

Kevin O' Donnell
Town Manager

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTMEN'S MEETING

MONDAY, JANUARY 14, 2013, 7:00 PM

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

1. **CALL TO ORDER:**
2. **APPROVAL OF MINUTES:**
 - December 10, 2012 Regular Meeting.
 - December 19, 2012 Special Meeting.
3. **SELECTMEN'S ANNOUNCEMENTS/STATEMENTS:**
 - A. GENERAL COMMENTS BY THE BOARD.
4. **TOWN MANAGER'S REPORT:**
 - A. DPW SNOW PLOWING AND WINTER MAINTENANCE PROCEDURES.
5. **CITIZEN SPEAK TIME:**
6. **LICENSES OR PERMITS:**
 - A. BERKSHIRE SOUTH REGIONAL COMMUNITY CENTER/JENISE LUCEY FOR ONE DAY BEER AND WINE LICENSE FOR FEBRUARY 2, 2013 FROM 6:00 – 9:00 PM AT 15 CRISSEY ROAD. (DISCUSSION/VOTE)
 - B. BERKSHIRE SOUTH REGIONAL COMMUNITY CENTER/JENISE LUCEY FOR ONE DAY BEER AND WINE LICENSE FOR MARCH 7, 2013 FROM 6:30 – 8:30 PM AT 15 CRISSEY ROAD. (DISCUSSION/VOTE)
7. **NEW BUSINESS:**
 - A. RESOLUTION – LEGISLATION TO REGULATE AND BAN MILITARY STYLE WEAPONS AND ASSOCIATED AMMUNITION. (DISCUSSION/VOTE)
 - B. BOS - APPOINTMENT OF MEMBER TO THE HISTORIC DISTRICT COMMISSION. (DISCUSSION/VOTE)
 - C. BOS – APPOINTMENT OF MEMBER TO THE ENERGY COMMITTEE. (DISCUSSION/VOTE)
 - D. NATIONAL GRID AND VERIZON NEW ENGLAND, INC. FOR PERMISSION TO INSTALL STUB POLE 29-84 AND ANCHOR & DOWN GUY TO ALLOW FOR THE REMOVAL OF

EXISTING TREE GUY SUPPORT AND TREE ON HURLBURT ROAD, GT BARRINGTON, BEGINNING AT A POINT APPROXIMATELY 3810 SW OF THE CENTERLINE OF THE INTERSECTION OF ALFORD ROAD. (DISCUSSION/VOTE)

E. RECOMMENDATION TO THE PLANNING BOARD ON A SPECIAL PERMIT APPLICATION OF STUDIO ONE LLC/SANDRA MUSS, 1800 WEST 25TH STREET, MIAMI BEACH, FL TO CONVERT AN EXISTING MILL BUILDING AT 410 PARK STREET, HOUSATONIC, MA TO A SINGLE FAMILY RESIDENCE WITH ACCESSORY DWELLING UNIT IN THE HOUSATONIC MILL REVITALIZATION OVERLAY DISTRICT. IN ACCORDANCE WITH SECTIONS 9.8 AND 10.4 OF THE GREAT BARRINGTON ZONING BY LAW. (DISCUSSION/VOTE)

F. DISCUSSION DRAFT RESOLUTION RE: TOWN MANAGER SCREENING COMMITTEE.

G. PRESENTATION OF DOWNTOWN PARKING TASK FORCE REPORT.

H. DAVID MAGADINI – REQUEST TO REVOKE DAYS INN INNHOLDER'S LICENSE. (DISCUSSION/VOTE)

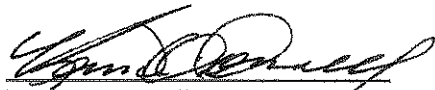
8. OLD BUSINESS:

9. SELECTMEN'S TIME:

10. MEDIA TIME:

11. ADJOURNMENT:

NEXT SELECTMEN'S REGULAR MEETING: MONDAY, JANUARY 28, 2013 AT 7:00 P.M.



Kevin O'Donnell, Town Manager

PURSUANT TO MGL. CHAPTER 30A, SECTION 20 (e) (f), MEETINGS OF THE TOWN OF GREAT BARRINGTON SELECTMEN ARE REGULARLY RECORDED AND VIDEOTAPED. ANY MEMBER OF THE PUBLIC WISHING TO SPEAK AT THE MEETING MUST RECEIVE PERMISSION OF THE CHAIR.

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

EXECUTIVE SUMMARY

TITLE: Department of Public Work – Snow Plowing and Ice Removal Operations - Policies & Procedures

BACKGROUND: The Department of Public Works currently has no written policies and procedures in place relating to Winter Maintenance Operations. Over the years the Department has done an excellent in maintaining the roads during the winter season and has generally followed the procedures as outlined in the attached document. This has been accomplished by an experienced and dedicated staff. The purpose of these policies and procedures is to put into written form the description of snow and ice removal operations of the department. As the science of snow and ice maintenance changes we will amend and revise these policies as needed.

Included with this document is a smaller a “Residents Guide to Winter Snow and Ice Operations with some frequently asked questions. This will provide the residents of Great Barrington an understanding of how the Town approaches winter maintenance.

RECOMMENDATION: The Board of Selectmen approves and adopts the policies and procedures for Winter Snow Plowing and Ice Removal Operations.

FISCAL IMPACT: There is no fiscal impact

PREPARED AND REVIEWED BY: _____

Joe Sokul
Joe Sokul, DPW Superintendent

DATE: 11/20/09

APPROVED: _____

Kevin O'Donnell
Kevin O'Donnell, Town Manager

DATE: 11/20/09

*Approved by BOS
on 11/23/09*

TOWN OF GREAT BARRINGTON

DEPARTMENT of PUBLIC WORKS

WINTER SNOW AND ICE OPERATIONS

POLICIES & PROCEDURES

GENERAL

The Purpose of this policy is to set up acceptable policies and procedures for the winter maintenance of public roads, as to snow and ice removal in the Town of Great Barrington, Massachusetts. The intent of establishing the Town of Great Barrington Winter Maintenance Policy concerning snow and ice is to provide a uniform understanding of the priorities and procedures to combat snow and ice related conditions. The responsibility for providing snow and ice control for the Town of Great Barrington infrastructure including over 100 miles of roads and 30 miles of sidewalks rests with the Department of Public Works. Snow and ice control is considered emergency work in that pavement must be cleared any time day or night. Because of the potential hazard to the motoring public and high incidence of overtime involved in the program careful planning and preparation must be done prior to the snow and ice season. Each winter storm has unique characteristics such as storm intensity and duration, wind, temperature and moisture content affect the total amount of snow and/or ice accumulation and influence the methods used to combat the resulting snow and ice conditions. The timing of the storm will influence the removal of snow and ice. The Department of Public Works has regular working hours and if a storm requires attention after hours, weekends or holidays this will require overtime. The Department of Public Works endeavors to maintain adequate traction for pedestrians and vehicles properly equipped for winter driving conditions. This does not mean bare dry pavement should be expected after each snowfall or ice storm. Furthermore this does not mean the streets will be free of ice and snow.

ROADS AND PUBLIC AREAS

Certain areas of the Town have a greater intensity of use and priority for maintenance to serve the users. The concern for safety, general welfare and duration of travel necessitate the priority is given to certain areas over others. It may be necessary to clear a route immediately for water main breaks, fires, ambulance calls, power outage and other obvious emergencies.

DETERMINATION OF NEED FOR MAINTENANCE.

The need for implementation of a maintenance policy shall be determined by a snowfall of depth more than three (3) inches or less if combined with freezing and icing conditions. Also, the occurrence of an ice storm or freezing rain which would make the Public Ways difficult to travel. The responsibility for ordering personnel and equipment into service for winter maintenance operations shall be primarily with the Highway / Facilities Superintendent or his designee. The police department, during off hours shall keep watch and assist in notification of the Superintendent or his designee of needed service. All complaints received must be forwarded to the Highway / Facility Superintendent during normal hours.

EQUIPMENT AVAIABLE FOR WINTER MAINTREANCE

It should be expected that 90% of the Highway Division's equipment should be available for winter maintenance. Equipment from the Cemetery Division, Building Maintenance Division and Wastewater Division shall also be utilized.

PERSONNEL AVAILABLE FOR WINTER MAINTENANCE PROGRAM

All full time employees of the Highway Division are on call at all times during the winter season to assist with snow and ice removal. Employees from other divisions shall sign up for winter season call outs on an as needed basis. Drivers must exercise care during plowing and sanding operations. Drivers will also attempt to minimize property damage such as lawns, mailboxes etc.

SNOWPLOWING OPERATIONS

The following is a general description of the Department of Public Work's snow & ice operations policy. Although each storm is different, the intent is to follow the snow & ice operations policy as closely as possible.

The snow and ice program entails three steps

1. Anti-Icing Operation
2. Plow Operation
3. De-Icing Operation

Following is a general description of these operations

ANTI-ICING OPERATION

As the snow storm begins, the DPW initiates its anti-icing operations by spreading salt when necessary, first on the primary and collector roads, hills and school bus

routes and last all local roads. This serves two main purposes: it prevents the snow from bonding and compacting to the pavement and it keeps traffic moving. When fully operational, nine (9) anti-icing/de-icing material spreader trucks are used for this operation.

PLOWING OPERATION

Plowing operations begin when a minimum of three (3) inches of snow accumulates on the ground. The Department of Public Works has thirteen (13) vehicles equipped to plow snow. The main objective during the snow storm is to keep roads passable. At the end of the storm, the plows begin to push back the amassed snow to the edge of the pavement. Residents may want to wait until the roads have been plowed clear before clearing the entrance of their driveways. When snow banks need to be pushed back further because of heavy build-up on the road side, this work will be done following a storm given the availability of manpower and equipment.

No person other than an employee in the service of the public works department shall pile, push, or plow snow or ice onto a Town Right- of Way so as to impede the flow of traffic on such way.

DE-ICING OPERATION

Once the snowfall has stopped and all roads are clear of snow, post storm de-icing operations commence. All roads are again treated with salt and sand when necessary to improve traction and melt remaining snow and ice. (Exception to this policy will only be when material supplies are extremely low and main roads, hills and bus routes become more of a priority than secondary roads).

MAIL BOX POLICY

Anything installed within the Town's right-of-way (i.e., fence, mailbox, etc.) is placed there at the owner's risk. Residents are encouraged to place mailboxes at the maximum allowable distance from the pavement. Please be aware that the Town of Great Barrington does not reimburse for mailboxes damaged during snow plowing operations. Mailboxes should be inspected regularly by the property owners to insure that they are secured properly and that wood posts are not rotted out.

DEPARTURE FROM POLICY

The Town recognizes that the conditions may be so unusual or expected that a departure from these general policies should be authorized. There when conditions

warrant, the Department of Public Works Superintendent in consultation with the Highway / Facilities Superintendent may order a departure from these general rules when the condition requires such action.

WINTER PARKING BAN

Under the Town code, Traffic Rules and Regulations, Chapter 204, Section 24 Overnight Parking is prohibited on all streets from November 15th to April 1st from 1:00 AM to 6:00 AM. Violators will be ticketed and in case of a snow plowing and/or snow removal operations vehicles will be towed.

WINTER STORM EMERGENCY PHONE NUMBERS

Emergency	911
Police Department	413-528-0306 x3
Highway Division	413-528-2500
Department of Public Works	413-528-0867

Route 7 South from National Grid, Route 7 North from the brown bridge, Routes 7A and 23 and a portion of Route 183 are maintained by the Massachusetts Highway Department and not by the Town of Great Barrington.

WINTER SAND

Winter sand is available for residential use only in three (3) locations in Great Barrington. These locations are:

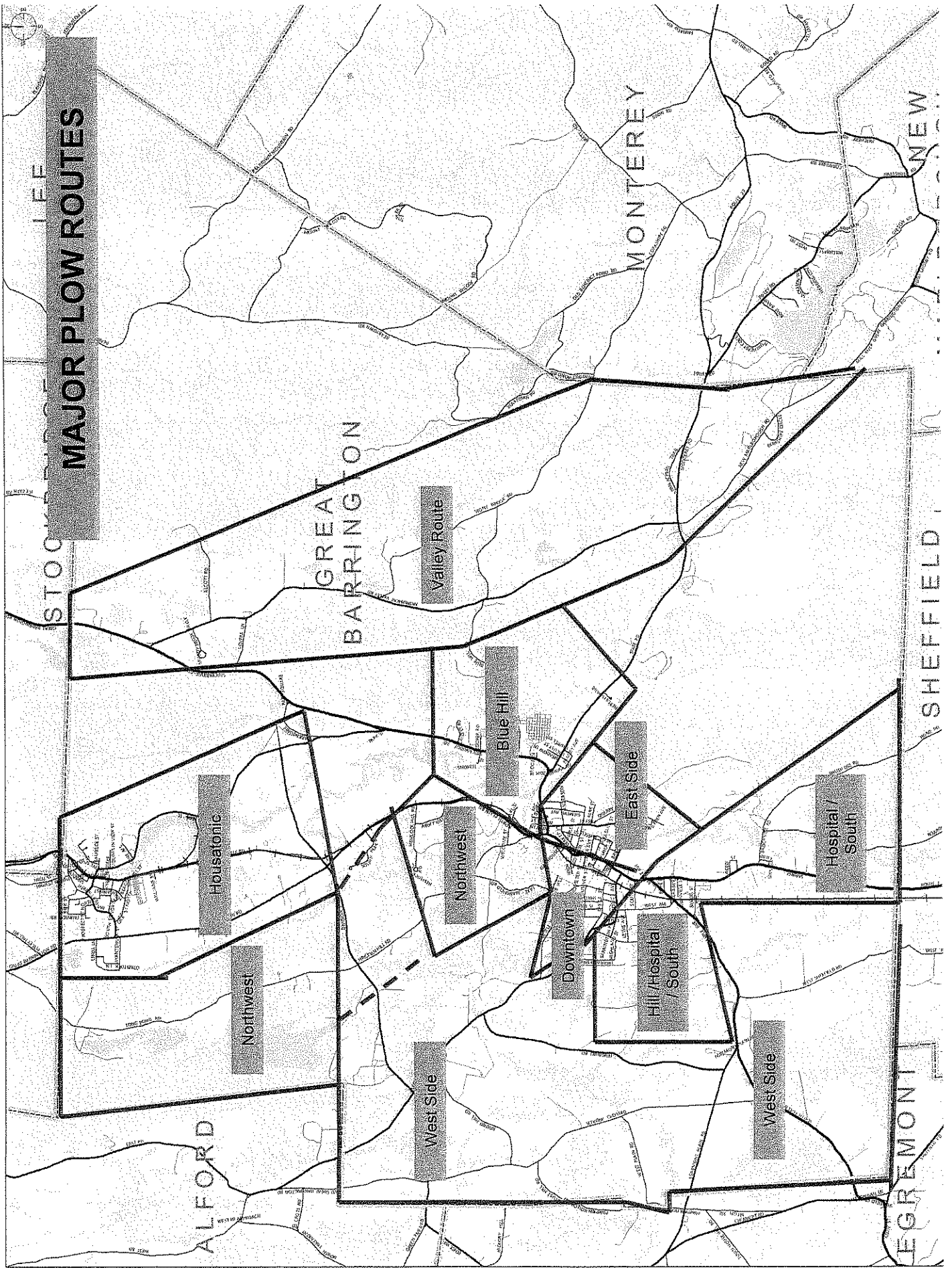
1. Transfer Station – Located on Route 7 across from Monument Valley high School.
2. Housatonic Community Center – Located at the intersection of Main and Pleasant Streets in Housatonic.
3. Claire D. Teague Senior Center – Located at 917 South Main Street in Great Barrington.

