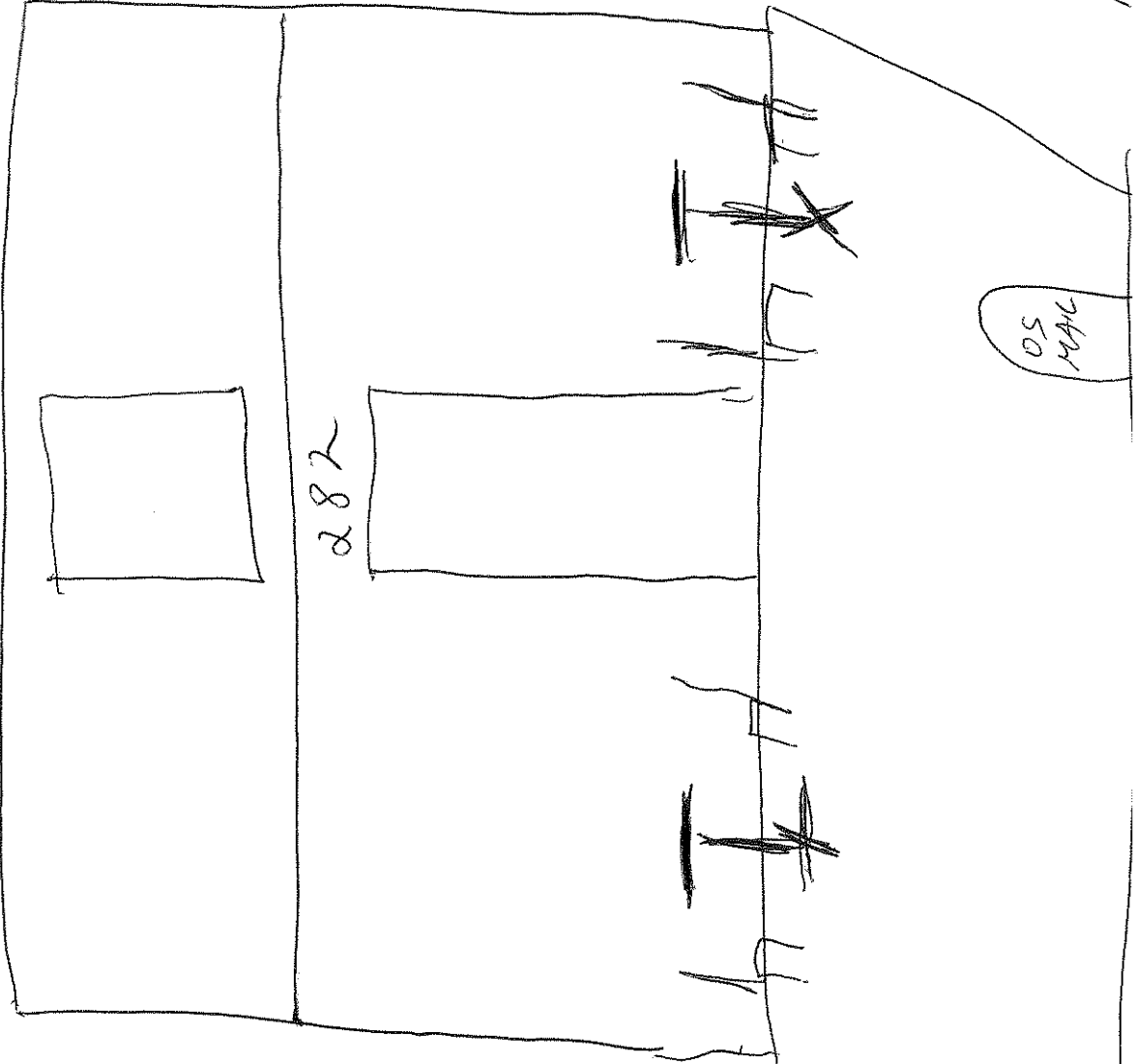
MOUNTAIN, LLC
 12 SQ. FT.

MAIN STREET Public

TE-76

FRONT OF BUILDING
BARRINGTON HOUSE

Froyo



MAIN STREET

284

2 TABLES
4 CHAIRS

OS
MAG

MAY 2013 LICENSE RENEWALS

REAL ESTATE SIGN LICENSES:

1. Barnbrook Realty
2. Corashire Realty
3. Isgood Realty
4. Lance Vermeulen Real Estate, Inc.
5. Wheeler & Taylor Realty
6. Berkshire Property Agents
7. Benchmark Real Estate
8. Roberts & Associates Realty, Inc.
9. Cohen & White Associates
10. Stone House Properties, LLC
11. Sandra Preston Real Estate
12. The Kinderhook Group Inc.
13. Berkshire Country Homes LLC
14. Storybook Homes

COIN OPERATED SOFT DRINK & FOOD MACHINES LICENSES:

1. Holiday Inn Express
2. Berkshire Aviation Enterprises Inc.
3. Big Y Foods, Inc.
4. i.e. Inc.
5. Butternut Basin, Inc.
6. Claire Teague Senior Center
7. Fairview Hospital
8. Cove Bowling and Entertainment Inc.
9. Wind in the Pines
10. Coca Cola Refreshments USA Inc.
11. Berkshire South Regional Community Center
12. Bard College at Simon's Rock
13. Ward's Nursery
14. Town of Great Barrington-Town Hall

* New License

RECEIVED
TOWN MANAGER

MAR 18 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA



TOWN OF GREAT BARRINGTON
APPLICATION FOR REAL ESTATE SIGN LICENSE

FEE: \$50.00 (pd)

DATE: March 15, 2013

LICENSE NUMBER: 9463

TO THE LICENSING AUTHORITY:

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

APPLICANTS NAME: Helen Mullany

BUSINESS NAME: Helen Mullany Real Estate, LLC

BUSINESS MAILING ADDRESS: 183 Main St.

BUSINESS ADDRESS: Great Barrington, MA 01230

BUSINESS TELEPHONE: 413-429-7733

HOME TELEPHONE: " " "

This license is for all signs necessary pertaining to the sale of real estate in Great Barrington as per Town Sign Bylaw Chp.146-5 (10).

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

Helen Mullany
Signature of Individual or Corporate

by: _____
Corporate Officer (if applicable)

SS# [REDACTED]

or FID# [REDACTED]

V# 1033

* New License



RECEIVED
TOWN MANAGER

APR 02 2013

TOWN OF GREAT BARRINGTON
APPLICATION FOR REAL ESTATE SIGN LICENSE

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

FEE: \$50.00 (pd)

DATE: 3/30/13

LICENSE NUMBER: _____

TO THE LICENSING AUTHORITY:

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

APPLICANTS NAME: Jeff Wilkinson

BUSINESS NAME: Southern Berkshire Realty

BUSINESS MAILING ADDRESS: PO Box 453, Otis, MA 01253

BUSINESS ADDRESS: 164 S. MAIN RD. OTIS, MA 01253

BUSINESS TELEPHONE: 413-269-7600

HOME TELEPHONE: 413-623-5775

This license is for all signs necessary pertaining to the sale of real estate in Great Barrington as per Town Sign Bylaw Chp.146-5 (10).

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

Jeff Wilkinson
Signature of Individual or Corporate

by Jeff Wilkinson
Corporate Officer (if applicable)

SS# _____ or FID# [REDACTED]

* New License

RECEIVED
TOWN MANAGER

APR 08 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA



TOWN OF GREAT BARRINGTON
APPLICATION FOR REAL ESTATE SIGN LICENSE

FEE: \$50.00 (pd)

DATE: 4-4-13

LICENSE NUMBER: _____

TO THE LICENSING AUTHORITY:

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

APPLICANTS NAME: Carolyn Fugere

BUSINESS NAME: William Pitt Sotheby's Realty

BUSINESS MAILING ADDRESS: 308 Main Street

BUSINESS ADDRESS: Same Great Barrington MA 01230

BUSINESS TELEPHONE: 413 528-4192

HOME TELEPHONE: 860 459-9445

This license is for all signs necessary pertaining to the sale of real estate in Great Barrington as per Town Sign Bylaw Chp.146-5 (10).

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

[Signature]
Signature of Individual or Corporate
Walter T. Meyer

by: [Signature]
Corporate Officer (if applicable)
CEO

SS# _____ or FID# [Redacted]

* New License



RECEIVED
TOWN MANAGER

APR 08 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

TOWN OF GREAT BARRINGTON
APPLICATION FOR REAL ESTATE SIGN LICENSE

FEE: \$50.00 (pd)

DATE: 4-6-13

LICENSE NUMBER: _____

TO THE LICENSING AUTHORITY:

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

APPLICANTS NAME: L. CHAPIN FISH

BUSINESS NAME: WM. BROCKMAN REAL ESTATE

BUSINESS MAILING ADDRESS: PO BOX 5 GREAT BARRINGTON MA 01230

BUSINESS ADDRESS: 70 RAILROAD ST.

BUSINESS TELEPHONE: 413. 528. 4859

HOME TELEPHONE: ~~413~~ 917. 723. 1074

This license is for all signs necessary pertaining to the sale of real estate in Great Barrington as per Town Sign Bylaw Chp.146-5 (10).

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

Signature of Individual or Corporate

by: SEVEN
Corporate Officer (if applicable)

SS# _____ or FID#

April 22, 2013

Department of Public Safety
Architectural Access Board
One Ashburton Place, Room 1310
Boston, MA 02108-1618

Attn: Thomas Hopkins, Director

Re: Berkshire Pulse – Application for Variance
for 420 Park Street, Housatonic, MA 01236

Dear Mr. Hopkins:

The Great Barrington Board of Selectmen, at its Monday, April 22, 2013 meeting voted to send its support for the Berkshire Pulse's Application for Variance for their new facility in the Rubin Mill at 420 Park Street in the Village of Housatonic in the Town of Great Barrington.

Berkshire Pulse is a non-profit organization that serves Great Barrington/Housatonic area. It was forced to vacate their former premises and look for a new space. The new location in the Rubin Mill building is an ideal location for the dance studio being at the center of their service area. This new space in the Rubin Mill meets Berkshire Pulse's needs in all aspects. The Board of Selectmen has been working hard to find ways that the town and its historic mill buildings can be revitalized. Berkshire Pulse has already begun by occupying mill space and bringing new life into the center of the village.