Residents may take one five (5) gallon pail at a time for personal use.

PLOW ROUTES

	Description	Assigned Vehicle
1.	Valley	H1
2.	West Side	H2 / H3
3.	Northwest	H4
4.	Housatonic	H6
5.	Housatonic	H7 / S1
6.	East Side	H5
7.	Hospital / South	H9
8.	Hill Area	S3
9.	Blue Hill	C1
10.	Downtown	S2
11.	Parking Lots	H8
12.	Main Street	All
13.	Sidewalks	Trakless SW Plow

MAJOR FLOW ROUTES



Resident's Guide
To The
The Town of Great Barrington's
Winter Snow and Ice Operations

The intent of this guide is to advise the Town of Great Barrington residents of our Highway Department's winter snow plowing and anti-icing/de-icing goals and objectives. We would like to facilitate your understanding and to obtain your assistance so that the roads in Great Barrington can be restored to "passable conditions" as promptly and efficiently as possible after a storm. Your cooperation and understanding are essential for the Department of Public Works to achieve this objective. Please have patience. Each winter storm has unique characteristics that influence the method we use to combat the resulting snow and/or ice related conditions. The timing of a storm can also influence the removal of snow and ice. The Department of Public Works endeavors to maintain adequate traction for pedestrians and vehicles properly equipped for winter driving conditions. This does not mean bare, dry pavement should be expected after each snowfall or ice storm. Furthermore, this does not mean the streets will be free of ice and snow.

Snow plowing is a time consuming and arduous job. The Great Barrington Highway Division plows approximately 100 miles of roads, 30 miles of sidewalks, fire and police departments, and town buildings, parking lots, etc. With your assistance and patience, we will be able to get roads open, keep traffic flowing, and restore roads to safe traveling conditions quickly. Some residents will have their road plowed first and some will be last, but all town roads **will** be cleared. We thank you in advance for your cooperation.

Snowplowing Operations

The following is a general description of the Department of Public Work's snow & ice operations policy. You must also be aware that each storm is different, but we will try to follow our snow & ice operations policy as closely as possible.

Our SNOW & ICE PROGRAM entails three (3) steps:

- 1 Anti-icing operation
- 2 Plowing operation
- 3 De-icing operation

Anti-icing Operation

As the snow storm begins, the DPW initiates its anti-icing operations by spreading salt when necessary, first on the primary and collector roads, hills and school bus routes and last all local roads. This serves two main purposes: it prevents the snow from bonding and compacting to the pavement and it keeps traffic moving. When fully operational, 9 anti-icing/de-icing material spreader trucks are used for this operation.

Plowing Operation

Plowing operations begin when a minimum of three (3) inches of snow accumulates on the ground. The Department of Public Works has 13 vehicles equipped to plow snow. The main objective during the snow storm is to keep roads passable. At the end of the storm, the plows begin to push back the amassed snow to the edge of the pavement. Residents may want to wait until the roads have been plowed clear before

clearing the entrance of their driveways. If snow banks need to be pushed back further because of heavy build-up on the road side, we will attempt to do so following a storm given the availability of manpower and equipment.

No person other than an employee in the service of the public works department or any employee in the service of an independent contractor acting for the public works department shall pile, push, or plow snow or ice onto a Town way so as to impede the flow of traffic on such way.

The Department of Public Works staff are well trained and dedicated to plow "around the clock", if necessary, keeping the roads open and passable. Residents should not be alarmed if they do not see their road plowed during the early part of a snow storm. **The Department of Public Works follows an assigned route plan.** Again, please be patient, all Town-owned roads will eventually be plowed.

De-icing Operation

Once the snowfall has stopped and all roads are clear of snow, post storm de-icing operations commence. All roads are again treated with salt and sand when necessary to improve traction and melt remaining snow and ice. (exception to this policy will only be when material supplies are extremely low and main roads, hills and bus routes become more of a priority than secondary roads).

Mail Box Policy

Another area of concern to residents is mailboxes. We do not "deliberately" knock over or damage mailboxes. Remember, anything installed within the Town's right-of-way (i.e., fence, mailbox, etc.) is placed there at the owner's risk. Hence, residents are encouraged to place mailboxes at the maximum allowable distance from the pavement. Please be aware that the Town of Great Barrington does not reimburse for mailboxes damaged during snow plowing operations. Mailboxes should be inspected regularly to insure that they are secured properly and that wood posts are not rotted out

Winter Parking Ban

Under the Town code, Traffic Rules and Regulations, Chapter 204, Section 24 Overnight Parking is prohibited on all streets from November 15th to April 1st from 1:00 AM to 6:00 AM. Violators will be ticketed and in case of a snow plowing and/or snow removal operations vehicles will be towed.

Residents Can Help:

Residents can assist the Department of Public Works during a snow storm by heeding these suggestions:

1. Observe all winter parking bans.
2. Reduce your speed and drive cautiously.
3. Remain off the streets during snow storms unless absolutely necessary.
4. Do not allow children to make "snow forts" at the edge of roads.
5. Do not plow, blow or throw snow back into the road.
6. Before final clean-up of your driveway check the road. If it does not appear to be widened out, a plow will most likely be returning to plow again, and may push snow back into the entrance of your

driveway. Doing this might keep you from clearing your driveway more than once.

7. During plowing operations some lawn areas located within the town's right of way will inadvertently be damaged. To help keep this from occurring, we recommend that you maintain reflectors at the edge of your lawn as a guide for our plow operators.

Winter Storm Emergency Phone Numbers

Emergency	911
Police Department	413-528-0306 x 3
DPW Highway Division	413-528-2500
Department of Public Works	413-528-0867

Please be advised that Route 7 south from National Grid, Route 7 and north from the brown bridge, Routes 7A and 23 and a portion of Route 183 are maintained by the Massachusetts Highway Department and not by the Town of Great Barrington.

Winter Sand

Winter sand is available for residential use only in three (3) locations in Great Barrington. These locations are:

1. Transfer Station – Located on Route 7 across from Monument Valley High School.
2. Housatonic Community Center – Located at the intersection of Main and Pleasant Streets in Housatonic.
3. Claire D. Teague Senior – Located at 917 South Main Street in Great Barrington.

Residents are asked to take only one five (5) gallon pail at a time for personal use.

Frequently Asked Questions

Why do snowplows block my driveway with snow when they clear the road?

While plow crews try to minimize the amount of snow that gets plowed in the driveways during the storm, it is the responsibility of the property owner to clear their driveway opening. Also, as long as there is snow in the roads and streets we will continue to plow. To avoid double work try to shovel snow from your driveway after the plow has been by, and shovel to the right side of your driveway as you face the road instead of the left.

Why doesn't the Town put salt on the roads before it snows?

Putting salt on the road surfaces prior to a snowfall wastes time and money. Salt is most effective after snow has accumulated and the temperature is 20°F or higher. Under these conditions, the salt and snow will mix, melting snow into slush that can be plowed off the pavement. The melting action will occur typically within two hours, less if traffic is using the highway. If the temperature is below 20 ° salt will have difficulty melting snow and ice. Abrasives (sand) are put down for traction.

Who determines when the snowplows are called out?

Under our policy the Highway/Facilities Superintendent or his designee calls in staff for the snow plow operations. During the off hours the Police Department will contact the Superintendent when there is a need to call in the crews.

Why it that sometimes snowplows are seen driving with their plows in the raised position? Why are they not plowing?

There are several reasons plows are not always pushing snow. Plows may be in operation to spread materials or may be out of materials to spread and headed back for a refill. Another possibility is that the Town is not responsible for the road the plow is currently on and is headed elsewhere.

My mailbox was knocked down by the snowplow. Who is responsible for replacing it?

Any mailbox damaged while located in the Town' right-of-way is the home owner's responsibility.

The Department of Public Works in Great Barrington is devoted to providing residents with dependable snow and ice operation in the shortest and most efficient time possible. With your cooperation we will all benefit during a snow storm. If you have any questions concerning the snow and ice operations as it is explained, please call (413) 528-0867, (413) 528-2500 or visit our web site at www.townofgb.org. We will try to assist you in any way possible.

FEE: \$25.00

DATE: 1/7/13

THE COMMONWEALTH OF MASSACHUSETTS
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: Berkshire South Regional Community Center

APPLICANT'S ADDRESS: 15 Crissey Road, Great Barrington, MA 01230

Type of license being
Applied for:
CIRCLE ONE

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Ladies Paint Night Out

TIME: 6-9 pm

DATE: 2/9/13

LOCATION: 15 Crissey Road
Great Barrington, MA

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

Jenise Lucey
Signature of Applicant

15 Crissey Road Great Barrington, MA 01230
Mailing Address

413-528-2810

Telephone Number

Federal Identification Number [REDACTED]
(if applicant is a not-for-profit entity)

Decision:

Approved

Denied

Postponed

FEE: \$25.00

DATE: 1/7/13

THE COMMONWEALTH OF MASSACHUSETTS
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: Berkshire South Regional Community Center

APPLICANT'S ADDRESS: 15 Crossey Road, Great Barrington, MA 01230

Type of license being

Applied for:
CIRCLE ONE

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Taste of Community

TIME: 6:30-8:30 pm DATE: 3/7/13

LOCATION: 15 Crossey Road
Great Barrington, MA

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

Jenise Ducey
Signature of Applicant

15 Crossey Road, Great Barrington, MA 01230
Mailing Address

413-528-2810
Telephone Number

Federal Identification Number [REDACTED]
(if applicant is a not-for-profit entity)

Decision:
Approved _____
Denied _____
Postponed _____

RESOLUTION

**CALLING UPON STATE AND FEDERAL OFFICIALS TO BAN ASSULT WEAPONS, HIGH POWERED
AMMUNITION AND MULTI CLIP AMMUNO DEVICES**

WHEREAS, the nation has continued to endure senseless tragedies, most recently at Newtown, Connecticut through the wide proliferation of assault weapons, high powered and multi clip ammunition;

WHEREAS, these killings must come to an abrupt end especially in the slaughter of our youth;

WHEREAS, local government officials are severely limited in the passing of effective legislation controlling these military type weapons which have no place in a society among its civilian population;

WHEREAS, it is imperative that State and Federal government officials immediately consider legislation that would outlaw military style weapons and the associated high power multi clip ammunition from the general population while still preserving the intent of the second amendment to the United States Constitution;

WHEREAS, United States Senator Feinstein of California is proposing legislation with the 113th Congress to regulate these dangerous military weapons and ammunition with the intent to keep the general population safe, especially our children;

NOW THEREFORE BE IT RESOLVED by the Select board of the Town of Great Barrington that it officially requests member of its State and Federal legislation delegation to support legislation that would regulate and ban military style weapons and associated ammunition from civilian use beyond the existing inadequate State and Federal legislation at present time;

BE IT FURTHER RESOLVED that a copy of this resolution be sent to Representative Pignatelli, State Senator Downing, Congressman Neal, United State Senators Kerry and Warren.

Passed and approved this fourteenth day of January, 2013.

Town of Great Barrington Select board

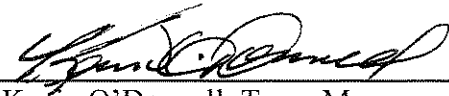
EXECUTIVE SUMMARY

TITLE: Appointment of a member to the Historic District Commission

BACKGROUND: The Town has a vacancy on the Historic District Commission. At this time there is a vacancy due to resignation for a term that expires June 30th, 2014. Daniel Bailly who is presently serving as an alternate member has applied for the position. Chapter 113-2 of the Town Code requires appointment by the Board of Selectmen.

FISCAL IMPACT: Not applicable.

RECOMMENDATION: Appoint Daniel Bailly as a member of the Historic District Commission for a term to expire June 30th, 2014.

PREPARED AND REVIEWED BY: 
Kevin O'Donnell, Town Manager

DATE: 1-10-13

Helen Kuziemko

From: Kevin O'Donnell
Sent: Wednesday, December 12, 2012 8:30 AM
To: Helen Kuziemko
Subject: FW: Historic District Commission

For next board meeting
Kevin O'Donnell
Town Manager
Town of Great Barrington
334 Main Street
Great Barrington, Massachusetts 01230
413-528-1619 x2
413-528-2290 fax

From: Kevin O'Donnell
Sent: Wednesday, December 12, 2012 8:29 AM
To: 'Daniel Bailly'
Subject: RE: Historic District Commission

Dan,

Thanks for interest; your name will be forwarded to the Selectboard.

Kevin O'Donnell
Town Manager
Town of Great Barrington
334 Main Street
Great Barrington, Massachusetts 01230
413-528-1619 x2
413-528-2290 fax

From: Daniel Bailly [<mailto:dbailly@nycap.rr.com>]
Sent: Tuesday, December 11, 2012 8:54 PM
To: Kevin O'Donnell
Cc: housatonicwater@gmail.com
Subject: Historic District Commission

Kevin,

With recent resignation of Greg Okergstrom-Lang from the Historic District Commission I would like to be considered for the vacant full time member on the Commission. I am currently serving as an alternate member.