Berkshire Pulse is an important resource in the Southern Berkshires. They bring community and students together and are unique in offering classes to local children and adults. This creative and artistic use will support the efforts by many attempts to revitalize Housatonic, and it will help stabilize and support a historic mill building. The Board is enthusiastic that Pulse plans to stay in the center of Housatonic rather than relocate elsewhere.

We wholeheartedly support Berkshire Pulse's application for variance and ask that you look upon their application favorably.

Sincerely,

Sean Stanton, Chairman
Great Barrington Board of Selectmen



Town of Great Barrington
Massachusetts

ZBA-1
Rev. Aug. 2011

Application to the
Zoning Board of Appeals

INSTRUCTIONS

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

FOR OFFICE USE ONLY

Filing Date:
Received and checked for completeness by:
Number Assigned:
Date filed with the Town Clerk
FOR ZBA USE:
Advertising dates: &
Public hearing date:

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

A. WHAT ARE YOU SEEKING?

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

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

B. SITE / PROPERTY INFORMATION

Address of Subject Property 1 CYPRESS ST
Assessor's Map No. 18 Lot No. 40
Zoning District(s) R-1-A
Overlay District (if any) N/A

C. APPLICANT AND OWNER INFORMATION

Applicant's Information
Name (please print) STEPHEN & SARAH DONALDSON Phone (area code first) 413 528 6252
Street Address 1 CYPRESS ST.
City, State, Zip Code GT. BARRINGTON, MA 01230
Email Address steve@sgdphoto.com Signature [Signature]

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

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

Property Owner's Information
Name (please print)
Phone (area code first)
Street Address
City, State, Zip Code
Email Address
Registry of Deeds Book No.
Signature
Page No.

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

1) From which Section(s) of the Zoning Bylaw do you request a variance?

SECTION 4.0 : DIMENSIONAL REQUIREMENTS

2) What will the requested variance(s) enable you to do?

PLEASE SEE ATTACHED SHEETS

3) If the variance(s) is not granted, what hardship will that cause you?

4) What special circumstances relating to soil condition, shape or topography of land or structures, affect your property but not other properties in the same zone?

5) Explain why your special circumstances are not a result of your own actions.

6) If the variance(s) is not granted, what rights will you be deprived of that other properties in the same zone enjoy?

7) Explain why a variance will not give you any special privileges that other properties in the same zoning district don't have.

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

1) A special permit is being requested in order to (please describe project):

2) This application is made under the following Sections of the Zoning Bylaw (check all that apply)

- Section 5.2 Section 5.3 Section 5.5
 Section 5.6 Section 5.7 Section 10.4

3) Reason(s) that this property is not in conformance with the Zoning Bylaw

4) Are there any previous Special Permits or Variances for this property?

No Yes

If yes, provide date(s), and name of issuing Board

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

1) This application is to appeal the decision of

Building Inspector Planning Board Board of Selectmen

2) Date of decision

3) Nature of the decision

4) Applicable Section(s) of the Zoning Bylaw

5) Describe your interpretation of the nature of the decision and the remedy you seek. Attach additional sheets if needed.

G. REQUIREMENTS FOR ALL APPLICATIONS

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

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

H. APPLICATION FEE

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

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

I. TECHNICAL REVIEW FEES

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

J. ADDITIONAL INFORMATION

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

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

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

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

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

Stephen J. Arnold (signed) 3/14/13 (date)

Print Form

Need Help? Just call us.

Town Planner: (413) 528-1619, x.7

Building Inspector / Zoning Enforcement Officer:
(413) 528-3206

ZBA Secretary: (413) 528-4953

For bylaws, regulations, maps, and other useful information, visit us online at www.townofgb.org

Town of Great Barrington Zoning Bylaw
 Approved and Effective May 2, 2011

| District | Minimum lot area (sq. ft.) | Width (ft.) | Minimum front yard ¹ (ft.) | Minimum side yard (ft.) | Minimum rear yard (ft.) | Maximum lot coverage by buildings (percent) | Stories ^{2,6} | Height (ft.) ^{2,6} |
|----------------|----------------------------------|-------------|---------------------------------------|-------------------------|-------------------------|---|------------------------|-----------------------------|
| R1A | 10,000 | 100 | 25 | 20 ³ | 30 | 20 | 2 ½ | 35 |
| R1B | 6,500 | 60 | 25 | 10 | 30 | 25 | 2 ½ | 35 |
| R2 | 43,560 ⁷ | 150 | 50 | 20 ³ | 30 | 20 | 2 ½ | 35 |
| R3 | 5,000 | 50 | 25 | 10 | 30 | 25 | 2 ½ | 35 |
| R4 | 87,120 | 200 | 50 | 20 | 30 | 10 | 2 ½ | 35 |
| B ⁸ | 5,000 | 50 | 0 ⁹ | 0 ¹⁰ | 0 ¹⁰ | 75 | 3 | 40 |
| B1 | Dwellings 10,000 | 100 | 25 | 20 | 30 | 25 ⁴ 40 ⁵ | 2 ½ | 35 |
| | Other permitted uses: 5,000 | 50 | 25 | 10 | 10 | 75 | 3 | 40 |
| B2 | Dwellings 43,560 ⁷ | 150 | 50 | 20 | 30 | 25 ⁴ 40 ⁵ | 2 ½ | 35 |
| | Other permitted uses 5,000 | 50 | 25 | 10 | 10 | 75 | 3 | 40 |
| B2A | Dwellings 43,560 | 150 | 50 | 20 | 30 | 20 | 2 ½ | 35 |
| | Other permitted uses 20,000 | 150 | 40 | 20 | 30 | 25 | 2 ½ | 35 |
| B3 | Existing buildings 5,000 | 50 | 0 | 0 | 10 | 75 | 4 ¹¹ | 40 ¹¹ |
| | New structures 5,000 | 50 | 10 | 10 | 10 | 75 | 4 ¹¹ | 40 ¹¹ |
| I | Dwellings 43,560 ⁷ | 150 | 50 | 20 | 30 | 25 | 2 ½ | 35 |
| | Other permitted uses 5,000 | 50 | 50 | 10 | 10 | 75 | 3 | 40 |
| I2 | Dwellings 43,560 ⁷ | 150 | 50 | 20 | 30 | 25 | 2 ½ | 35 |
| | Other permitted uses 5,000 | 50 | 50 | 10 | 10 | 75 | 3 | 40 |
| | Multifamily dwellings 10,500 | 50 | 25 | 10 | 30 | 50 | 2 ½ | 35 |

Application for Variance to Zoning Board of Appeals, Gt. Barrington, 3/14/2013

Application by Stephen Donaldson, 1 Cypress St., Gt. Barrington, MA

Answers to Section D.

Question 2. Q: What will the requested variance(s) enable you to do?

A: The variance will enable me to hire a contractor to build a shed dormer on the rear (north side) of the existing attic space of my house. The ridgeline of the house will not be raised above its current height. The dormer will expand the existing attic space so that I can create a work area for storage and framing of the fine art photography that I produce. It will also provide more storage space for household items.

Question 3. Q: If the variance(s) is not granted, what hardship will that cause you?

A: Due to overall space constraints in the house I am forced to utilize the only other bedroom in the house as storage and framing workspace. At 10 ft. x 10 ft. the space is inadequate for this purpose. Additionally, because of my need to utilize this space for work, we do not have a second bedroom to use for either my wife's adult child or for guests. The house is essentially reduced to a one-bedroom house. We would simply like to maintain and maximize the limited existing living space and maximize the utility of the attic space.

Question 4. Q: What special circumstances relating to soil condition, shape, or topography of land or structures, affect your property but not other properties in the same zone?

A: The special circumstance we face relates to topography. Since at least 1924 (see attached deeds) the size (and shape) of our property has remained constant at approximately 7,450 sq. ft., or just over 1/6 of an acre. Our property is legally non-conforming to R-1-A zoning restrictions because it is less than 1/4 acre, and because it has been so since before zoning was adopted in Great Barrington. We have no option to purchase land to increase the size of the property. Furthermore, the footprint of the house, including the rear deck, occupies just over 20% of the area of the property, which is the maximum allowed. We are therefore unable to expand the footprint of the house. Our only option to create more square footage in the house is to maximize the space in the attic. The house (including the front porch and the rear deck) currently covers 1,650 square feet. The combined interior living area of the two floors of the house totals 1,636 square feet. The improvements we are proposing, which require a variance, will add approximately 200 square feet of usable floor space.

Question 5. Q: Explain why your special circumstances are not a result of your own actions.

A: The constraints we face are due to property lines that were established at least 90 years ago. Since we are locked between other residential properties, we have no way of increasing the size of our lot.

Question 6. Q: If the variance(s) is not granted, what rights will you be deprived of that other properties in the same zone enjoy.

A: Over 50% of all of the properties in the immediate vicinity of ours have the privilege of converted attic spaces either as living areas, workspace, or in some cases, as both. For example, the Coleman property at 142 Taconic Ave. has a master bedroom suite; the Skelton property at 8 Oak St. has a renovated art studio space with, I believe, a bathroom; the Meyers property at 9 Oak St. has a renovated mixed-use attic studio (their work permit, allowed them to remove the existing roof, change the orientation of the roofline, and raise the roofline by roughly 20 ft.), the Ryan property at 14 Oak St. has a finished third floor living space; and the Opperman property at 135 Taconic Ave. has finished third floor living space. Other properties in the zone, and within 3 blocks, also have finished spaces for either work, living or both. They include the Baum property at 39 Hollenbeck Ave.; the assisted-living house at 16 Oak St.; the Lane property at 12 Barrington Place (bedroom and bathroom), and the Mercer property at 143 Castle St. Additionally, the former Schwartz property at 156 Taconic has renovated third floor work/recreation space; and the properties at 133 Castle St., 155 Castle St., and 173 Castle St. all have non-attic third floor space.

We know that our attic space had been divided by the previous owners, the Smiths, to provide a bedroom for one of their children. Some of the walls they built are still in place and will be removed with the demo if we are granted a variance. I know that there are numerous other houses in the area commonly referred to as "The Hill" which are in the same zone and have, as recently as the last few years, been purchased and/or renovated, that have third floor space for either work, recreation or living purposes.

Question 7. Q: Explain why a variance will not give you any special privileges that other properties in the same zoning district don't have.