Thanks,

Daniel Bailly

- B. Historic District A shall also include the following properties, as indicated on the Great Barrington Assessors' Map of record at the time of this meeting, as follows: **[Added 5-22-1995 ATM, Art. 16]**
- (1) Parks Block, 312 Main Street (Map 19, Lot 89).
 - (2) Sumner Block, 306 Main Street (Map 19, Lot 83).
 - (3) City Block, 304 Main Street (Map 19, Lot 82).
 - (4) City Block Annex, 7 Railroad Street (Map 19, Lot 84).
- C. Historic District B includes the properties, as indicated on the 1988 Great Barrington Assessor's Map, as follows: Searles Castle (Lots 152 and 152A, Map 19; Lot 22, Map 22).
- D. Historic District C. **[Added 5-24-1994 ATM, Art. 18]**
- (1) Historic District C includes the properties, as indicated on the Great Barrington Assessor's Map of record at the time of this meeting, as follows:
 - (a) First Congregational Church (Lots 101 and 107, Map 19).
 - (b) Mason Library (Lot 237, Map 14).
 - (c) United States Post Office (Lot 204, Map 14).
 - (2) Historic District C shall also include the following properties, as indicated on the Great Barrington Assessor's map of record at the time of this meeting as follows:
 - (a) First National/Aldos property, 271 Main Street (Map 19, Lots 113, 114, 115, 116, 117).

§ 113-2. Membership of Commission.

- A. The Historic Districts shall be overseen by an Historic District Commission, to be appointed by the Selectmen and made up of five members; two initially to be appointed for one year, two for two years and one for three years, and each successive appointment to be for three years.
- B. Such Commission shall include one member of the local historical society, one architect and one licensed real estate agent. The Selectmen shall solicit two nominees, each from the local historical society or, in the absence thereof, from the Society for the Preservation of New England Antiquities; the area chapter of the American Institute of Architects; and the local board of realtors. The Selectmen shall not be obliged to make appointments from these nominees. The Selectmen shall also appoint to the Commission one property owner from within the district(s) and one member at large. If within 30 days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made, the appointing body may proceed to make appointments as it desires.

- C. The Selectmen shall also appoint two alternate, at-large members who would have voting rights should a regular member be absent from a meeting or be unwilling or unable to vote. Said alternate members shall initially be appointed for two- and three-year terms, thereafter for three-year terms.

§ 113-3. Organization of Commission.

The Commission shall, at the beginning of each fiscal year, hold an organizational meeting and elect a Chairman, Vice Chairman and Secretary, engage any clerical or technical help as appropriate and file notice of such election with the Town Clerk.

§ 113-4. Certificates of appropriateness, nonapplicability or hardship.

- A. Except as this chapter provides, no building or structure or part thereof within an historic district shall be constructed or altered or razed in any way that affects the exterior architectural features as visible from a public way unless a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, with respect to such construction or alteration, is obtained.
- B. Any person who desires to obtain a certificate of appropriateness, a certificate of nonapplicability or a certificate of hardship, as the case may be, shall submit an application in such form as the Commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.
- C. No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an historic district and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by the Town or any department thereof until the certificate required by this section has been issued by the Commission.

§ 113-5. Fees; rules and regulations.

The Commission may set fees and shall draft rules and regulations, including but not limited to the content of application forms, fees and the method by which a determination of applicability shall be made in case of a certificate of inappropriateness. The Commission shall also undertake educational efforts to explain to the public and property owners the merits and functions of an historic district.

§ 113-6. Approval or disapproval of applications.

- A. The Commission shall, following a duly advertised public hearing, issue a certificate of appropriateness to an applicant or, in the case of a disapproval of an application, the Commission shall set forth in its record the reasons for such determination and shall cause a notice of its determination, along with a copy of the reasons, to be issued to the

EXECUTIVE SUMMARY

TITLE: Appointment to the Energy Committee.

BACKGROUND: The Town has been recruiting for a member to the Energy Committee. The amended Resolution creating an Energy Committee states that the Committee shall be comprised of nine members. At this time there is a vacancy for one member due to a resignation. Michael Supranowitz has applied for this vacancy. The term of this appointment shall be for one year to fill the unexpired term.

FISCAL IMPACT: Not applicable; members serve without compensation.

RECOMMENDATION: The Board of Selectmen appoint Michael Supranowitz to the Energy Committee for a term to expire June 30th, 2013.

PREPARED AND REVIEWED BY:



Kevin O'Donnell, Town Manager

DATE: 1-10-13

Kevin O'Donnell

From: Supranowitz, Michael <Michael.Supranowitz@americas.com>
Sent: Monday, December 17, 2012 6:49 PM
To: Kevin O'Donnell
Subject: Re: Energy Committee

Thank you Kevin let me know if you need any info on my background

Sent from my iPhone

On Dec 17, 2012, at 4:41 PM, "Kevin O'Donnell" <kodonnell@Townofgb.org> wrote:

Thanks for your interest ; your name will be submitted in January for the select board to consider
Kevin O'Donnell

Connected by DROID on Verizon Wireless

-----Original message-----

From: "Supranowitz, Michael" <Michael.Supranowitz@americas.com>
To: Kevin O'Donnell <kodonnell@Townofgb.org>
Sent: Mon, Dec 17, 2012 21:10:41 GMT+00:00
Subject: Energy Committee

Dear Kevin....I have just accepted the position of District Manager for Americas here in Great Barrington. Will be living here as of the 28th of this month and would like to be consider for the position on the Energy Committee.

Michael Supranowitz
412-717-5748

SEAN A. STANTON
CHAIRMAN

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2
Fax: (413) 528-2290
website: www.townofgb.org

TOWN OF GREAT BARRINGTON MASSACHUSETTS

BOARD OF SELECTMEN

RESOLUTION AMENDING MEMBERSHIP OF THE ENERGY COMMITTEE

Whereas, it is the desire of the Town of Great Barrington Board of Selectmen to create an energy committee;

Whereas, the duties, mission, responsibilities of the energy committee should be clearly defined to provide direction for the committee;

Whereas, the duties, mission, responsibilities of the energy committee shall be as follows:

- To review, analyze baseline energy audits done in Town operations
- To recommend opportunities for energy efficiency in Town operations
- To recommend opportunities for renewable energy for Town operations
- To help participate and promote the Town's participation in the "Green Communities Act"
- To recommend amendments to Town by-laws to help promote energy efficiency, renewable energy and alternative energy opportunities
- To help educate the public on energy conservation opportunities
- To develop an energy efficiency program for Town operations no later than implementation commencing with FY12
- To submit an annual report to the Board of Selectmen

Whereas, the committee shall be comprised of nine (9) residents of the Town of Great Barrington appointed for 3 year terms staggered duly appointed by the Board of Selectmen;

Whereas, the Town Manager shall assign staff as liaison to the committee;

Whereas, the committee shall comply with requirements of Massachusetts General Law including but not limited to the open meeting law;

PASSED AND APPROVED BY the Town of Great Barrington Board of Selectmen this 21st day of November, 2011.

Board of Selectmen:

The image shows five handwritten signatures in black ink, each placed over a horizontal line. The signatures are written in a cursive style. The first signature is the largest and most prominent, followed by four smaller signatures.



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

EXECUTIVE SUMMARY

TITLE: Pole Petition – Hurlburt Road– Plan number 13051764 - dated November 20, 2012

BACKGROUND: National Grid and Verizon New England have filed a petition for the installation of Stub Pole 29-84 and anchor and down guy to allow for the removal of an existing tree guy support and tree on Hurlburt Road. The new pole location is approximately 3,810 feet southwest of the intersection of Alford Road and Hurlburt Road.

The petitioner agrees that all the poles and associated equipment being installed or updated meet or exceed the latest version of the National Electrical Safety Code (NESC) as of the date of this petition.

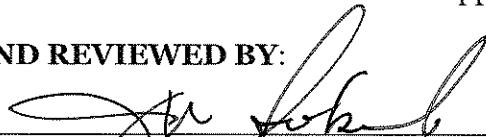
Clearance distances conform to the National Electrical Safety Code (NESC) and space is reserved for one cross arm or cable connection at a suitable point on each of said poles for use by the municipality.

The Department of Public Works has reviewed this location in the field and has no issues with the proposed pole location.

FISCAL IMPACT: There is no fiscal impact for the Town.

RECOMMENDATION: The Board of Selectmen approves the petition as submitted.

PREPARED AND REVIEWED BY:



Joe Sokul, DPW Superintendent

DATE: 12/17/2012

APPROVED:



Kevin O'Donnell, Town Manager

DATE: 12/17/12

DEC 03 2012

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

Questions contact – TJ Houghton- 781-907-3298

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To The Board of Selectmen
Of Great Barrington, Massachusetts

NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

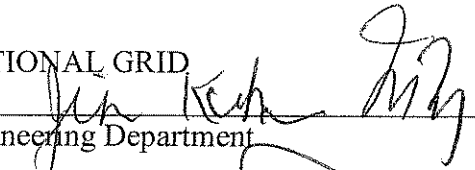
Hurlburt St-The installation of Stub Pole 29-84 and anchor & down guy to allow for the removal of existing tree guy support and tree on Hurlburt Road Gt Barrington, is beginning at a point approximately 3810 sw of the centerline of the intersection of Alford St.
Location approximately as shown on plan attached

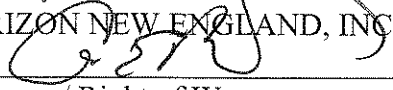
Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Hurlburt St-Great Barrington Ma.

13051764 November 20, 2012

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID
BY 
Engineering Department

VERIZON NEW ENGLAND, INC.
BY 
Manager / Right of Way

NOTICE TO ABUTTERS

In accordance with the provisions of Section 22, Chapter 166, of the General Laws, you are hereby notified that a public meeting will be held at Town Hall, 334 Main Street, Great Barrington, Mass., at 7:00 P.M., on the 14th day of January, 2013. On the petition of National Grid & Verizon New England to erect poles and wires upon, along, under, or across one or more public ways in the town of Great Barrington abutting property owned by you.

BOARD OF SELECTMEN

of the Town of Great Barrington

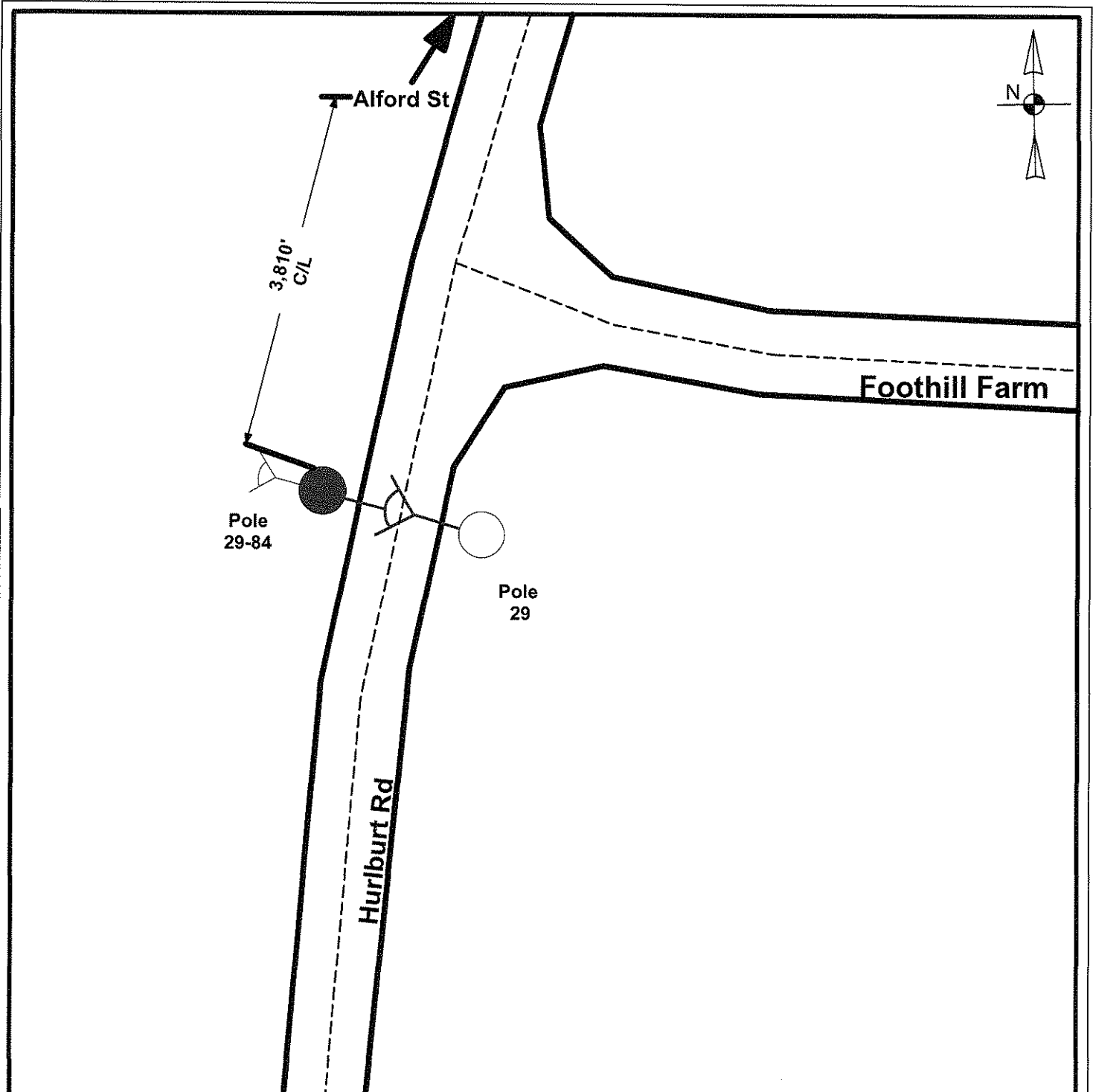
By: 
Town Manager

Location of Proposed Pole:

Hurlburt Road- The installation of Stub Pole 29-84 and anchor & down guy to allow for the removal of existing tree guy support and tree on Hurlburt Road Great Barrington, is beginning at a point approximately 3810 sw of the centerline of the intersection of Alford Road.





(Location approximately as shown on plan attached)

DATED: November 20, 2012



ELECTRIC DISTRIBUTION CONSTRUCTION PETITION

LEGEND

<p>Proposed J/O pole</p> <p> Pole 29-84</p> <p> Proposed Anchor & Guy Wire</p>	<p>Existing J/O pole</p> <p> Pole 29</p> <p> Proposed Pole to Pole Guy Wire</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

nationalgrid

WR # 13051764

Date: 11/20/2012

Drawn By: TJ Houghton

To the Town of Gt Barrington, Ma

Sketch to Accompany Petition for: The installation of Stub Pole 29-84 and anchor & down guy to allow for the removal of existing tree guy support and tree on Hurlburt Rd Gt. Barrington, Ma

EXHIBIT 'A' NOT TO SCALE

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.