A: Our proposal does not involve raising the existing height of our roofline. The only physical change to the house will be a modest change to the back (north) side of the roof. It will not change the appearance of the house from the street. The modification will only be noticeable from one house directly behind us, although it will not alter the architectural style of the house. The work we are proposing to do will simply open up the floor space on one side of the attic to provide a practical work area. We are not asking to be granted any special privilege whatsoever, we are merely asking to be allowed to maximize the utility of the space in our house in the same manner that has been granted to the majority of our neighbors.

PARCEL_ID: 113/018.0-0000-0040.0 MAP 018.0 BLOCK 0000 LOT 0040.0 PARCEL ADDRESS: 1 CYPRESS ST

PARCEL INFORMATION

Owner#1: DONALDSON STEPHEN G
 Owner#2: SIMPSON SARA H C
 Address#1: 1 CYPRESS ST
 Address#2: GT BARRINGTON MA 01230-1705

Use-Code: 101
 Tax Class: T
 Tot Fin Area: 1800
 Tot Land Area: 0.17

Sale Price: 130400
 Sale Date: 12/1/1998
 Sale Type: P
 Sale Valid: Y
 Grantor: SMITH EDWARD/SARA

Book: 1102
 Page: 163
 Cert/Doc:

Inspect Date: 8/6/2004
 Meas Date: 8/6/2004
 Entrance: X
 Collect ID: KA
 Inspect Reas: M

Road Type: T
 Rd Condition: P
 Traffic: M
 Water:
 Sewer:

Exempt-B/L%: /
 Resid-B/L%: 100/100
 Comm-B/L%: 0/0
 Indust-B/L%: 0/0
 Open Sp-B/L%: 0/0

RESIDENCE # 1 INFORMATION

Style: CO
 Story Height: 2
 Roof: G
 Ext Wall: AS
 Masonry Trim: CN
 Foundation: HW
 Heat Type: O
 Fuel Type: 1
 Fireplace:
 Central AC:

Tot Rooms: 6
 Bedrooms: 3
 Full Baths: 2
 Half Baths:
 Ext Bath Fix:
 Bath Qual: T
 Kitchen: T
 Ext Kitchen:
 Bsmt Gar Cap:
 Bsmt Gar SF:
 Att Gar SF:

Main Fn Area: 1061
 Up Fn Area: 739
 Add Fn Area:
 Unfin Area:
 Tot Fin Area: 1800
 Eff Yr Built: 1988
 Year Built: 1975
 Grade: G
 Condition: G
 Pct Complete:
 %Good P/F/E/R: ///87

Porch Area
 P 215
 W 360

Attic:
 Bsmt Area: Y
 Fn Bsmt Area: 739
 Bsmt Grade: G
 RCNLD:
 Mkt Adj:
 Sound Value: 271900
 Cost Bldg:
 Att Str Val1:
 Att Str Val2:

LAND INFORMATION

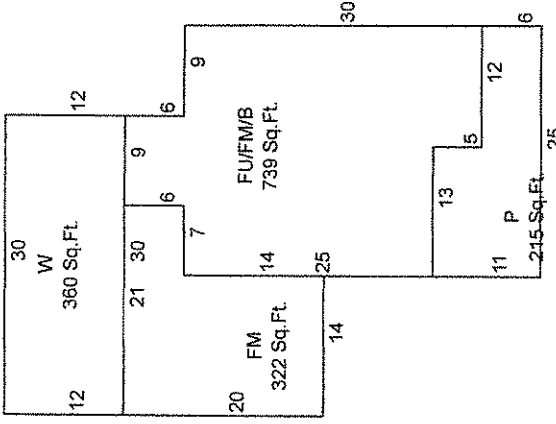
NBHD CODE: 6
 Seg Type Code Method Sq-Ft Acres Infln-1/2/3 Value
 1 P 101 A 0.17 N 33141

NBHD CLASS:
 Zone: R1A
 Class

DETACHED STRUCTURE INFORMATION

| Str | Unit | Msr-1 | E-YR-Blt | Grade | Cond | %Good | P/F/E/R | Cost | Class |
|-----|------|-------|----------|-------|------|-------|---------|------|-------|
| PA | S | 20 | 1987 | A | A | ///87 | | 1400 | 1 |

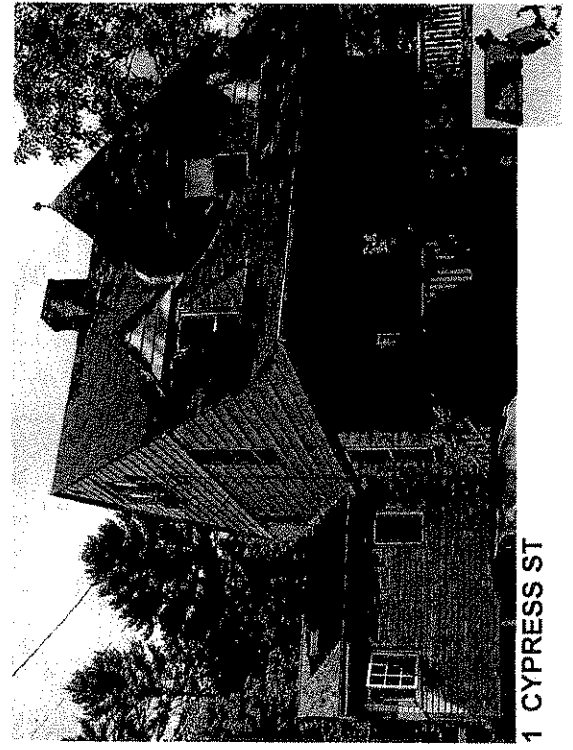
SKETCH



VALUATION INFORMATION

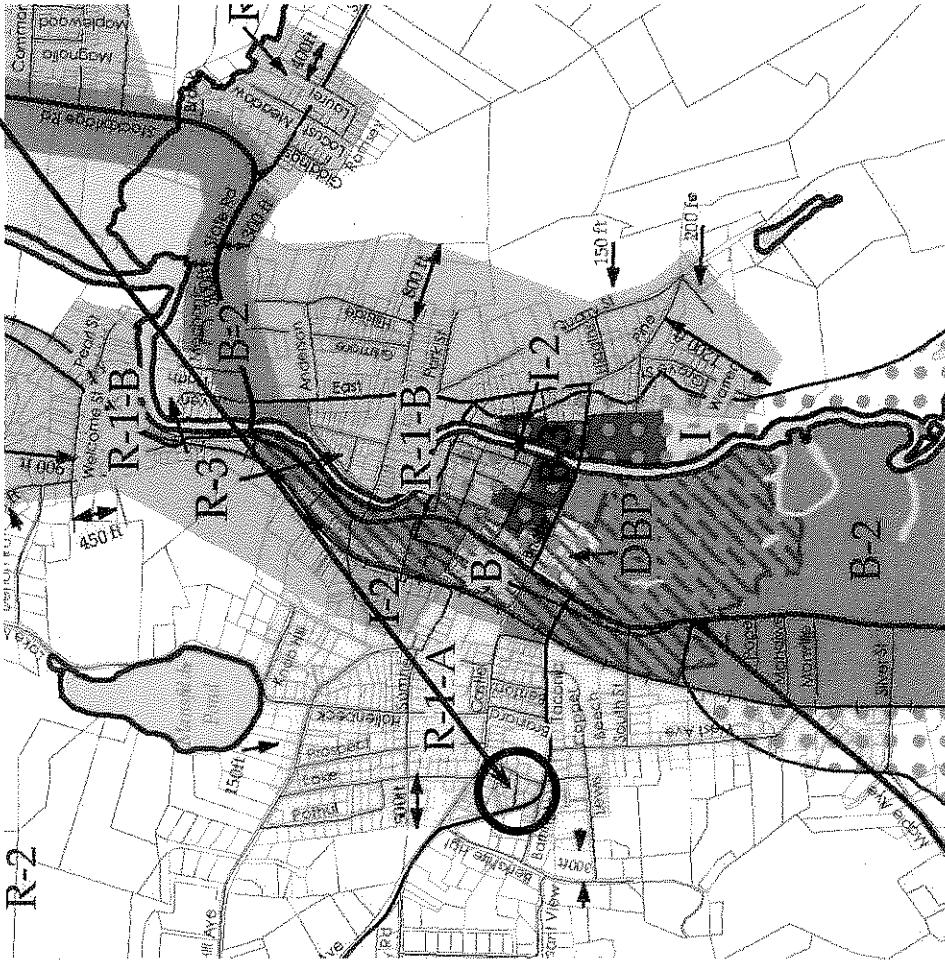
Current Total: 313900
 Prior Tot: 313900
 Bldg: 280800
 Land: 280800
 MktLnd: 33100
 MktLnd: 33100

PHOTO

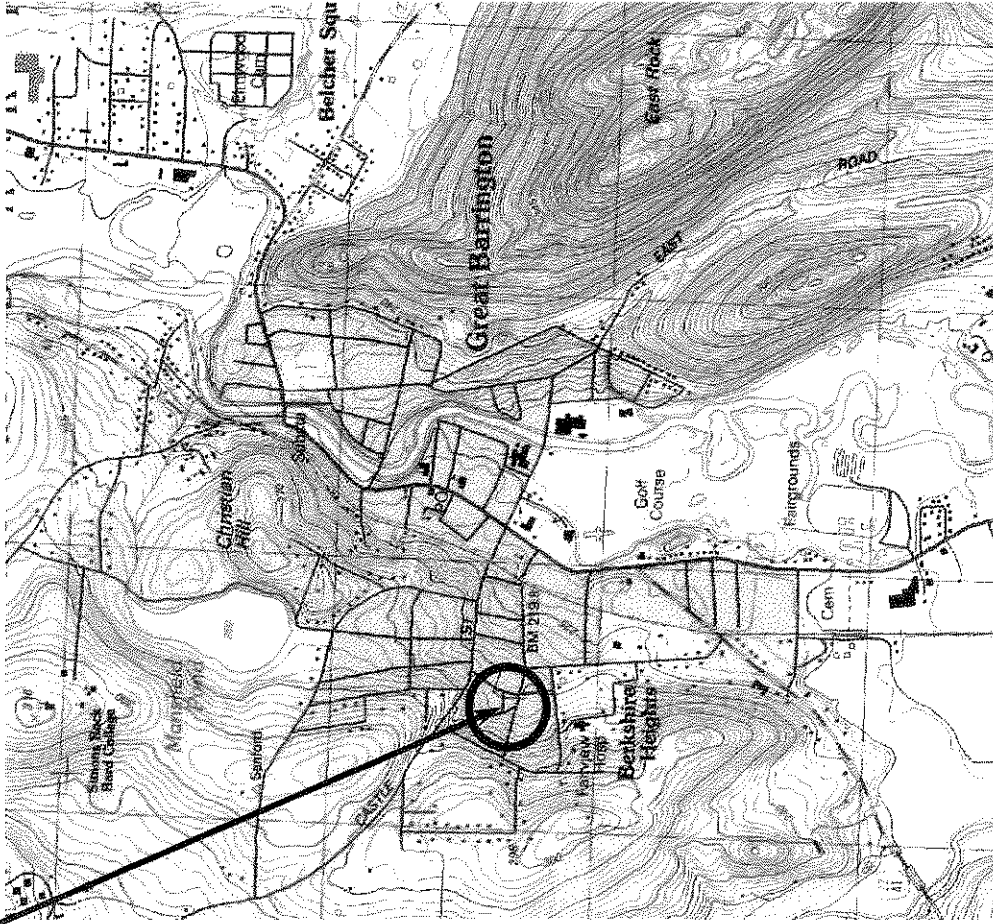


1 CYPRESS ST

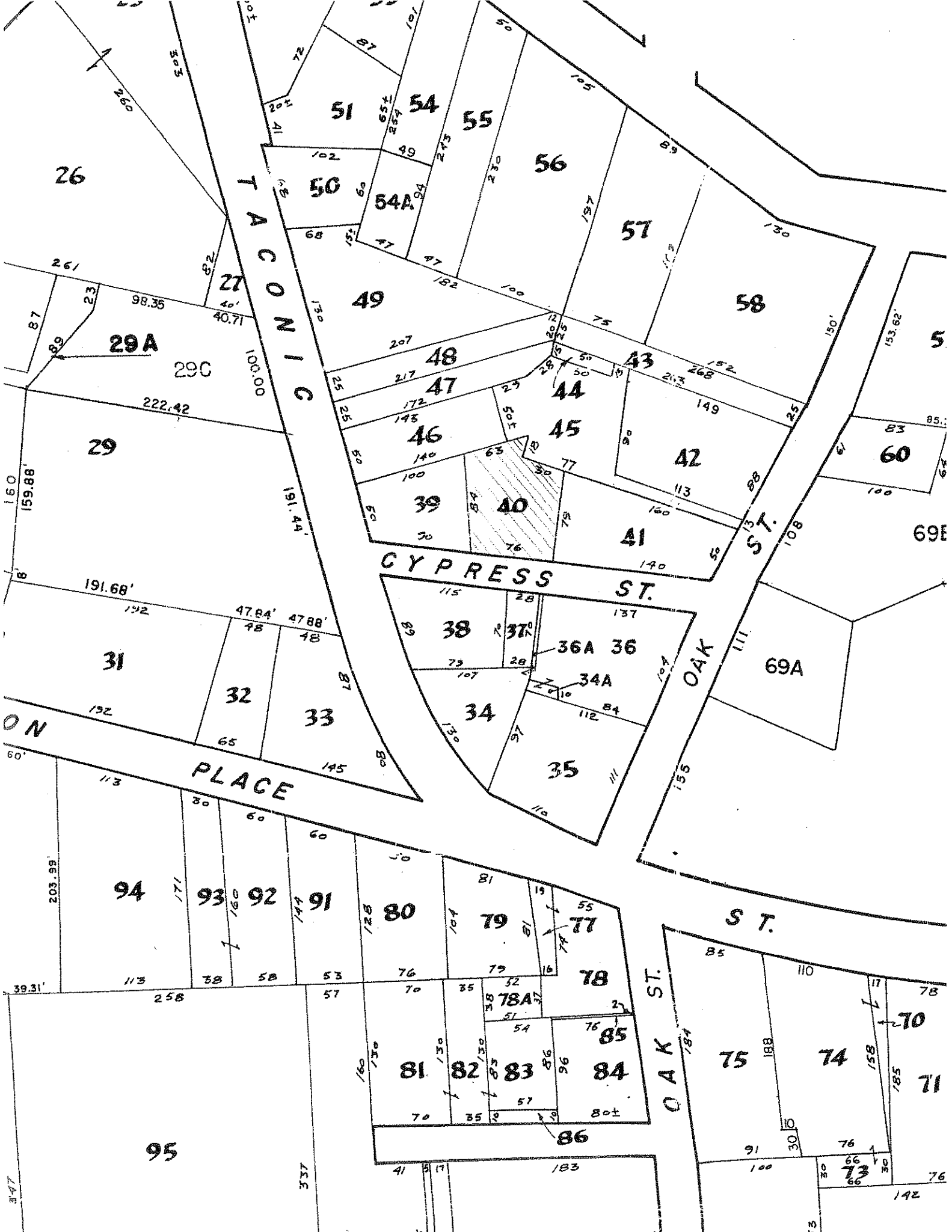
1 Cypress Street, Great Barrington, MA 01230



Zoning Map



USGS Map



26

51

54

55

56

57

58

5

29A

29C

49

48

43

60

29

47

44

42

46

45

CYPRESS ST.

41

ST.

69E

38

37

36A 36

69A

31

32

33

34

35

ON PLACE

OAK

94

93

92

91

80

79

77

S T.

78

95

81

82

83

84

85

OAK ST.

75

74

71

70

73

76

95

81

82

83

84

86

75

74

71

70

73

76

District Data Sheet
Taconic and West Avenues Historic District
Great Barrington (Berkshire Co.), Massachusetts

| Address | Map # | Assessor's Map/Lot | MHIC# | Historic Name | Date | Style | Type | Status |
|--------------------|-------|--------------------|-------|---|----------------------------|-----------------|------|--------|
| 173 Castle St. | 63 | 18/56 | 332 | Mary Kiernan House | 1903-04 | Shingle/QA | B | C |
| 177 Castle St. | 64 | 18/55 | 331 | Howard J. Hawkins House | c.1919 | Craftsman | B | C |
| 181 Castle St. | 65 | 18/54 | 330 | | c.1919 | Craftsman | B | C |
| 185 Castle St. | 66 | 18/53 | 329 | Frederick Wolfcott House | c.1904 | Queen Anne | B | C |
| 193 Castle St. | 67 | 18/52 | 328 | | c.1905 | Shingle/QA | B | C |
| 200 Castle St. | 68 | 13/116 | 342 | Carriage House of "Hilcrest", Dodge-Peters House Icehouse | 1896 | Shingle | B | C |
| | | | 925 | Gate Posts, off Lake Ave. | c.1896 | Shingle | B | C |
| 1 Cypress St. | 69 | 18/40 | 320 | (b: A.H. Decker) | c.1905 | Shingle | B | C |
| 14 Hollenbeck Ave. | 70 | 13/141 | 347 | | c.1970 | Ranch | B | NC |
| 15 Hollenbeck Ave. | 71 | 13/133 | 387 | Curtis W. Baldwin House | c.1894 | Queen Anne | B | C |
| 20 Hollenbeck Ave. | 72 | 13/140 | 388 | Seeley-McComb House | c.1880 | Colonial Reviv. | B | C |
| | | | | Carriage House | Remodeled c.1900 c.1880 | Queen Anne | B | C |
| Hollenbeck Ave. | 73 | 13/140a | 389 | | c.1950 | Ranch | B | NC |
| 27 Hollenbeck Ave. | 74 | 13/132 | 390 | John C. Wheeler House | c.1892 | Shingle | B | C |
| 32 Hollenbeck Ave. | 75 | 13/139 | 391 | John C. Benton House | c.1899 | Queen Anne | B | C |

12-01-98
BK 1102 PG 163
12/01/98 01:10 DOC. 139074

KNOW ALL PERSONS BY THESE PRESENTS

THAT WE, EDWARD C. SMITH and SARA S. SMITH of Great Barrington, Massachusetts for consideration paid of ONE HUNDRED THIRTY THOUSAND FOUR HUNDRED AND NO/100 (\$130,400.00) DOLLARS, grant to STEPHEN G. DONALDSON and SARAH C. SIMPSON, whose residential and mailing address is 1 Cypress Street, Great Barrington, Massachusetts 01230, to be held by them as Joint Tenants, with QUITCLAIM COVENANTS, the land with the buildings thereon situated in the Town of Great Barrington, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe driven in the ground in the northerly line of said Cypress Street, which point is located 23.6 feet southeasterly from the southeasterly corner of the piazza of the dwelling house on the conveyed premises; thence north 19 degrees 30 minutes east 79.2 feet bounding on land, now or formerly of Mary Ella Doughty to an iron pin driven in the ground, which point is located 35 feet northeasterly from the corner of the brick underpinning of the above mentioned residence; thence north 63 3/4 degrees west, bounding on land now or formerly of A. P. Adams, 40 feet to an iron pipe driven in the ground at the southwesterly corner of land of said Adams; thence north 24 1/2 degrees east, 17.8 feet to land, now or formerly of Julia B. Costello; thence on land of said Costello, south 84 1/2 degrees west, 63 feet; thence on land, now or formerly, of Fred H. Turner, south 5 1/4 degrees west, 63 feet to the north line of said Cypress Street; thence on said Cypress Street 76 feet to the place of beginning. The above conveyance is made subject to present existing rights of water or sewer pipes over, across and upon the described premises, if any.

Being all and the same premises conveyed to the Grantors by deed from Donald R. Radley, Administrator of the Estate of Leola Marie Kelly Hyatt, also known as Leola M. Hyatt, by power conferred in a License of the Berkshire County Probate Court, dated September 19, 1979 (see Probate Court Docket No. 87316) and recorded September 26, 1979 in the Southern Berkshire Registry of Deeds in Book 468, Page 174.

1 Cypress Street, Great Barrington, Massachusetts

PETER J. BREWER
ATTORNEY AT LAW
P.O. BOX 1059
12 Main Street
Great Barrington,
Massachusetts 01230
413-528-6796



1998 00138074

Bk: 1102 Pg: 0163 Doc:DEED
Page 1 of 2 12/01/1998 01:10PM

WITNESS our hands and seals this 1st day of 12 BK 1102 PG 164
December, 1998.