Notice
Mailed 12/18/12

ABUTTERS LIST

- ✓ Salvadore, James
69 Hurlburt Road
Great Barrington, Ma. 01230
- ✓ Huemmer, John M
71 Hurlburt Road
Great Barrington, Ma. 01230
- ✓ Newnham, Jo .
Jo L Newnham Revocable Trust
355 Wychwood Road
Westfield, N J. 07090
- ✓ Blum, Linda Jayne
50 Riverside Drive 12B
N Y, N Y 10024
- ✓ Curtis, Susan C ,
67 Hurlburt Road
Great Barrington, Ma. 01230
- ✓ Mead Daniel E, Trustee
Eagle Sally K Trustee
66 Hurlburt Road
Great Barrington, Ma. 01230
- ✓ Santone Mathew J & Carolyn
60 Hurlburt road
Great Barrington, Ma. 01230
- ✓ Aas Einar
Duryee-Aas Nancy Herger
P.O. Box 180
Great Barrington, Ma. 01230
- ✓ Hickey, Paul J & Maureen, J
55 Hurlburt Road
Great Barrington, Ma. 01230
- ✓ Maureen Miloro - National Grid



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Christopher Rembold, AICP
Town Planner

Ph: (413) 528-1619, ext. 7
crembold@townofgb.org

EXECUTIVE SUMMARY

TITLE: Special Permit Application to the Planning Board
Studio One LLC

BACKGROUND: Studio One LLC has applied to the Planning Board for a Special Permit to convert an existing mill building at 410 Park Street, Housatonic, MA to a single family residence with an accessory dwelling unit. The Applicant proposes to renovate the existing building, also known as the Barbieri Building. The interior will be fully renovated. The exterior changes will include a new elevator and exterior stairs on the north side, new patio and landscaping, and associated site improvements. Parking will be provided on site.

The building is within the Housatonic Mill Revitalization Overlay District. This alteration of an existing structure to "provide for a substantially different purpose or use" requires a Special Permit in accordance with Sections 9.8 and 10.4 of the Great Barrington Zoning Bylaw.

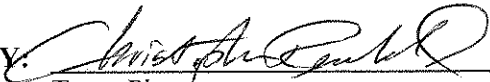
The building is and will remain connected to Housatonic Water and Town sewer.

FISCAL IMPACT: Not applicable at this time.

TIMELINE: The Planning Board will open the Public Hearing on January 24, 2013 at 6:00 at the Fire Station.


RECOMMENDATION: The Selectboard make a recommendation to the Planning Board not later than January 21.

PREPARED AND REVIEWED BY:


Town Planner

DATE: 1/9/13

APPROVED BY:


Town Manager

DATE: 1-9-13



Pl. Bd.
SP

804-12

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

PLANNING BOARD

TOWN OF GREAT BARRINGTON

NOTICE OF PUBLIC HEARING

The Planning Board will hold a public hearing on Thursday, January 24, 2013 at 6:00 PM at the Fire Station, 37 State Road, Great Barrington, MA to act on the special permit application of Studio One LLC / Sandra Muss, 1800 West 25th Street, Miami Beach, FL, to convert an existing mill building at 410 Park Street, Housatonic, MA to a single family residence with accessory dwelling unit, in the Housatonic Mill Revitalization Overlay District, in accordance with Sections 9.8 and 10.4 of the Great Barrington Zoning Bylaw.

Jonathan Hankin, Chairman

Publish Friday, December 7, 2012 and Friday, December 14, 2012

Berkshire Record



APPLICATION FOR SPECIAL PERMIT

Per Great Barrington Zoning Bylaws - 9.8.7(3)

Coordinated HMROD Permit Package

PREPARED FOR:

- Studio One LLC

FOR PROPERTY LOCATED AT:

- 410 Park Street
- Great Barrington, MA
- Map 2, Lot 48

FOR WORK ASSOCIATED WITH:

- Single Family Home with Accessory Dwelling

November, 2012

Number Assigned _____
Escrow Required _____
Escrow Received _____
Copy to Planning Board _____
Advertised _____
Public Hearing _____
Fee: \$300.00 Date Paid: _____

Form SP-2
Rev: 07-2012

MAP 2 LOT 48 BOOK 2130 PAGE 189

**TOWN OF GREAT BARRINGTON
MASSACHUSETTS**

APPLICATION FOR SPECIAL PERMIT

RE: Location of property: 410 PARK STREET, HOUSATONIC

Zoning District (Check as applicable)

Residential Districts

- R-1-A One Family Medium Density Residential
- R-1-B One Family High Density Residential
- R-2 Acreage Residential
- R-3 General Residential
- R-4 Large Acreage Residential

Business Districts

- B Downtown Business
- B-1 Neighborhood Business
- B-2 General Business
- B-2-A Transitional Business
- DBP Downtown Business Parking
- VCOD Village Center Overlay District

Industrial Districts

- I Light Industry
- I-2 Light Industry/Multi Family

Other Districts

- FP Floodplain
- HMROD Housatonic Mills Revitalization Overlay District
- VCOD Village Center Overlay District
- WQPD Water Quality Protection District
- WTOD Wireless Telecommunications Overlay District

I. GENERAL INFORMATION

- A. Type of Special Permit Required: Coordinated HMROD Special Permit
(Great Barrington Planning Board special permit granting authority)
 Under Section 171 - 9.8.7(3) of the Great Barrington Zoning Bylaws.
- B. Name of applicant: Studio One, LLC
 1800 West 25th Street, Miami Beach, FL 33140
- C. Address & telephone no. of applicant: (305) 538-5440
- D. If applicant is not owner, state interest or status of applicant in land. Attach copy of any option or purchase agreement. _____
- E. Name of owner exactly as it appears on most recent tax bill: Studio One, LLC
- F. Address of owner: 1800 West 25th Street, Miami Beach, FL 33140
- G. Telephone number of owner: (305) 538-5440
- H. State reason under the appropriate section of the Zoning Bylaw a Special Permit is requested from the Board of Selectmen: Conversion to single family dwelling and creation of an accessory dwelling in a light industry zone. 9.8.3, 9.8.5, 9.8.8, 10.4
- I. Is the proposed development served by :
 Public Water System () Yes () No
 Public Sewer System () Yes () No
- J. Is an environmental study or document required for this project under state or federal laws? () Yes () No If yes, specify type of study and agency requiring it.

- K. (1) Attach description of proposed use of property. -See Special Permit Addendum
 (2) Attach description of existing use of property.
- L. Attach list of abutters, owners of land directly opposite on any public or private street or way and owners of land within 300 feet of the property line, including bordering towns, certified by the Great Barrington Board of Assessors.
- M. Include information as applicable in Sections II, III, IV, V, VI and VII.
- N. Seventeen (17) exact copies of all required documentation must be submitted.
Note: For applications in the Village Center Overlay District, include six (6) additional copies, for the Design Advisory Committee, for a total of 23 copies.

II. PLAN OF PROPERTY -See Adaptive Reuse Plan, dated, October 25, 2012

- A. A site plan for the proposed development, drawn to a scale of 1"=40', each page of which shall be titled, dated, numbered and signed by the preparer. If the preparer is

an engineer, architect, surveyor or other professional registered in Massachusetts, each page shall bear his or her professional seal. This plan shall clearly show the following:

1. Owner and applicant
2. Engineer or Architect
3. Date
4. Scale and north arrow
5. Zoning district (s)
6. Names of adjacent streets
7. All existing lot lines and dimensions
8. Lot size
9. Locations and dimensions of all existing and proposed structures, including additions thereto
10. Number of dwelling units existing and proposed
11. Location and number of parking spaces, with each space numbered
12. Location of driveways and/or access roads with directional arrows as needed
13. Location of all streams, ponds, wetlands, steep slopes, and other significant topographic features of this property
14. Provisions for drainage, watercourses, easements and systems
15. Existing and proposed uses of structures
16. Screening and/or buffer provisions, as well as all other landscaping proposed
17. Site photos as needed to illustrate the existing and proposed conditions
18. Locus map (locating site within the neighborhood and town)
19. Proposed open space or park area(s) if any
20. Such other data as the Planning Board may require

B. Other requirements (if and as requested by the Planning Board, Conservation Commission, Board of Selectmen, Board of Health or Building Inspector):

1. General characteristics of land under a separate plan at a scale of 1"=100' showing the general characteristics of all lands within 200 feet of the site including structures, parking areas, driveways, pedestrian ways, natural features and existing land uses. Land uses shall be designated by shading the plan with colored pencil and using standard land use colors.
2. Architectural drawings, prepared by a Registered Architect, at a scale sufficient to show the details of the proposed building (s) and signs but not less than 1/8"=1".
3. A separate plan, prepared by a Registered Engineer or Architect, drawn to a scale of 1"=500' which shall clearly show:
 - a. the project site
 - b. location of public and private wells within ½ mile of any lot lines
 - c. Contour lines at 20 foot intervals
 - d. Location of wells on the site or within 400 feet of lot lines
 - e. Location of wetland area
4. Common ownership land/adjacent lots usage.
 - a. A copy of those portions of the Assessors' map(s) showing all contiguous land held in common ownership with the land affected by the special permit, or all contiguous land held in common ownership by the applicant
 - b. Land use of adjacent lots

III. PUBLIC WATER – WASTE DISPOSAL -See Addendum

- A. Availability of public water
 - 1. Estimate demand.
 - 2. Submit documentation of available water pressure.
- B. Availability of public sewer
 - 1. Estimate daily flow of public sewer.
 - 2. Describe disposal facilities and submit evidence of all necessary state and local approvals.
 - 3. Submit evidence of all required approvals by the Massachusetts Department of Environmental Protection of any proposed wastewater treatment system requiring such approval and of any industrial waste treatment or disposal system

IV. ENVIRONMENTAL REPORTS -See Special Permit Addendum

- A. Submit copies of any environmental reports or documents prepared for the project required by State or Federal law or regulations.
- B. Submit copies of all environmental reports required by the Conservation Commission, Planning Board, Board of Health or any other local board or official.
- C. Description of open space or park(s) if any
 - 1. Letter to the Town of Great Barrington offering open land to the Town,
or
 - 2. Document showing terms of permanent covenant of open space.
- D. Hazardous Materials
 - 1. A complete list of all materials, pesticides, fuels and toxic or hazardous materials to be used or stored on the premises. Generic names should be supplied as listed in the Massachusetts Department of Protection's Hazardous Waste Regulations (310 CMR 30.000) and, where applicable, the Industry and EPA Hazardous Waste Number should be supplied. The list should be accompanied by a description of measures proposed to protect from vandalism, corrosion, leakage and for control of spills.
 - 2. A description of possible toxic or hazardous wastes to be generated indicating storage and disposal method.

V. PLANNED PHASING -See Special Permit Addendum

Planned phasing, if project is to be constructed in more than one phase. For multi-family dwellings, cluster residential development and single family attached dwellings, the design of roadways, access roads, sidewalks, common drives, and utilities shall generally conform to the standards set forth in the Rules and Regulations Governing Subdivision of Land in the Town of Great Barrington; regardless of whether the development is a subdivision within the legal definition.

VI. IMPERVIOUS SURFACES -See Special Permit Addendum

Description of the extent of impervious surfaces, of provisions for collecting surface runoff and of provisions for on-site recharge and removal of contaminants.

VII. GROUNDWATER

Except for those uses applying for a special permit solely for excavating or drilling, a Groundwater Quality Certification, prepared by a Massachusetts Registered Professional Engineer, experienced in hazardous waste disposal, groundwater evaluation or hydrogeology may be required. Said Groundwater Quality Certification shall state that: "as a result of the project, the groundwater quality at the boundary of the premises, resulting from on-site waste disposal, other on-site operations, natural recharge and background water quality,

- a. will not fall below the standards established by the DEP in "Drinking Water Standards in Massachusetts", or
- b. Where existing groundwater quality is already below those standards, will not be further degraded."

Date: _____

[Handwritten Signature]
Owner Signature

Co-owner Signature

Applicant's Signature

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. as indicated above 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.

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 *[Handwritten Signature]*

Signature _____

Date _____

John Katz
Robert C. Gold, Member
Bruce Firger, 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
BOARD OF ASSESSORS

October 23, 2012

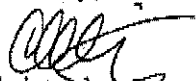
ABUTTERS TO PROPERTY OF: STUDIO ONE LLC, 410 PARK STREET NORTH
MAP 2 LOT 48, BOOK 2130 PAGE 189

MAP LOT ABUTTER

- 2 52 Allen Rubin, PO Box 544, Housatonic, MA 01236-0544
- 2 49 Babylon Bubbling LLC, 291 North Plain Rd., Housatonic, MA 01236-9739
- 2 47 Stephan Foose, 5 Forest Row, Gt. Barrington, MA 01230-1100
- 2 64 David R. & Virginia Guenette, PO Box 676, Housatonic, MA 01236-0676
- 2 63,46 Diana L. Burgin, PO Box 247, Housatonic, MA 01236-0247
- 2 45 Kenneth M. & Sherry Steiner, PO Box 75, Housatonic, MA 01236-0075
- 2 42 Steven A. Hall & Diane M. Hall, PO Box 376, Housatonic, MA 01236-0376
- 2 41 Unknown ownership
- 2 60 Michael B. Lee, 120 Egremont Plain Rd, Gt. Barrington, MA 01230-1734
- 2 61,62 Theodore J. Piontek, PO Box 72, Housatonic, MA 01236-0072
- 2 65 Matthew W. Swift & Anne Sarah Thompson, PO Box 262, Housatonic, MA 01236-0262
- 2 71 Edmund B. Bourquard Jr. & Anne M. Bourquard, PO Box 9, Housatonic, MA 01236-0009
- 2 58,59 Donald J. Faivre, PO Box 770, Housatonic, MA 01236-0770
- 2 53 Peter J. Delgrande, Trustec, 1 River Street Realty Trust, PO Box 541, Housatonic, MA 01236-0541
- 2 54,55,56 J. James Delgrande, 57 Lake Shore Dr., Warcham, MA 02571-1201
- 2 66 T P Land & Cattle Co. Inc., PO Box 1010, Gt. Barrington, MA 01230-6010
- 2 48A,48B Jolly Roger Realty LLC, 5 Hillside Ave., Gt. Barrington, MA 01230-1482

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

Sincerely,


Christopher Lamarre
Principal Assessor



TOWN OF GREAT BARRINGTON, MASSACHUSETTS
ADDENDUM TO APPLICATION FOR SPECIAL PERMIT
SUBMITTAL DATE-November 30, 2012

Prepared for: Studio One LLC / Sandra Muss - Manager
Property Location: 410 Park Street
Village of Housatonic
Assessor's Map 2, Lot 48

I. General Information

The applicant requests a special permit from the Great Barrington Planning Board (SPGA) pursuant to section 9.8.7(3) for approval to convert an historic mill structure into a single family residence and to create a single accessory dwelling thereto within the residence. Town records for this property indicate prior use includes lumber yard, small retail and services and assembly of 240 person maximum loading occupancy in the Light Industry zone. The property also falls within the Water Quality Protection Overlay District (WQPOD) and the newly created Housatonic Mills Revitalization Overlay District (HMRD). The intent of this filing is to permit the adaptive reuse of an historic mill structure consistent with the Town's stated revitalization goals.

The buildings existing business use complies with all Town Light Industry district dimensional zoning requirements except yard setbacks and height and is consistent with the allowable mixed use designation.

A 400 SF building expansion at 410 Park Street will serve to house a new accessible elevator serving all floors of the building as well as a much needed entry foyer. A proposed stair tower will provide the proponent with fire separated emergency egress in the event of power failure to the elevator, or impassibility of an existing unprotected interior stair. Interior alterations are required to provide the raw building with necessary single family home appurtenances, including kitchen, bathrooms, dining areas, etc. Finally, given the numerous custodial requirements demanded of an historic mill owner, the proponent seeks to create an accessory dwelling within the existing building. This unit will serve as a caretaker's quarters and provide on-site residence for the building steward.

The architectural aesthetic of the modest addition is in keeping with the historic mill nature of the surrounding areas. Exposed "Cor-Ten" steel cladding intermixed with modern glass accents are a compliment to the surrounding exposed steel water tower and brick clad mills. A painted steel stair tower proposed for the northeast corner of the building is evocative of the exposed structural components prominent in many of the surrounding mill buildings.

Site design goals have been formulated that emphasize both green space and adaptability through the creation of a native planted garden area as well as informal lawn space. A water feature, intended to mimic a dry creek bed and shallow habitat pool, is proposed to meander along the existing concrete retaining structure traversing the eastern portion of the parcel. The vegetated features planned for the site will replace an existing expanse of impervious bituminous concrete paving and, through careful planning, should serve to attract native bird and butterfly populations. Stormwater collection and reuse is to be achieved through the construction of underground cisterns in series with appropriate filtration and pumping capacity. These facilities are designed to both satisfy the anticipated irrigation demand of the newly created green space, as well as provide valuable groundwater recharge in the Housatonic Village watershed. In addition, the underground vehicular load rated cisterns provide flexibility to future building owners should parking demands, site layout, or other implications require reconfiguration or expansion of the proposed parking facilities. The proponent has provided the site with ten parking spaces, six more than the zoning required four spaces. Should future owners wish to reconstitute the building as a commercial space current site enhancement will not unduly encumber those efforts.

The applicant has taken care to ensure that the commercial viability of the building is not lost as a result of the alteration efforts. Should Housatonic revitalization efforts, and economic conditions as a whole, create an environment in which a commercial venture at 410 Park Street once again becomes practical the altered building will be well suited for such use. The proposed installation of a commercial grade automatic fire protection/ sprinkler system, a hospital sized gurney accessible elevator, a commercial grade stormwater reuse facility, as well as additional site design measures are all proposed in an effort to maintain potential future commercial viability of the site.

The proposed conversion to a single family dwelling and creation of an accessory dwelling unit will necessitate a special permit under provisions set forth in Section 9.8 HMROD of the Town's Zoning By-Laws. Section 9.8.3 Applicability specifies that any reconstruction, extension or alteration of an existing non-conforming structure in the underlying district requires a special permit from the Town of Great Barrington Planning Board. The proposed 400 square feet expansion and interior alteration of the building is consistent with the historic façade and scale of the building and is allowable under Section 9.8.5 Expansion of Existing Structures. The conversion of the existing use to the lesser adaptive reuse of residential nature may be permissible by way of Special Permit under Section 9.8.7 Use Regulations. 3. provided the issuance is in accordance with Section 10.4 of the Zoning By-law.

The applicant requests consideration for the location of a 6 foot (or lesser) wood and steel privacy fence within the required yard setback as deemed necessary from the SPGA under authority provided them in Section 9.8.8 of the By Law. The proposed fence is envisioned to be similar to the existing timber fence located on an adjacent property, with exposed steel channels serving as the fence support post and fence infill to consist of decay resistant hardwood planking.

Residential redevelopment projects are permitted uses under the requirements outlined in the WQPOD. The proposed underground storage of liquid propane for home heating may require additional permitting pending SPGA decision under Section 9.2.7 7. "Prohibited Uses, within the WQPOD". The location of these tanks may hold a 300' stream setback if requested by the SPGA.

The proposed addition to the existing building is calculated at 400 square feet and does not exceed the allowable 10% expansion threshold specified under 9.2.8 Prohibited Uses, Stream and Lake Protection Zone. In all other respects the project is designed to enhance the area in accordance with this section of the Zoning By-Law.

II. Plan of Property

A site plan of the proposed development, drawn at a scale of 1:40, is titled, dated and signed by the preparer and accompanies this submittal to the SPGA. This plan shows the required site information and general characteristics of the land and surrounding land use. Architectural drawings of the proposed alternative have been prepared and are included in this submittal. The applicant does not own any surrounding land in common with others. Surrounding land use is primarily characterized by industrial mill buildings to the north and west clustered along the Housatonic River corridor in the I Light Industry zoning district. Mixed use mercantile and commercial space is located immediately to the south as well as to the west in the B-2 General Business zoning district. The remainder of the neighborhood to the east and the south falls within the R-3 General Residential zoning district. The subject parcel borders the R-3 zoning district with Grove Street making up the zoning division. Parcels within this district are characterized primarily by moderately dense residential developments typically located on lots of half acre or less.

III. Public Water – Waste Disposal

Municipal water currently services the building with an anticipated demand consistent with a single family residence. Based on a (4) bedroom demand in accordance with the State Sanitary Code, Title 5, the estimated water usage is 440 gallons per day. Recent water supply investigation results indicate available water pressures of: Static Pressure – 87 psi, Residual Pressure – 30 psi, Available Flow - 634 gpm.

A municipal sewer collection connection currently services the premises and will continue. No undue burden on the infrastructure is anticipated from this project. Estimated daily flows are 440 gallons per day in accordance with Title 5 flow estimate calculations. No additional State or Local permits from the Board of Health, Town Department of Public Works, or Massachusetts Department of Environmental Protection (MA DEP) are required.

Other Municipal Infrastructure Impacts include:

Post construction storm water runoff characteristics are not anticipated to be adversely impacted by the proposed construction activities. No substantial changes in the exterior building footprint or increase to impervious areas are planned. Storm water management is not required but will be addressed as stated earlier in this report.

Electric, telephone, and data services are connected at the site via overhead and underground conduit as shown on the site plan. The building is also serviced with air conditioning units and propane generated heating. The current utilities will be upgraded to meet the needs of the proposed establishment as some utilities are in disrepair and need servicing.

Solid waste generated by the proposed activities will be collected by a licensed waste hauler or contractor and transported to an approved disposal site, in accordance with all state and local requirements as well as Massachusetts State Building Code. Post construction solid waste disposal will be transported by the petitioner or licensed waste hauler to the Town of Great Barrington Transfer Station or other licensed transfer facility. Post construction waste volume

and characteristics will be comparable to residential waste. No hazardous waste will be generated, accepted or discharged at this location.

Anticipated post construction traffic is best characterized as residential in nature. The traveled way in this area is publicly owned bituminous concrete roadway maintained by the Town of Great Barrington, Village of Housatonic and a deeded easement.

The Town of Great Barrington and Village of Housatonic, and associated volunteer organizations, provides for its residents and local businesses various municipal services, some of which include fire and police protection. The installation of an automatic fire sprinkler protection system greatly enhances the available fire protection for the building while simultaneously reducing the potential burden placed upon the Great Barrington Fire Department. Given the proposed use is replacing the previously occupied building with no substantial increase in residents or building footprint, no adverse impacts on municipal service demands are anticipated. The property value, taxable goods, and energy efficiency associated with the proposed use will be an improvement over existing conditions. The facility will not result in an increased demand on the local school system or associated educational services.

IV. Environmental Reports

There are no existing or required environmental reports associated with this project. This area of the Housatonic River has a 25 feet restricted riparian zone under the Massachusetts Department of Environmental Protection, Riverfront Act. The adjacent property is subject to an "Activity Use Limitation" but no restrictions apply to this parcel.

V. Planned Phasing

There is no planned segmentation of this project.

VI. Impervious Surfaces

Impervious surfaces will be decreased under this project. Enhanced water recharge is to be provided.

VII. Groundwater – Not Applicable for this project

Conclusion

For reasons outlined in this report, we request that the Board(s) find the proposed project at 410 Park Street, Housatonic, meets the requirements of Subsections 10.4.2 of the Bylaws and should be approved for a Special Permit.

The board may impose conditions as it sees fit, and include said conditions as part of the special permit, to ensure the findings are met during and after the execution of the proposed project outlined in this submittal. Please refer to the enclosed plan entitled, "Special Permit Plan" as well as the prepared architectural drawings for further details on anticipated activities regulated by these Bylaws.

Enclosures:

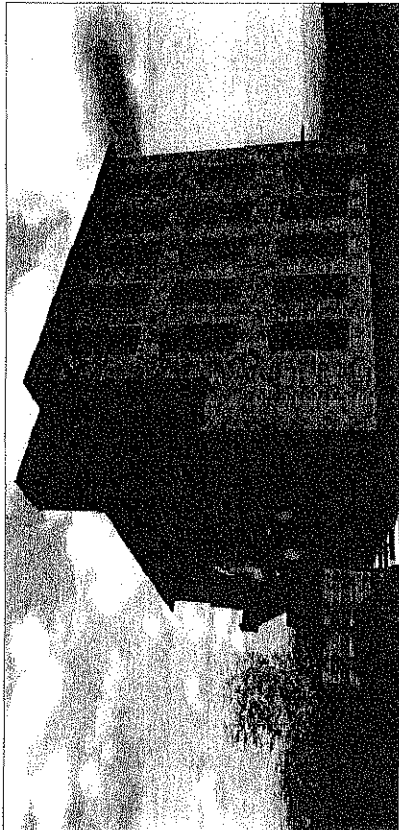
"Special Permit Plans"

STUDIO ONE LLC / SANDRA MUSS

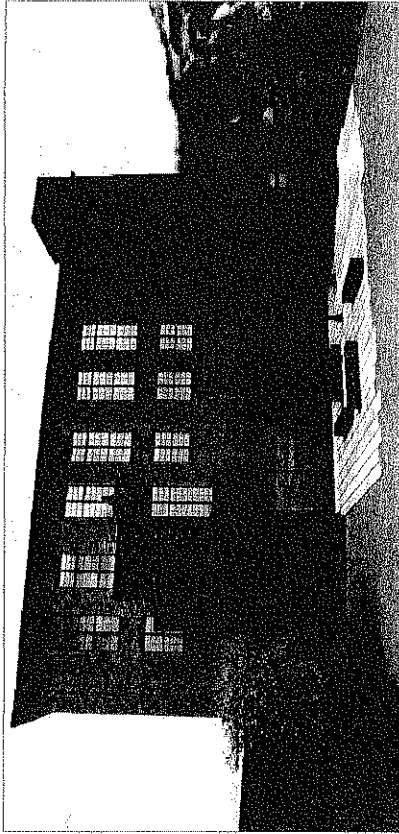
ART STUDIO AND RESIDENCE

BARBIERI MILL BUILDING 410 PARK STREET, HOUSATONIC, MA 01238

PLANNING BOARD REVIEW 2012.11.29



1 VIEW A
NTS



2 VIEW B
NTS

- LEGEND OF SYMBOLS**
- (1) CONSTRUCTION
 - (2) EXISTING
 - (3) FINISH
 - (4) FINISH
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ABBREVIATIONS

A-101	ARCHITECTURAL CONSTRUCTION	E-101	EXISTING CONSTRUCTION
A-102	ARCHITECTURAL FINISH	E-102	EXISTING FINISH
A-103	ARCHITECTURAL STRUCTURE	E-103	EXISTING STRUCTURE
A-104	ARCHITECTURAL MECHANICAL	E-104	EXISTING MECHANICAL
A-105	ARCHITECTURAL ELECTRICAL	E-105	EXISTING ELECTRICAL
A-106	ARCHITECTURAL PLUMBING	E-106	EXISTING PLUMBING
A-107	ARCHITECTURAL PAVEMENT	E-107	EXISTING PAVEMENT
A-108	ARCHITECTURAL LANDSCAPE	E-108	EXISTING LANDSCAPE
A-109	ARCHITECTURAL SITEWORK	E-109	EXISTING SITEWORK
A-110	ARCHITECTURAL UTILITY	E-110	EXISTING UTILITY
A-111	ARCHITECTURAL ACCESSIBILITY	E-111	EXISTING ACCESSIBILITY
A-112	ARCHITECTURAL HISTORIC	E-112	EXISTING HISTORIC
A-113	ARCHITECTURAL ENVIRONMENTAL	E-113	EXISTING ENVIRONMENTAL
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A-117	ARCHITECTURAL WELLNESS	E-117	EXISTING WELLNESS
A-118	ARCHITECTURAL CONNECTIVITY	E-118	EXISTING CONNECTIVITY
A-119	ARCHITECTURAL QUALITY OF LIFE	E-119	EXISTING QUALITY OF LIFE
A-120	ARCHITECTURAL COMMUNITY	E-120	EXISTING COMMUNITY
A-121	ARCHITECTURAL ECONOMIC	E-121	EXISTING ECONOMIC
A-122	ARCHITECTURAL SOCIAL	E-122	EXISTING SOCIAL
A-123	ARCHITECTURAL CULTURAL	E-123	EXISTING CULTURAL
A-124	ARCHITECTURAL RECREATION	E-124	EXISTING RECREATION
A-125	ARCHITECTURAL HERITAGE	E-125	EXISTING HERITAGE
A-126	ARCHITECTURAL LANDMARK	E-126	EXISTING LANDMARK
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A-132	ARCHITECTURAL CONE	E-132	EXISTING CONE
A-133	ARCHITECTURAL PRISM	E-133	EXISTING PRISM
A-134	ARCHITECTURAL PYRAMID	E-134	EXISTING PYRAMID
A-135	ARCHITECTURAL CUBE	E-135	EXISTING CUBE
A-136	ARCHITECTURAL RECTANGLE	E-136	EXISTING RECTANGLE
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A-138	ARCHITECTURAL QUADRANGLE	E-138	EXISTING QUADRANGLE
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A-140	ARCHITECTURAL HEXAGON	E-140	EXISTING HEXAGON
A-141	ARCHITECTURAL SEPTAGON	E-141	EXISTING SEPTAGON
A-142	ARCHITECTURAL OCTAGON	E-142	EXISTING OCTAGON
A-143	ARCHITECTURAL NONAGON	E-143	EXISTING NONAGON
A-144	ARCHITECTURAL DECAHEDRON	E-144	EXISTING DECAHEDRON
A-145	ARCHITECTURAL DODECAHEDRON	E-145	EXISTING DODECAHEDRON
A-146	ARCHITECTURAL ICOSAHEDRON	E-146	EXISTING ICOSAHEDRON
A-147	ARCHITECTURAL TETRAHEDRON	E-147	EXISTING TETRAHEDRON
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A-150	ARCHITECTURAL HEPTAHEDRON	E-150	EXISTING HEPTAHEDRON
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A-154	ARCHITECTURAL DODECAHEDRON	E-154	EXISTING DODECAHEDRON
A-155	ARCHITECTURAL ICOSAHEDRON	E-155	EXISTING ICOSAHEDRON