Edward C. Smith
Edward C. Smith

Sara S. Smith
Sara S. Smith

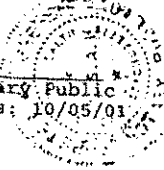
COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS.

December 1, 1998

Then personally appeared the above named Edward C. Smith and Sara S. Smith and acknowledged the foregoing instrument to be their free act and deed, before me,

P. J. Brewer
Peter J. Brewer, Notary Public
My Commission Expires: 10/05/01



[Handwritten initials]

SOUTHERN BERKSHIRE REGISTRY OF DEEDS

PETER J. BREWER
ATTORNEY AT LAW
FIRST OFFICE BOX 1659
32 MAHARDE STREET
GREAT BARRINGTON,
MASSACHUSETTS 01230
413-528-6290

Bruce Firger, Member
John Katz, Member



334 Main Street, Room 205
Great Barrington, MA 01230-1831

Principal Assessor
Christopher Lamarre

Telephone: (413) 528-1619 ext. 5
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

March 19, 2013

BOARD OF ASSESSORS

ABUTTERS TO PROPERTY OF: STEPHEN G. DONALDSON & SARAH C. SIMPSON
1 Cypress Street, Map 18 Lot 40, Book 1102 Pg. 163

| <u>MAP</u> | <u>LOT</u> | <u>ABUTTER</u> |
|------------|------------|--|
| 18 | 39 | Joseph G. & Dana K. Coleman, 166 East 78 th St. #4B, New York, NY 10075-0412 |
| 18 | 41 | Barbara Eidler, 160 Middle Neck Rd. #2L, Great Neck, NY 11021-1215 |
| 18 | 46,47 | Lake Shore LLC, PO Box 1329, East Otis, MA 01029-1329 |
| 18 | 48,49 | Naomi and Ronald Blumenthall LLC, 101 Green River Rd., Gt. Barrington, MA 01230-8922 |
| 18 | 50,54A | David O. & Kathleen R. Whitbeck, 5 Whitbeck Rd., Mt. Washington, MA 01258-9704 |
| 18 | 54 | Janice L. Kittner, 181 Castle St., Gt. Barrington, MA 01230-1540 |
| 18 | 55 | Bonnie H. Lucek, 177 Castle St., Gt. Barrington, MA 01230-1540 |
| 18 | 56 | Susan Pettee & Michael Owen Wise, Trustees, Susan Pettee Revocable Trust, 173 Castle St., Gt. Barrington, MA 01230-1540 |
| 18 | 57 | Mary N. Giddens, 169 Castle St., Gt. Barrington, MA 01230-1540 |
| 18 | 58,43 | Janet H. Rickus, 155 Castle St., Gt. Barrington, MA 01230-1540 |
| 18 | 42 | Richard C. Siegel & Karen Skelton, 8 Oak St., Gt. Barrington, MA 01230-1708 |
| 18 | 44,45,69A | Jennifer Upson Clark, 10 Oak St., Gt. Barrington, MA 01230-1706 |
| 18 | 59 | Mary Donnelly Mercer, Trustee, 143 Castle Street Nominee Realty Trust, 80 Maple Ave. Suite 1, Gt. Barrington, MA 01230-1953 |
| 18 | 60 | John E. & Alice C. Myers, 9 Oak St., Gt. Barrington, MA 01230-1716 |
| 18 | 69B | Hans & Ruth Heuberger, 11 Oak St., Gt. Barrington, MA 01230-1707 |
| 18 | 36,34A | Patricia Blair Ryan, 14 Oak St., Gt. Barrington, MA 01230-1706 |
| 18 | 35 | Oakdale Foundation, 16 Oak St., Gt. Barrington, MA 01230-1706 |
| 18 | 37,38 | John M. & Donna T. Whalen, 140 Taconic Ave., Gt. Barrington, MA 01230-1720 |
| 18 | 34,36A | Kevin E. & Claudia Schmitz, 128 Taconic Ave., Gt. Barrington, MA 01230-1720 |
| 18 | 33 | Parker G. Opperman, 135 Taconic Ave., Gt. Barrington, MA 01230-1718 |
| 18 | 32 | Christina Rahr Lane, 12 Barrington Place, Gt. Barrington, MA 01230-1527 |
| 18 | 31 | Christopher James & Brandee Kay Nelson, 28 Barrington Place, Gt. Barrington, MA 01230-1527 |
| 18 | 29,29C | Berkshire Bank, Trustee, Beckerman Balken Power of Appointment Trust, 143 Taconic Ave., Gt. Barrington, MA 01230-1718 |
| 18 | 26 | Martin B. Albert & Anne M. Johnston-Albert, 3 Berkshire Heights Rd., GB, MA 01230-1528 |
| 18 | 91 | Laura Setti & Christopher T. Clark, 7 Barrington Place, Gt. Barrington, MA 01230-1526 |
| 18 | 80 | James L. Wood & Rebecca E. Gold, 1 Barrington Place, Gt. Barrington, MA 01230-1526 |
| 18 | 79 | Anthony M. Blackwell & Robin S. Searing, 22 Oak St., Gt. Barrington, MA 01230-1706 |
| 18 | 77,78 | Michael E. Garrold & Julie A. Fagan, 115 Taconic Ave., Gt. Barrington, MA 01230-1717 |
| 18 | 92 | Michael H. & Lauren K. Smith, 15 Barrington Place, Gt. Barrington, MA 01230-1526 |
| 18 | 69 U1 | Peter Simigan & Mary Jane Simigan, 97 West 38 th St, Bayonne, NJ 07002-2909 |
| 18 | 69 U2 | Jayne Atkinson-Gill & Michel R. Gill, 2 Knob Hill, Gt. Barrington, MA 01230-1015 |
| 18 | 69 U3 | Eric T. Shore & Stacey Stern Shore, 33 Montclair Dr., West Hartford, CT 06107-1247 |
| 18 | 69 U7 | Taconic Avenue LLC, c/o Stacey Stern Shore, 33 Montclair Dr, West Hartford, CT 06107-1247 |

Stephen Donaldson & Sarah Simpson

| <u>MAP</u> | <u>LOT</u> | <u>ABUTTER</u> |
|------------|------------|--|
| 18 | 69 U 4 & 6 | Walter Allen Lampman, 80 Taconic Ave. #6, Gt. Barrington, MA 01230-1726 |
| 18 | 69 U5 | Thomas D. & Sandra L. McCarthy, 140 Windsor St., Reading, PA 19601-2047 |
| 18 | 69 U8 | Donald H. McKnew & Story Graves, 80 Taconic Ave. #8, Gt. Barrington, MA 01230-1719 |
| 18 | 69 U9 | Kenneth M. Shearn, Trustee, Comrade Nominee Realty Trust, PO Box 554, Gt. Barrington, MA 01230-0554 |
| 18 | 69 U10 | Martha C. Platt, 80 Taconic Ave. #10, Gt. Barrington, MA 01230-1726 |
| 18 | 69 U11 | Ira G. & Margaret C. Deutsch, 80 Taconic Ave. #11, Gt. Barrington, MA 01230-1719 |
| 18 | 69 U12 | Carolyn L. Dunne, 80 Taconic Ave. #12, Gt. Barrington, MA 01230-1719 |
| 18 | 69 U13 | Raymond L. & Germaine J. Peron, 80 Taconic Ave. #13, Gt. Barrington, MA 01230-1719 |
| 18 | 69 U14 | Dayne Kelly & Cyril Dray, 281 Main St., Gt. Barrington, MA 01230-1746 |
| 18 | 69 U15 | Katharine S. Legg, 136 East 36 th St. #9A, New York, NY 10016-3576 |
| 18 | 69 U16 | Myrna Jargowsky, PO Box 263, Ellenville, NY 12428-0263 |
| 18 | 69 U17 | William c. Ritt & Joan sussman, PO Box 493, Gt. Barrington, MA 01230-0493 |
| 18 | 69 U18 | Peter S. Canellos, 76 West Rutland Sq. #304, Boston, MA 02118-3045 |
| 18 | 69 U19 | M. Janet Dohoney, 80 Taconic Ave. #19, Gt. Barrington, MA 01230-1728 |
| 18 | 69 U20 | Robert S. & Joanne Nussbaum, 1600 Parker Ave. #7E, Fort Lee, NJ 07024-7004 |

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

Sincerely,

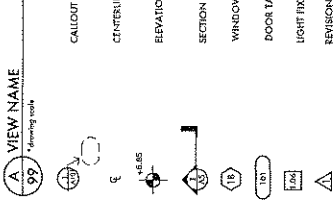
Christopher Lamarre
Principal Assessor

DONALDSON - 1 CYPRESS ST.

GENERAL CONSTRUCTION NOTES

1. CONSTRUCT SHED DOMNER TO REAR OF HOUSE.
2. REVISIONS AND PROJECTIONS FROM EXISTING WORK SHALL BE SHOWN WITH DASHED LINES.
3. REVISE AND REWORK ALL EXISTING WORK TO BE SHOWN WITH DASHED LINES.
4. INCLUDING INSTALLATION OF NEW 3/4 BATH.