- LIST OF DRAWINGS**
- | | |
|---------|---------------------------------------|
| T 01.01 | MEASUREMENT LOCATION LIST OF DRAWINGS |
| C 01.01 | CONTRACT |
| A 01.01 | ARCHITECTURE |
| A 01.02 | ARCHITECTURE |
| A 01.03 | ARCHITECTURE |
| A 01.04 | ARCHITECTURE |
| A 01.05 | ARCHITECTURE |
| A 01.06 | ARCHITECTURE |
| A 01.07 | ARCHITECTURE |
| A 01.08 | ARCHITECTURE |
| A 01.09 | ARCHITECTURE |
| A 01.10 | ARCHITECTURE |

PROJECT TEAM

ARCHITECT
 AF architecture
 Gregor Foley, Principal
 70 Shaw Road, 7th
 Floor, Housatonic, MA
 01238-2909
 L: 413.429.1902
 www.afarchitecture.com

CIVIL AND STRUCTURAL ENGINEER
 BENCHMARK ENGINEERING, INC.
 101 Park Street
 1st Floor, Housatonic
 MA 01238
 L: 413.429.4122

PROJECT MANAGER
 DALE CULLETON
 101 Park Street
 1st Floor, Housatonic, MA 01238-147

INTERIOR DESIGN
 HOLMES NEWMAN PARTNERS
 4009 Northway 14 Ave
 Housatonic, MA 01237
 L: 413.576.4274
 info@holmesnewman.com

Studio One LLC / Sandra Muss
ART STUDIO AND RESIDENCE
410 Park Street, Housatonic, MA

TITLE PAGE

T 01.00

DATE	DESCRIPTION

AF architecture
 Gregor Foley, BA
 412.499.4309
 info@afarch.com
 www.afarchitecture.com

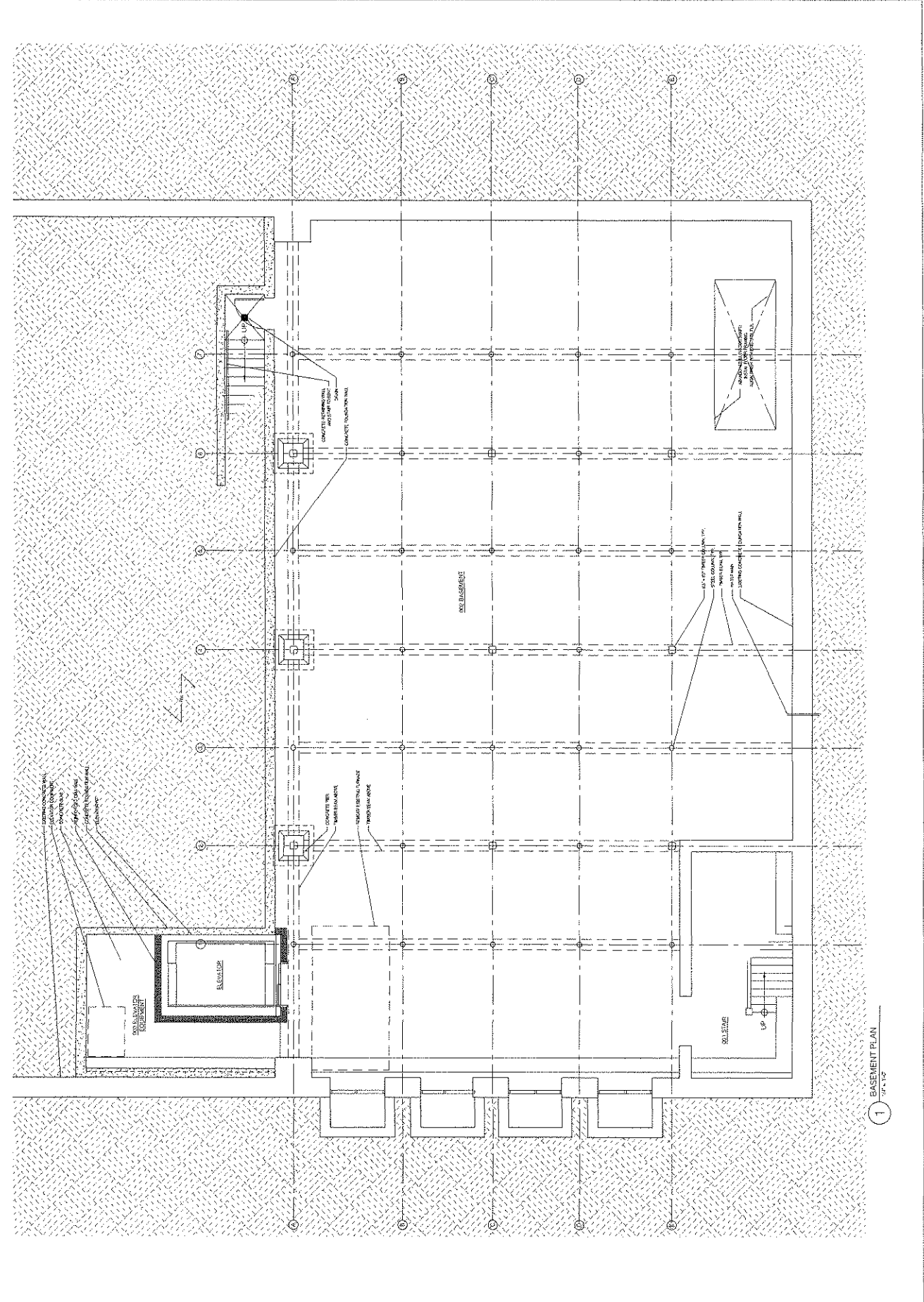


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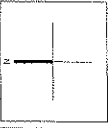
AF Architecture
 Gregor Falayev, FA
 gregor@afarch.com
 418-438-5302
 www.afarchitecture.com

Sandra Muss
 ART STUDIO AND RESIDENCE
 410 Park Street, Housatonic, MA
 SHEET NO. A01.01
 DRAWN: [Name]
 CHECKED: [Name]

A 01.01



1 BASEMENT PLAN
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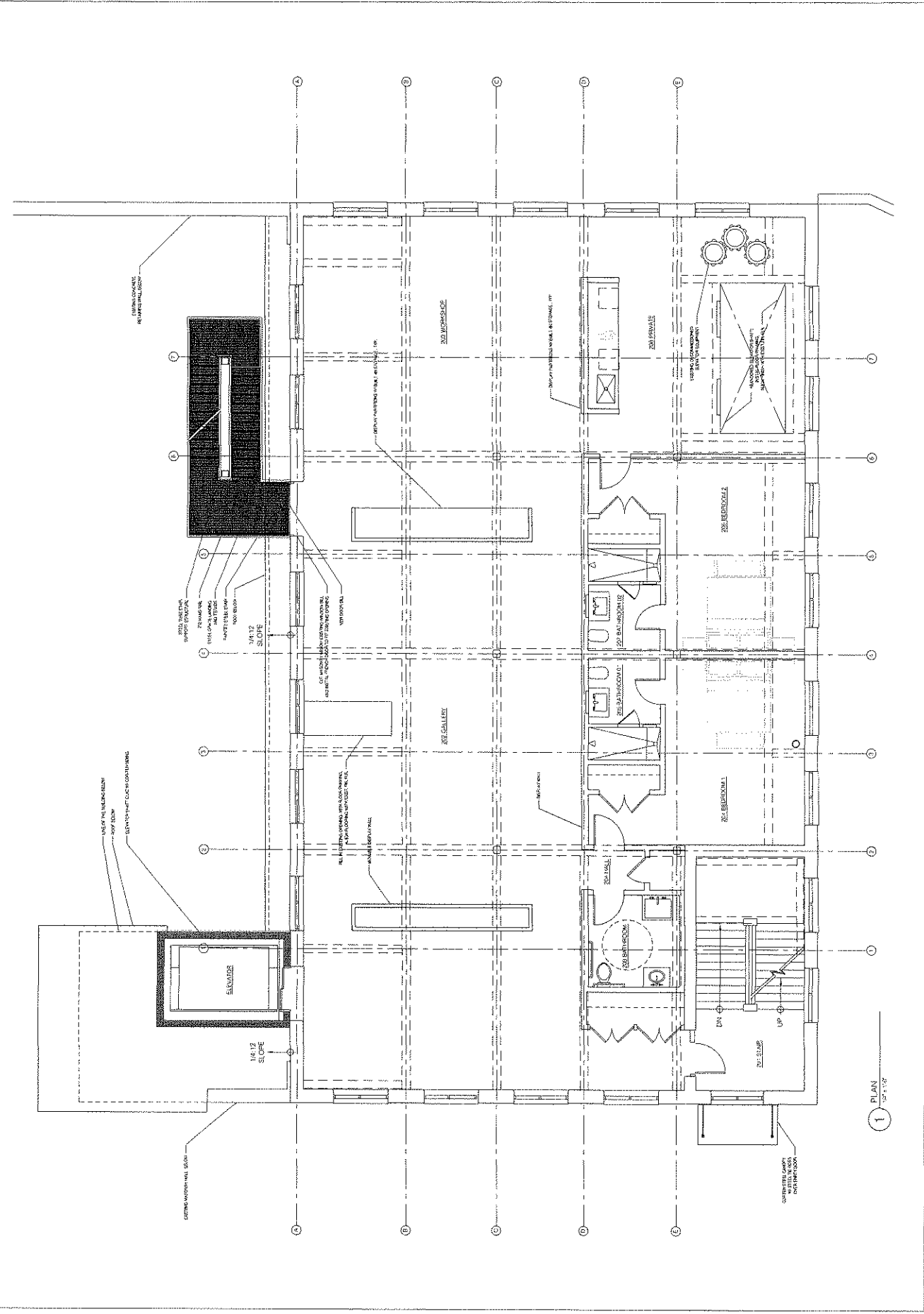
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AP architecture
 Craig Frayer, FA
 cfrayer@aparch.com
 413.426.5300
 www.aparch.com

Sandra Muss
ART STUDIO AND RESIDENCE
 410 Park Street, Housatonic, MA

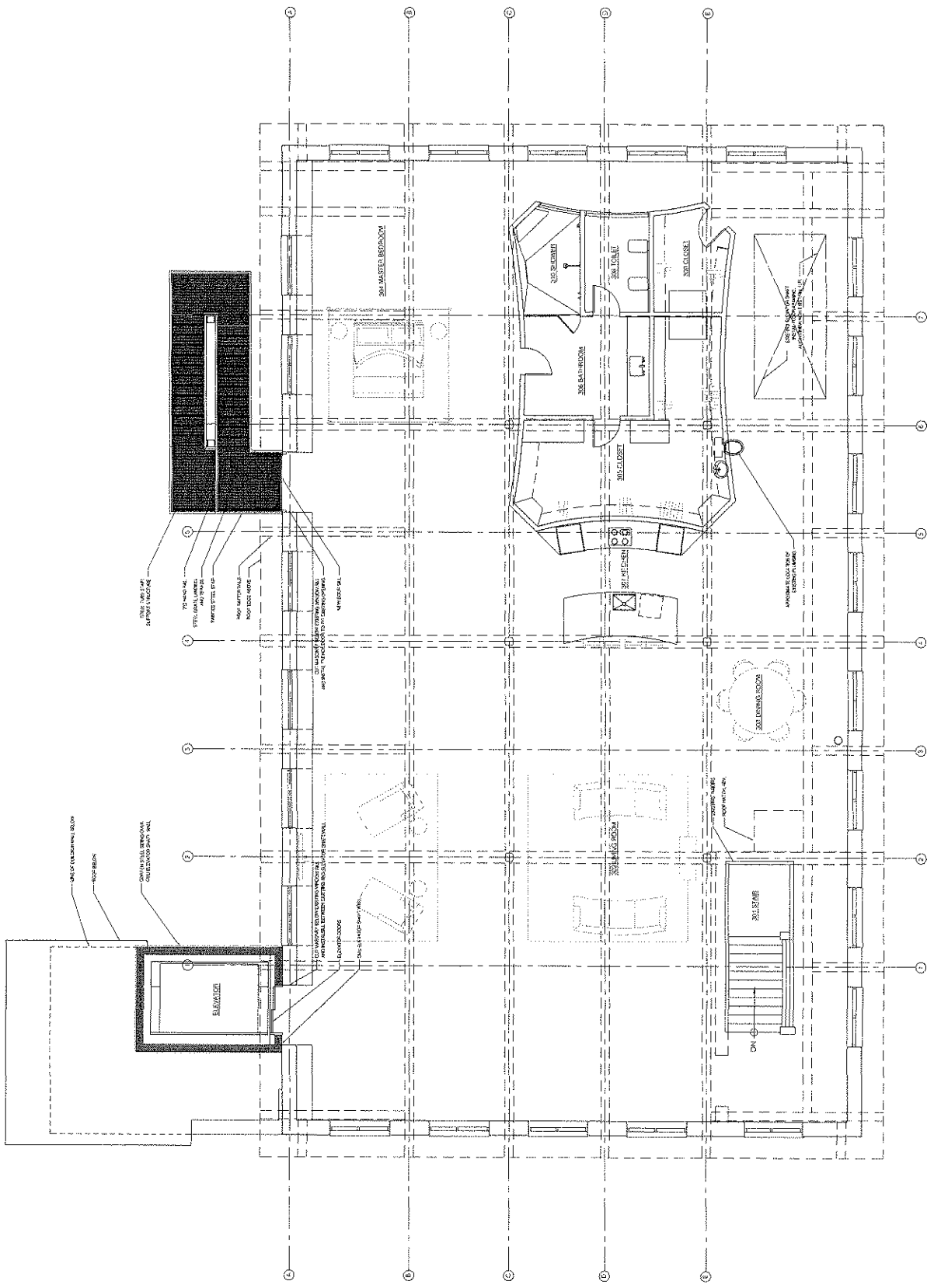
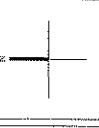
SECOND LEVEL
 FLOOR PLAN

A 01.03

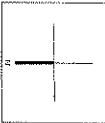


1 PLAN
 24" x 36"

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1 THIRD FLOOR PLAN
1/4" = 1'-0"

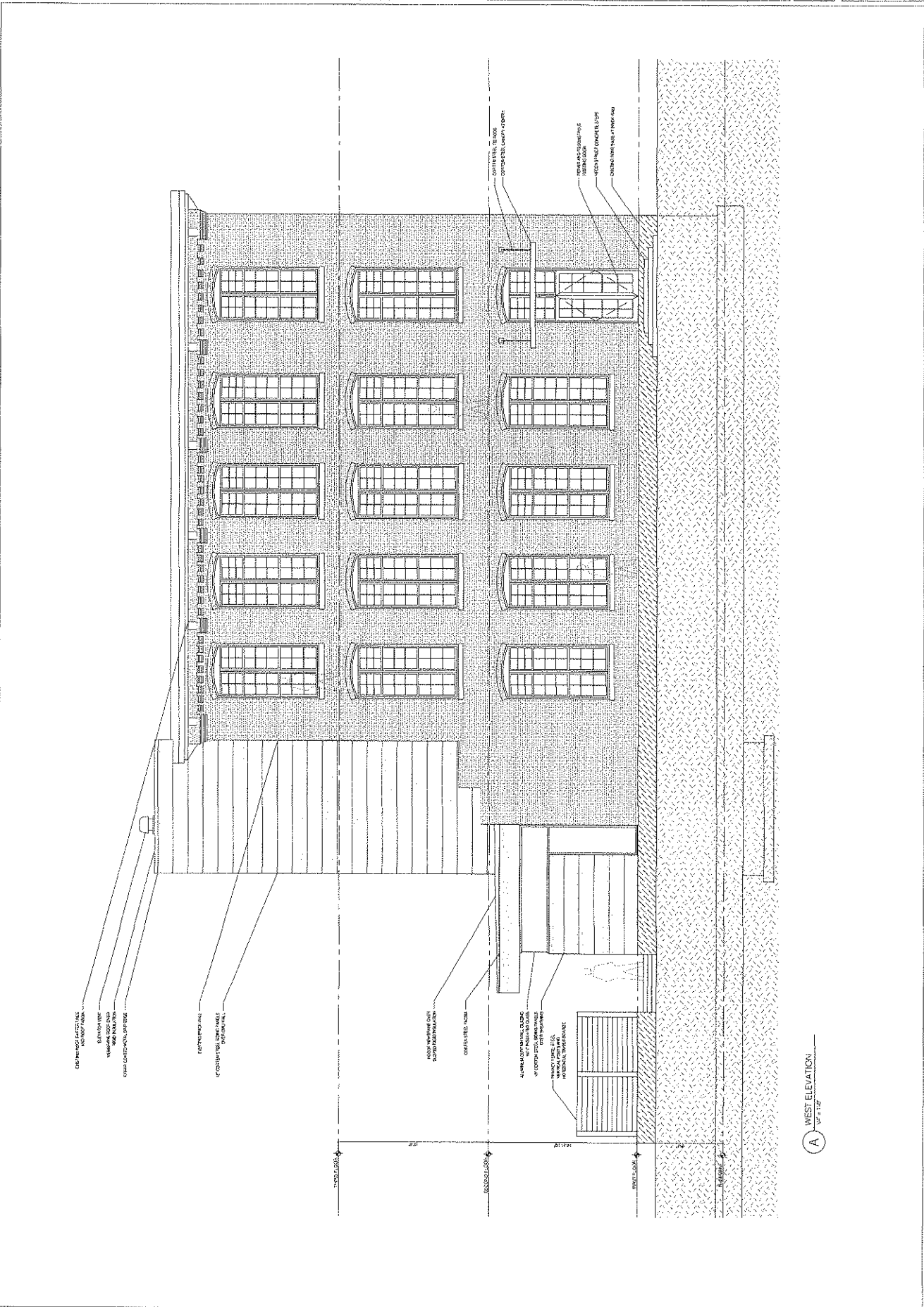


AF architecture
 Gábor Fátyók, RA
 info@afarch.com
 413.429.5302
 www.afarch.com

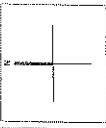
Sandra Muss ART STUDIO AND RESIDENCE 410 Park Street, Housatonic, MA

PROJECT:
 BUILDING ELEVATION

A 02.01



(A) WEST ELEVATION
 1/8" = 1'-0"



PROJECT NO.	2018-001
DATE	08/15/2018
SCALE	1/8" = 1'-0"
DRAWN BY	AF
CHECKED BY	AF
DATE	08/15/2018

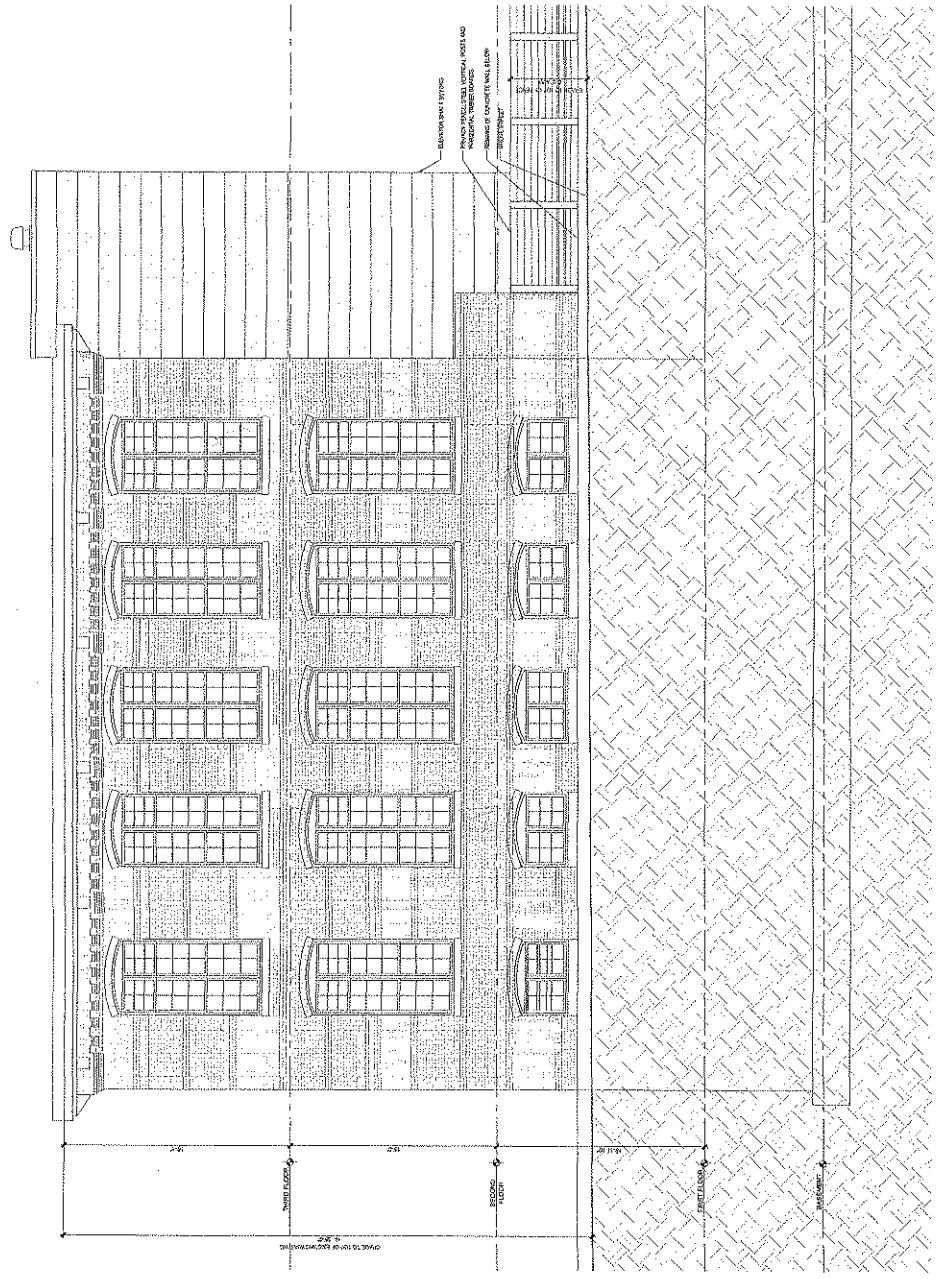
PROJECT NO.	2018-001
DATE	08/15/2018
SCALE	1/8" = 1'-0"
DRAWN BY	AF
CHECKED BY	AF
DATE	08/15/2018

AF architecture
 Gergori Faleyev, FA
 413.429.5302
 faleyev@afarchitect.net
 www.afarchitecture.com

STUDIO ONE LLC / SANDRA MUSS
 ART STUDIO AND RESIDENCE
 410 Park Street, Housatonic, MA

PROJECT NO.
 BUILDING ELEVATION
 DATE: 08/15/2018

A 02.03



(C) EAST ELEVATION
 1/8" = 1'-0"



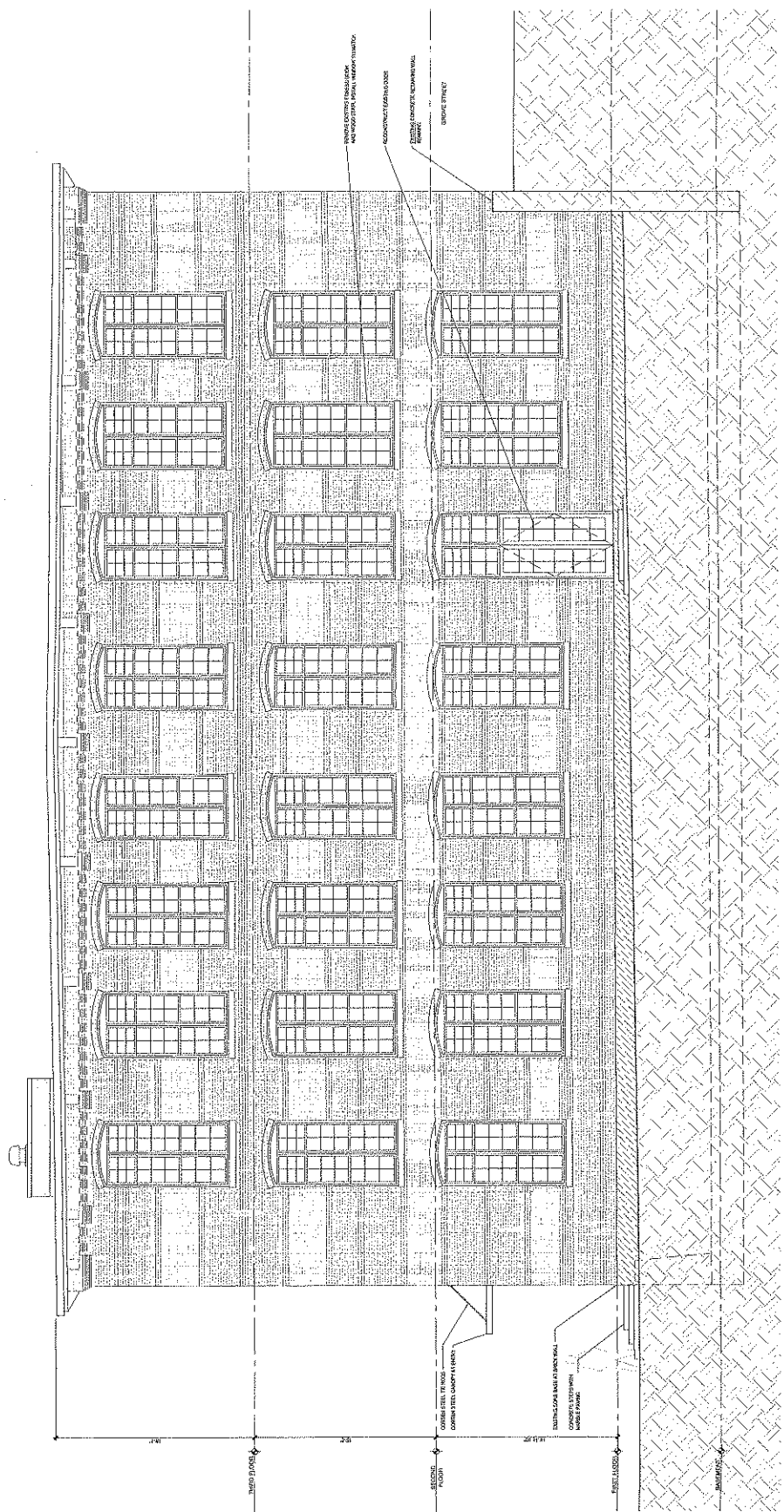
PROJECT NO.	2020-001
DATE	08/2020
SCALE	1/8" = 1'-0"
DESIGNER	AF architecture
CLIENT	Studio One LLC / Sandra Muss
LOCATION	410 Park Street, Housatonic, MA
PHASE	Architectural Elevation
PROJECT NO.	2020-001
DATE	08/2020
SCALE	1/8" = 1'-0"
DESIGNER	AF architecture
CLIENT	Studio One LLC / Sandra Muss
LOCATION	410 Park Street, Housatonic, MA
PHASE	Architectural Elevation

AF architecture
 Craig F. Fayyaz, FAIA
 413.429.3302
 cfayyaz@afarch.com
 www.afarchitecture.com

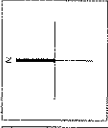
Studio One LLC / Sandra Muss
 ART STUDIO AND RESIDENCE
 410 Park Street, Housatonic, MA

PROJECT NO.
 BUILDING ELEVATION

A 02.04



D SOUTH ELEVATION
 1/8" = 1'-0"