LEGEND - SYMBOLS

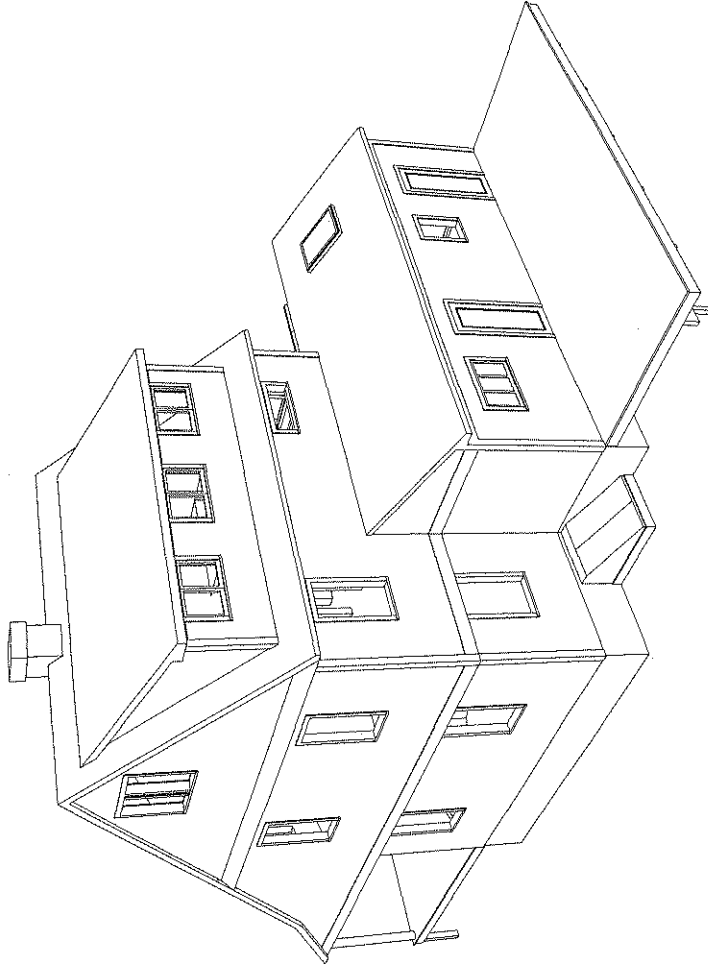


CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

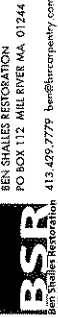
GROUND SNOW LOAD: 50 PSF
 WIND SPEED (MPH): 100 MPH
 SEISMIC DESIGN CATEGORY: B
 WEATHERING: SEVERE
 FROST LINE DEPTH: 48"
 WINTER DESIGN TEMP: -7 F
 ICE SHEED UNDERLAMENT: REG'D TO EXTEND 24" ABOVE EAVES
 DECAY: MODERATE TO HEAVY
 TERMITE: MODERATE TO SEVERE

DRAWING LIST

| NUMBER | NAME |
|--------|---------------------------------------|
| A001 | COVERSHEET |
| A100 | PLAN - 2ND STORY CONSTRUCTION AND RCP |
| A101 | PLAN - 3RD STORY CONSTRUCTION AND RCP |
| A200 | INTERIOR ELEVATIONS - 2ND STORY |
| A301 | INTERIOR ELEVATIONS - 3RD STORY |
| A302 | EXTERIOR ELEVATIONS |
| A400 | SECTIONS - DETAIL |



a



BEN SHALES RESTORATION
 PO BOX 112, MILL RIVER MA, 01244
 413.429.7779 bsh@benshalesrestoration.com

MA CSL 103797 MA HIC 146710
 CLIENT: STEVE + SARAH DONALDSON
 1 CYPRESS ST.
 GREAT BARRINGTON, MA

PROJECT:
 DORMER + BATHROOMS

PROJECT NO.
321300

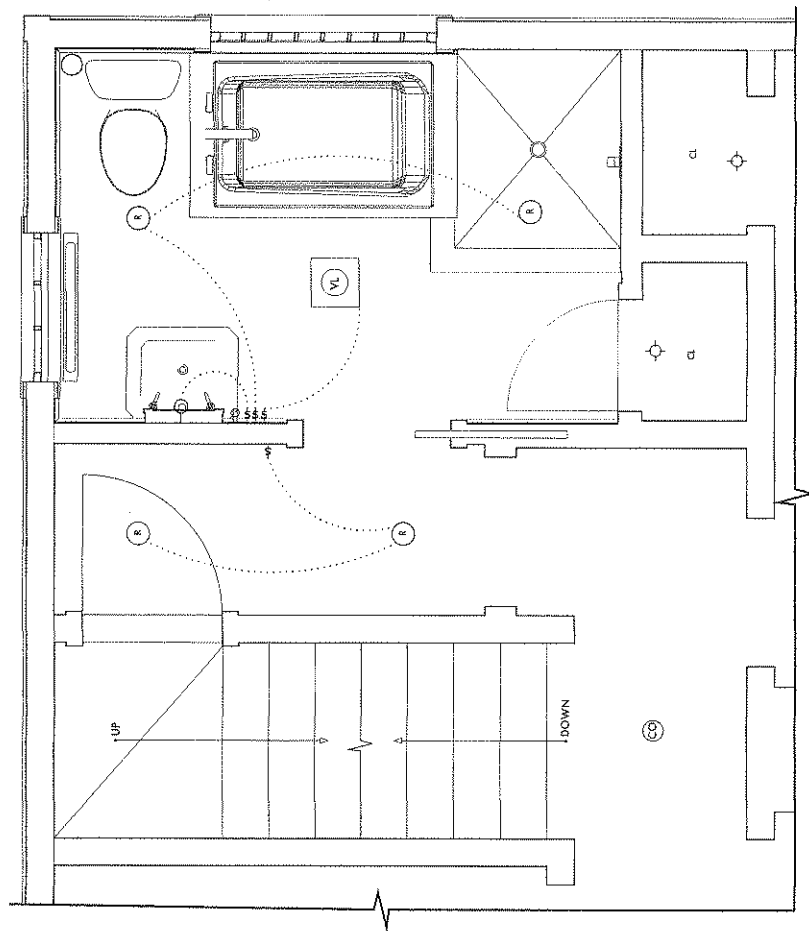
ISSUE
9.17.12

DRAWN BY
BEN SHALES

DESCRIPTION
COVERSHEET

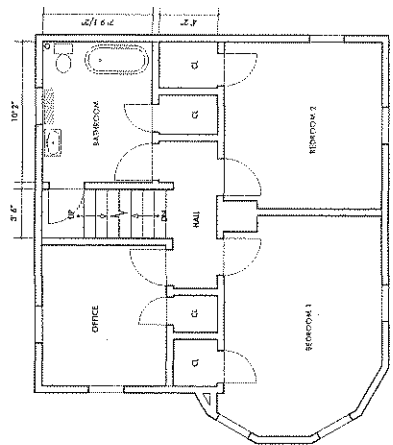
001

REFLECTED CEILING PLAN - BATHROOM - A100



- LEGEND - POWER/DATA**
- SMOKE DETECTOR
 - CARBON MONOXIDE SMOKE COMBO
 - RECESSED LIGHT
 - STANDARD LIGHT
 - LOW-VOLTAGE LIGHT
 - WALL SCONCE
 - 3-WAY SWITCH
 - 2-WAY SWITCH
 - VENT/LIGHT HEATER
 - CEILING FAN W/ LIGHT
- LEGEND - MOUNTING HEIGHTS**
- SENSOR
 - CONTROLS
 - CHUBBS
- NOTES - RCP**
1. INSTALL GRIDDIES WITHIN 5' OF SINK.
 2. GRAB SWITCHES AND OUTLETS WHERE POSSIBLE.
 3. PROVIDE 12" CLEARANCE FOR TYPICAL MOUNTING HEIGHTS.

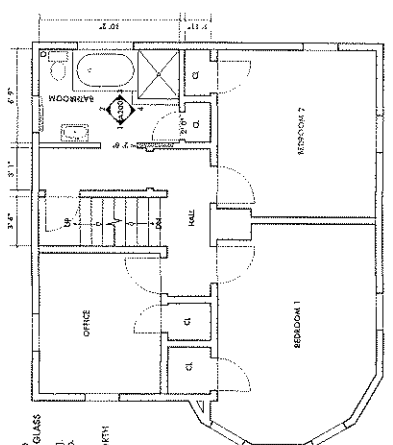
- NOTES - AREA**
1. BATHROOM FLOOR AREA = "56 SQ/FT
 2. SHOWER FLOOR AREA = "11 SQ/FT
 3. SHOWER CURB, DOOR SADDLES AND TUB WALLS = "11 SQ/FT
 4. SHOWER CURB, DOOR SADDLES AND TUB WALLS = "6' x "11'6"
 5. AREAS ARE ACTUAL, USE AN INTRALOCK JOINT TO ALL FINISH MATERIALS WHEN ORDERING



A100 2ND STORY FLOOR PLAN - EXISTING
1/8" = 1'-0"

- NOTES - DEMOLITION**
1. REMOVE BATHROOM CLOSET PARTITIONS.
 2. REMOVE BATHROOM RADIATOR.
 3. REMOVE SHOWER, TOILET, AND WATER LINES.
 4. REMOVE ALL SURFACE FINISH WITHIN BATHROOM, WALLS, CEILING JOISTS, WALLS, AND FLOOR SHEATHING.

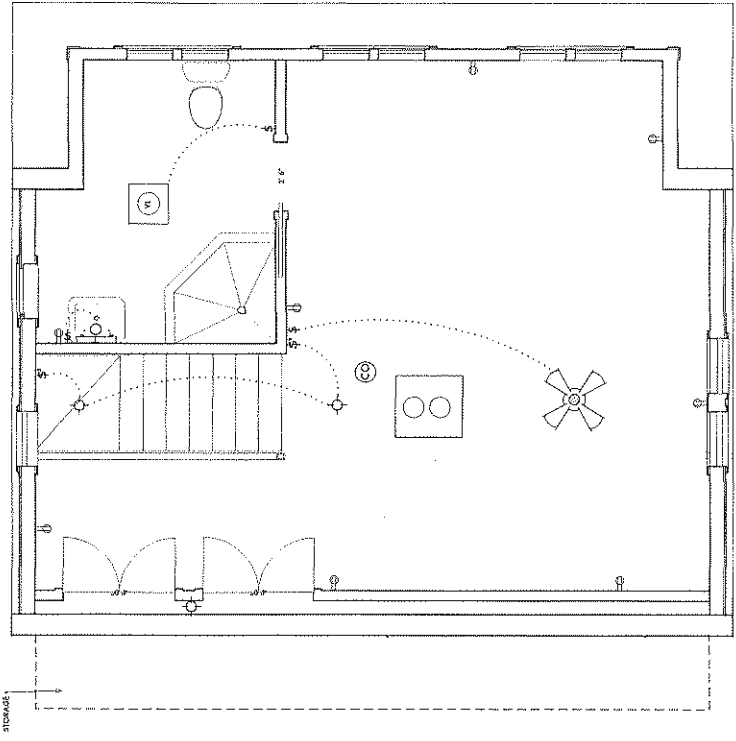
- NOTES - CONSTRUCTION**
1. BUILD PARTITION TO CREATE HALLWAY TO ATRIC STAIRS.
 2. INSTALL POCKET DOOR TO BATHROOM.
 3. INSTALL SHOWER CURB, DOOR SADDLES, PAN, LINER AND CURB, ZERK DRAIN (NOT EQUAL TO BE SET IN SHOWER).
 4. SHOWERS TO HAVE TILE FLOOR AND WALLS (TUB), AS WELL AS CUSTOM GLASS ENCLOSURE (DOOR TO BE TILE FLOOR).
 5. REPLACE HW RADIATOR WITH EMO.
 6. REPLACE WALL MOUNTED UNIT.
 7. REFRAME BATHROOM WINDOW IN NORTH WALL OF BATHROOM.



A100 2ND STORY FLOOR PLAN - PROPOSED
1/8" = 1'-0"

REFLECTED CEILING PLAN - 3RD STORY
1/2" = 1'-0"

A101
3



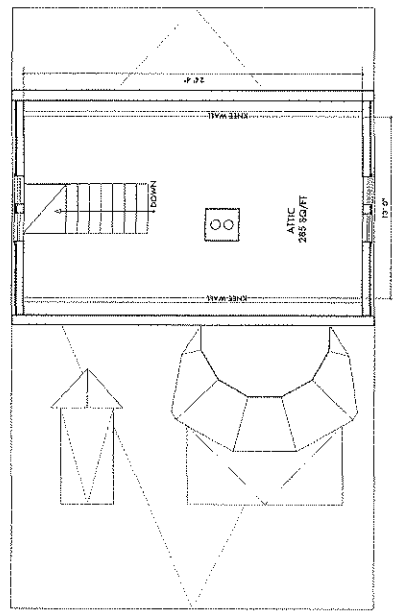
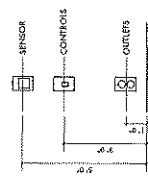
NOTES - RCP

1. INSTALL PER CODES VENTING OF SMOKE DETECTOR AND EXTERIOR VENTING OF CEILING FAN.
2. ALL MOUNTING AND CUES TO W/BE IN CONFORMANCE WITH TYPICAL MOUNTING SCHEDULE.

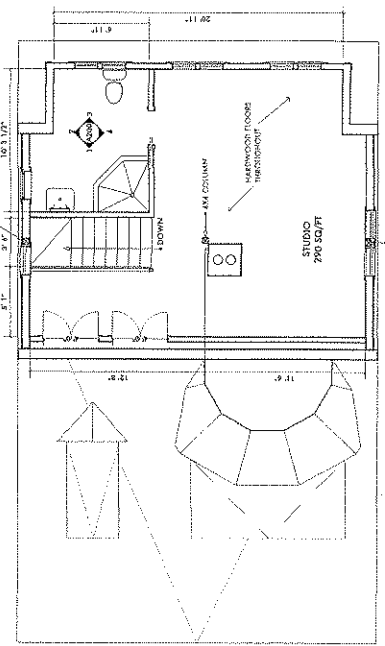
LEGEND - POWER/DATA

- SMOKE DETECTOR
- CARBON MONOXIDE SMOKE COMBO
- DUPLEX
- RECESSED LIGHT
- RANGE
- STANDARD LIGHT
- SWITCH
- LOW VOLTAGE LIGHT
- SWAY SWITCH
- WALL RECESCE
- VENT/FAN
- CEILING FAN W/ LIGHT
- HEATER

LEGEND - MOUNTING HEIGHTS



A101 3RD STORY FLOOR PLAN - EXISTING
1/2" = 1'-0"



A101 3RD STORY FLOOR PLAN - PROPOSED
1/2" = 1'-0"

NOTES - DEMOLITION

1. REMOVE NORTH SLOPE OF ROOF.
2. REMOVE EXISTING CASE WALLS.
3. REMOVE WINDOW ON WEST WALL.

NOTES - CONSTRUCTION

1. INSTALL COLUMNS FOR SUPPORT STRUCTURAL RIGID BEAM.
2. INSTALL RIGID BEAM UNDER EXISTING STRUCTURE.
3. SHOWER TO HAVE CUSTOM WALLS AND ROOF.
4. SHOWER TO HAVE CUSTOM WALLS AND CEILING.
5. SHOWER TO HAVE ZEPH DRY PACK AND BASE.
6. SHOWER TO HAVE TILE FLOOR AND ENCLOSURE.
7. BATHROOM FLOOR TO BE T&G.
8. BATHROOM PICTURE TO BE (R&P).

NOTES - AREA

1. BATHROOM FLOOR AREA = 77.50/FT
2. SHOWER FLOOR AREA = 14.50/FT
3. SHOWER WALLS AREA = 64.50/FT
4. SHOWER CURBS AND DOOR SADDLES = 2' X 1'10"
5. AREAS ARE ACTUAL: ADD AN EXTRA 5% TO ALL FINISH MATERIALS WHEN ORDERING

| | | | |
|--|--|--|--------------------------|
| | PROJECT NO. 21.300 PROJECT DORMER + BATHROOMS DRAWN BY BEN SHALES DESCRIPTION FLOOR PLANS - 3RD STORY | CLIENT STEVE + SARAH DONALDSON GREAT BARRINGTON, MA 01230 MA CSL 103797 MA HIC 164710 413.429.7779 ben@bsrcepairmenty.com PO BOX 112 MILL RIVER MA 01244 | ISSUE 9.17.12 REISSUE |
| | PROJECT NO. 21.300 PROJECT DORMER + BATHROOMS DRAWN BY BEN SHALES DESCRIPTION FLOOR PLANS - 3RD STORY | | |

DRAWN BY
BEN SHALES

DESCRIPTION
ELEVATIONS - 2ND STORY

BATHROOM

PROJECT NO.
321.300

PROJECT
DORMER +
BATHROOMS

ISSUE
9.17.12

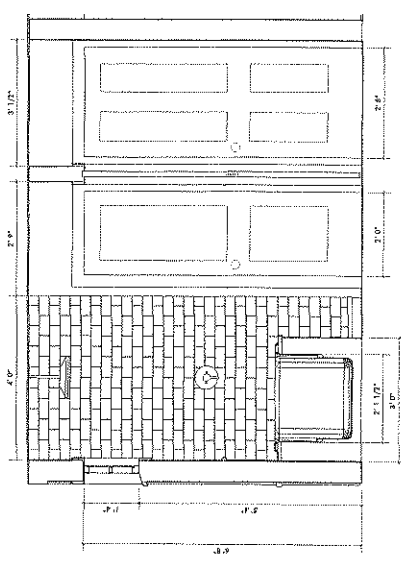
RE-ISSUE

CLIENT
STEVE + SARAH DONALDSON

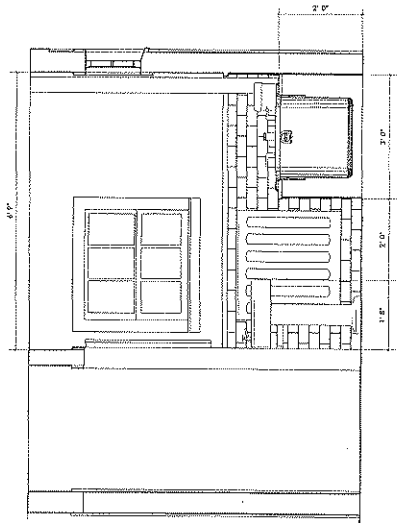
1 CYRESS ST.
GREAT BARRINGTON, MA
01230

BEN SHALES RESTORATION
PO BOX 112 MILL RIVER MA 01244
413.429.7779 ben@benshaless.com

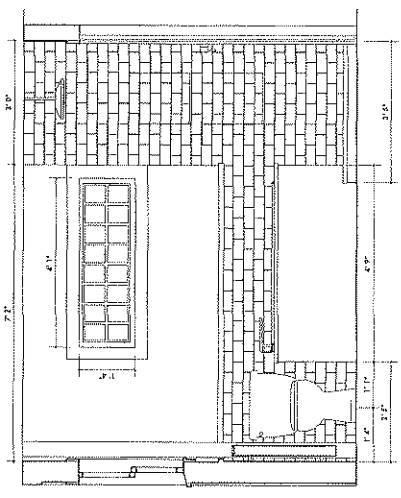
MA CSL 103297
MA HC 166710



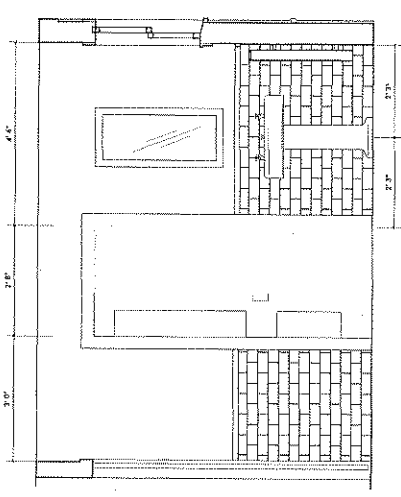
BATHROOM ELEVATION - EAST
3/8" = 1'-0"
AS204 4



BATHROOM ELEVATION - WEST
3/8" = 1'-0"
AS204 2

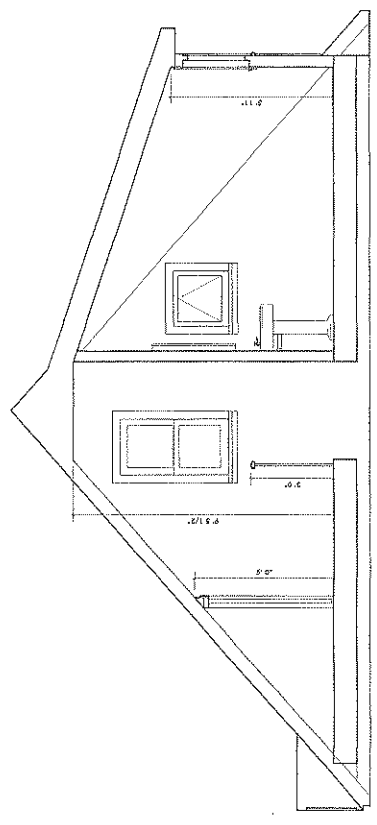


BATHROOM ELEVATION - NORTH
3/8" = 1'-0"
AS204 2

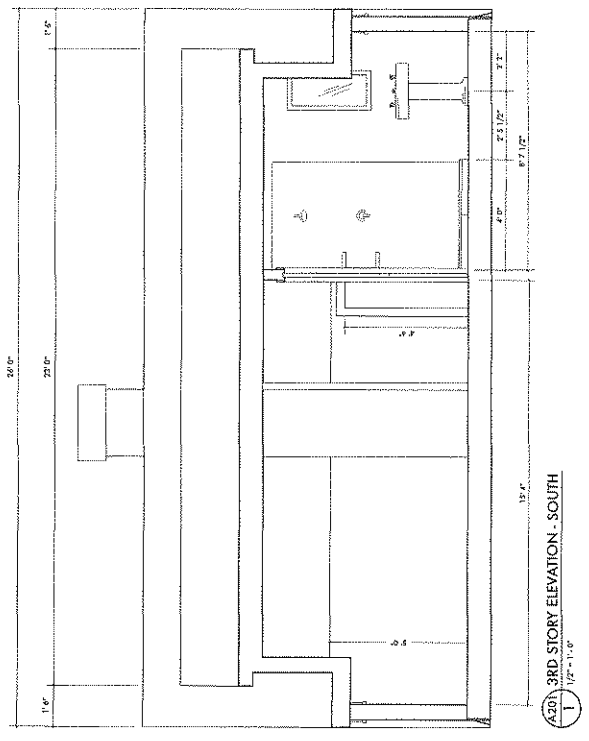
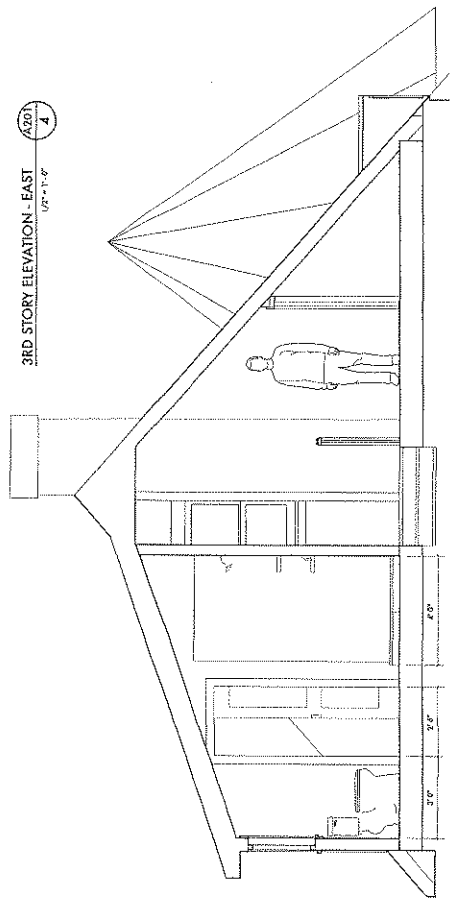


BATHROOM ELEVATION - SOUTH
3/8" = 1'-0"
AS204 1

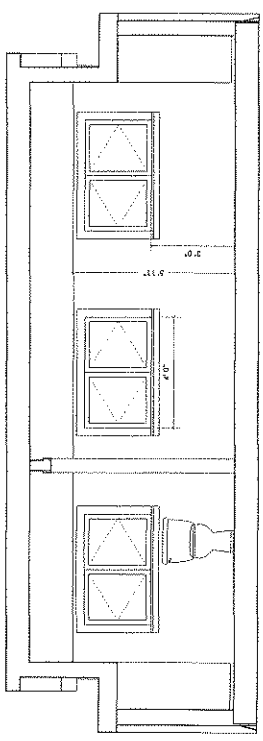
3RD STORY ELEVATION - WEST
 1/2" = 1'-0"
 A201 3



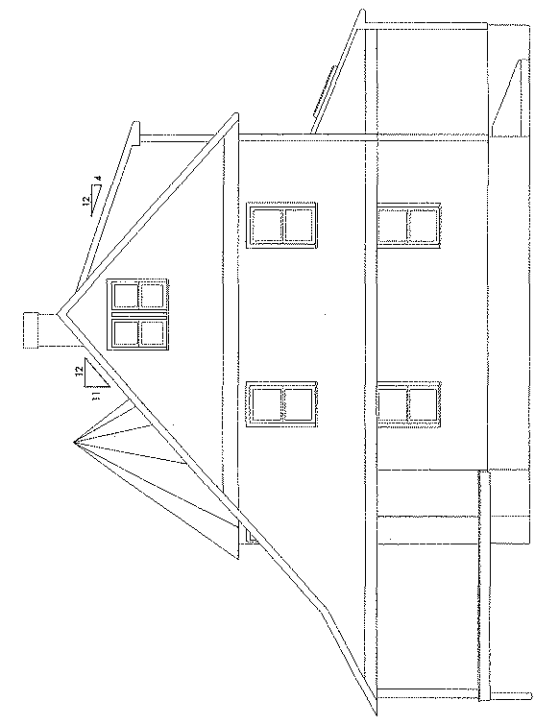
3RD STORY ELEVATION - EAST
 1/2" = 1'-0"
 A201 4



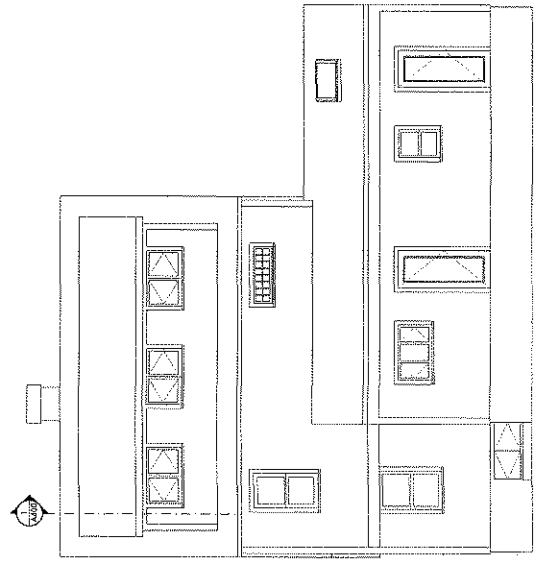
A201 3RD STORY ELEVATION - SOUTH
 1/2" = 1'-0"
 1



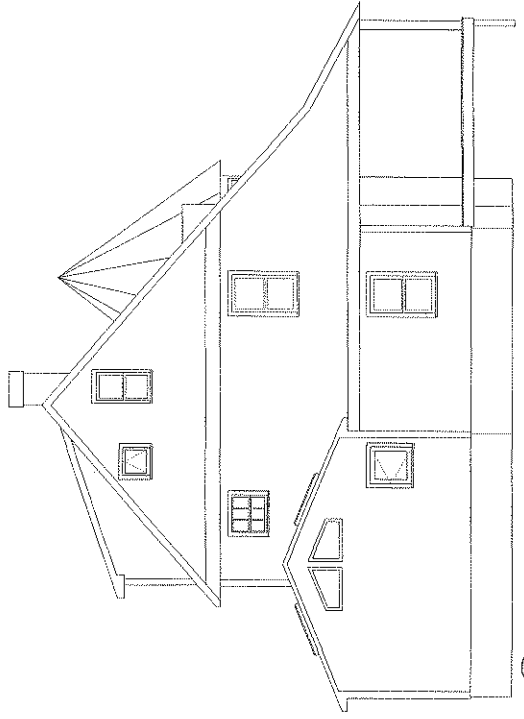
A201 3RD STORY ELEVATION - NORTH
 1/2" = 1'-0"
 2



A300 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



A300 EXTERIOR ELEVATION - SOUTH
2/4" = 1'-0"



A300 EXTERIOR ELEVATION - EAST
3/4" = 1'-0"

BEN SHALES RESTORATION
413.429.2779 ben@benshaless.com
PO BOX 112 MILL RIVER MA 01244
MA 01230
MA 01230

CLIENT
STEVE + SARAH DONALDSON
1 CYPRESS ST
GREAT BARRINGTON, MA
01230

ISSUE
9.17.12
RE:ISSUE

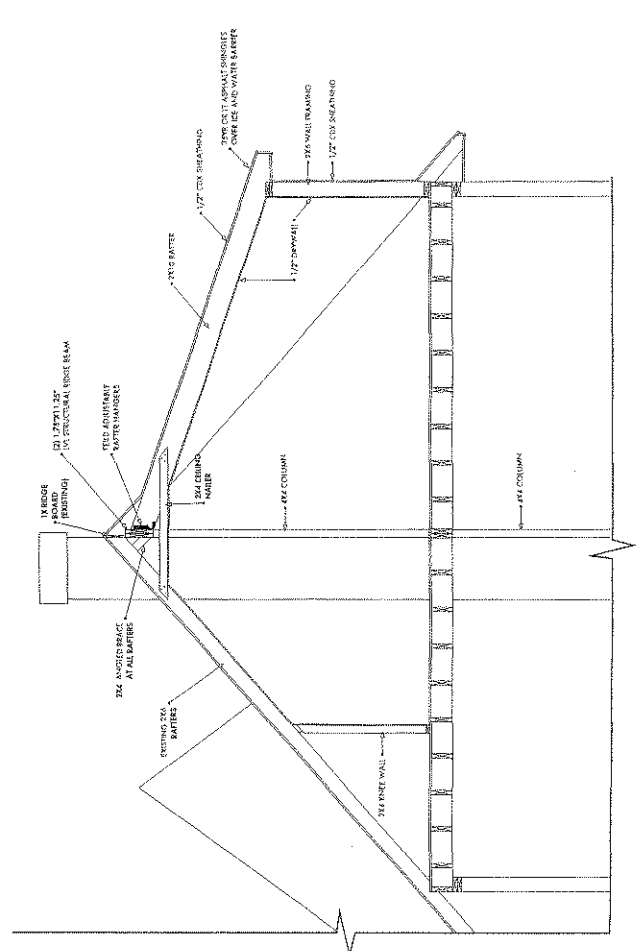
PROJECT NO.
321.300
PROJECT
FORMER +
BATHROOMS

DRAWN BY
BEN SHALES
DESCRIPTION
EXTERIOR ELEVATIONS

a

300





SECTION DETAIL - ROOF FRAMING
 1/2" = 1'-0"