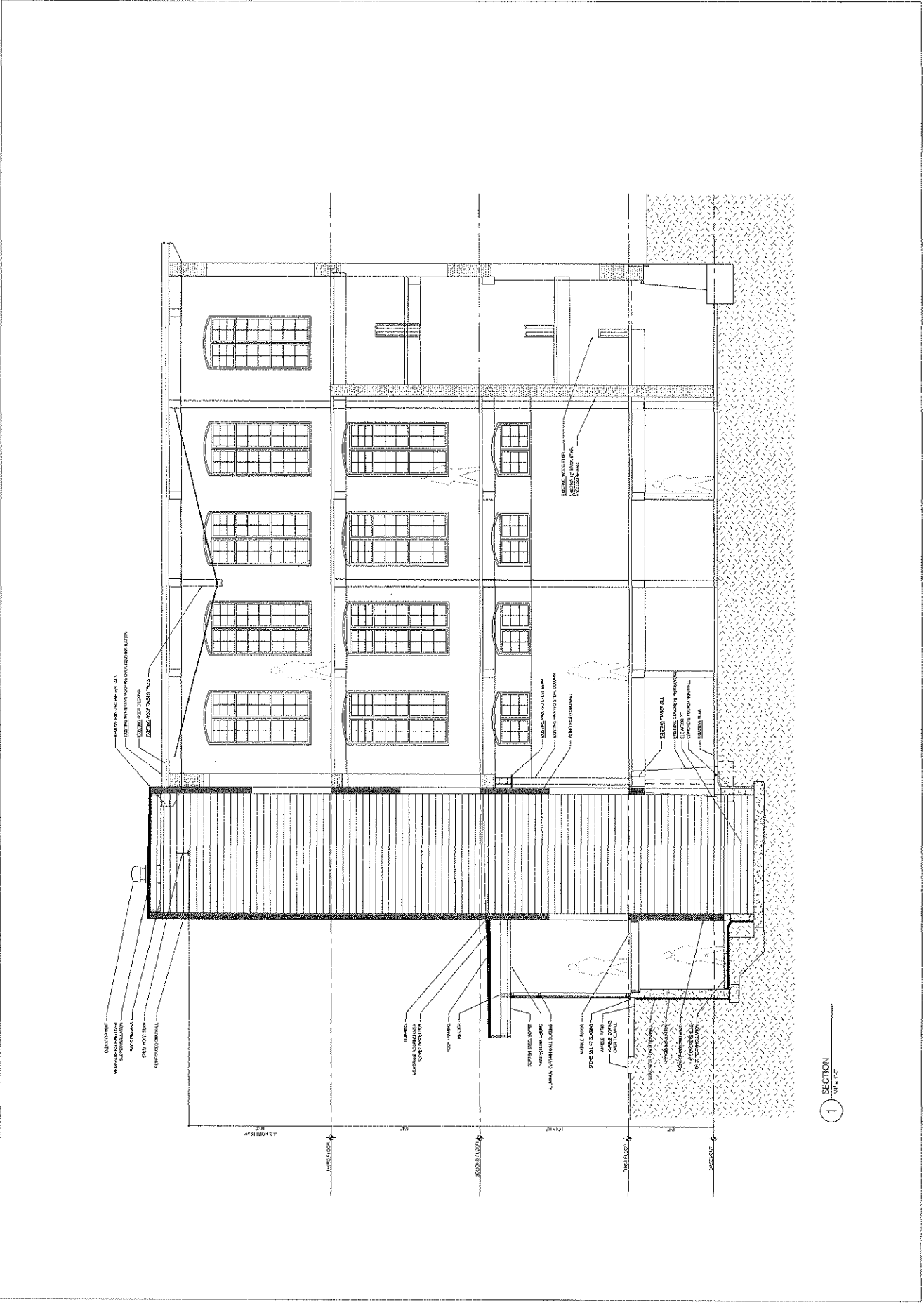


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5	SECTION C-C	11/15/11
6	SECTION D-D	11/15/11
7	SECTION E-E	11/15/11
8	SECTION F-F	11/15/11
9	SECTION G-G	11/15/11
10	SECTION H-H	11/15/11
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13	SECTION K-K	11/15/11
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23	SECTION U-U	11/15/11
24	SECTION V-V	11/15/11
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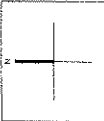
AF architecture
 Gregor Pasayen, RA
 gregory@afarc.net
 413-429-5502
 www.afarchitecture.com

BUILDING SECTIONS
 Sandra Muss
 ART STUDIO AND RESIDENCE
 410 Park Street, Housatonic, MA

A 03.01



SECTION A-A
 1/4" = 1'-0"



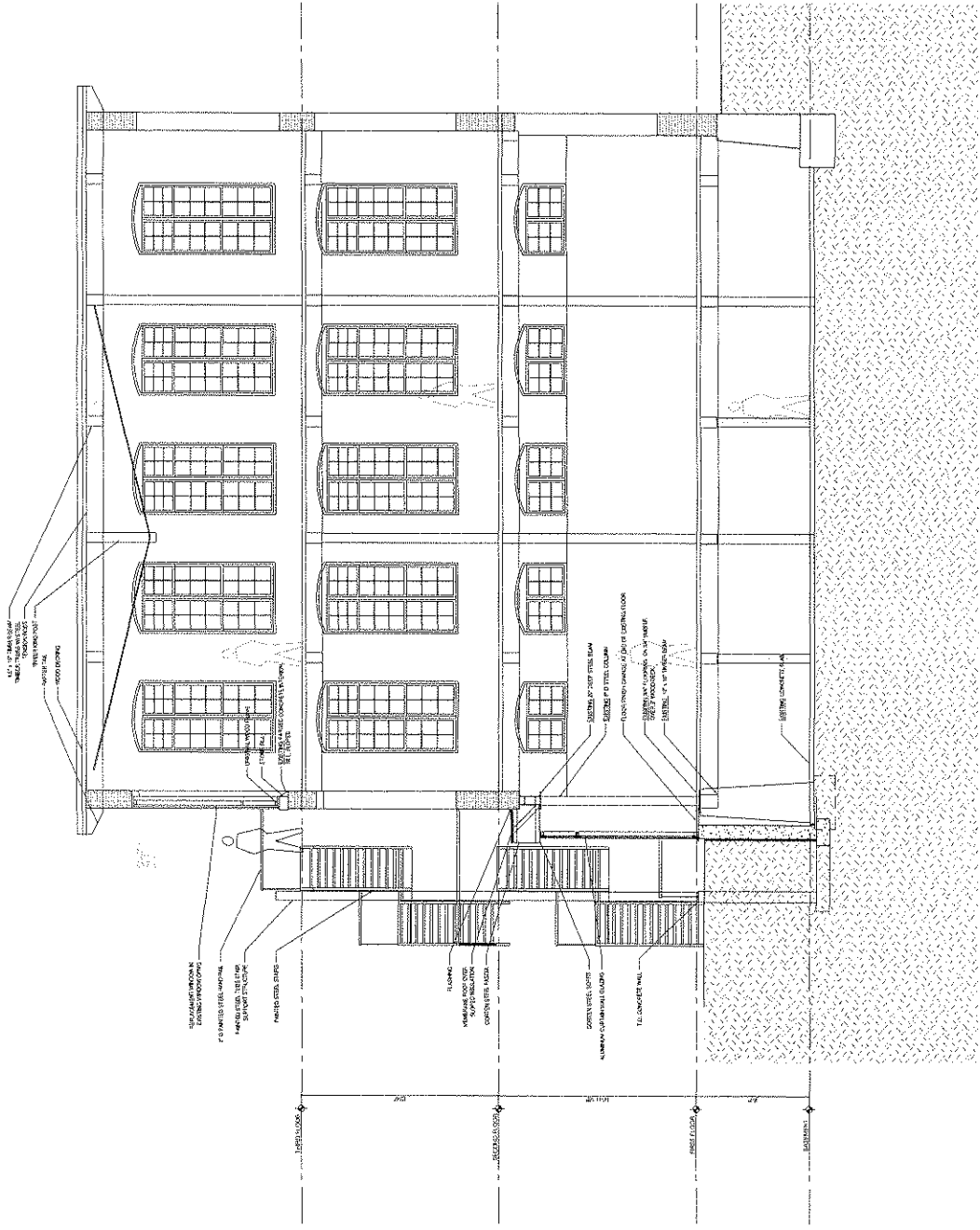
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7	ISSUED FOR PERMITS	08/20/2024
8	ISSUED FOR PERMITS	08/20/2024
9	ISSUED FOR PERMITS	08/20/2024
10	ISSUED FOR PERMITS	08/20/2024

AF architecture
 61401 Faleyev, PA
 faleyev@afarch.com
 415.429.5302
 www.afarchitecture.com

Sandra Muss
 ART STUDIO AND RESIDENCE
 410 Park Street, Housatonic, MA

BUILDING SECTIONS

A 03.02



1 SECTION
 1/8" = 1'-0"

DRAFT RESOLUTION CREATING TOWN MANAGER SEARCH COMMITTEE

WHEREAS, The Board of Selectmen has appointed a Screening Committee, as required by the Charter, consisting of seven residents of the Town of Great Barrington, to screen candidates for the position of Town Manager;

WHEREAS, The Screening Committee shall work collaboratively with the staff of the Collins Center for Public Management at UMASS Boston along the lines described in the Collins Center Scope of Work dated November 20, 2012, which is incorporated by reference;

WHEREAS, The Screening Committee, with the assistance of the Collins Center, shall recommend approximately three to five candidates to the Board of Selectmen as finalists for the position of Town Manager. The recommendations shall be unranked with the finalists fully vetted before the Screening Committee makes its recommendation;

Whereas, In carrying out its work the Screening Committee will utilize the Profile approved by the Board of Selectmen to guide its work as well as the professional advice of the Collins Center staff;

Whereas, To the extent permitted by law, the Screening Committee shall maintain the names and any information about candidates in strict confidence until it votes its recommendations;

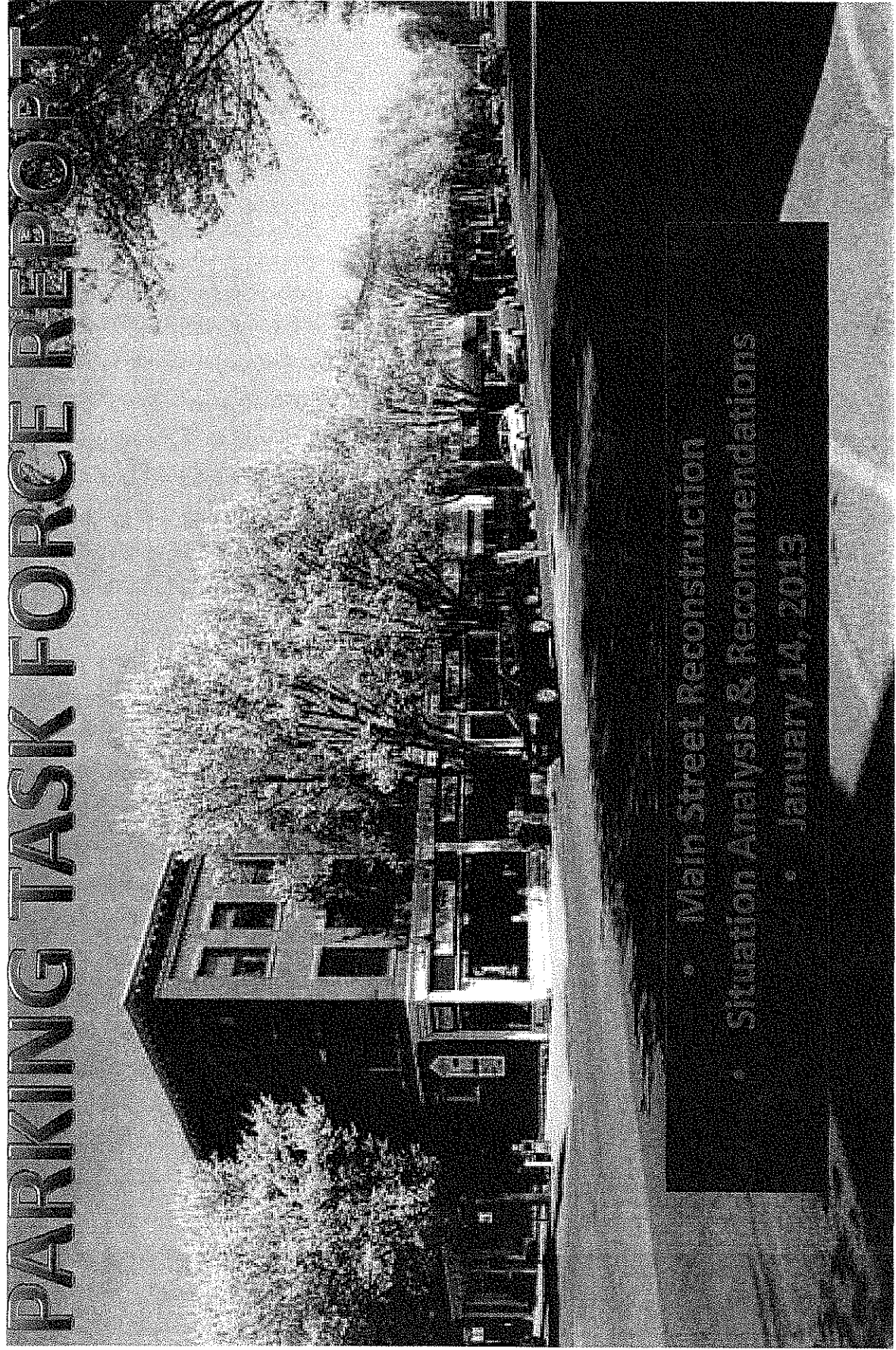
Whereas, It is the intention of the Board of Selectmen for the Screening Committee to function as an advisory committee of the Town of Great Barrington government as defined in Massachusetts General Law and shall operate in conformance with Massachusetts Open Meeting Law and all other applicable laws;

Whereas, The Screening Committee is requested to discuss with Town Counsel the Open Meeting Law and how it relates to the work of the Screening Committee;

NOW THEREFORE BE IT RESOLVED by the Select Board of the Town of Great Barrington that a Town Manager Screening Committee is hereby created and is duly authorized to commence work.

PASSED AND APPROVED BY the Town of Great Barrington Select Board this 28th of January, 2013.

SELECT BOARD



PARKING TASK FORCE REPORT

• Main Street Reconstruction
• Situation Analysis & Recommendations
• January 14, 2013

TASK FORCE MEMBERS

Members include a representative sampling of business owners, residents and tenants, including liaisons with the Town and the SB C of C.

1. Tom Blauvelt (Chair)
2. Jennifer Clark (Vice Chair)
3. Betsy Andrus
4. Buddy Atwood
5. Bill Cooke
6. Sharon Gregory
7. Robin Helfand
8. Rob Navarino
9. Craig Okerstrom-Lang ⁽¹⁾
10. Richard Stanley

(1) Currently serving as advisor

On Leave: Tom Levin; honorary member: Kevin O'Donnell

INTRODUCTION & OVERVIEW

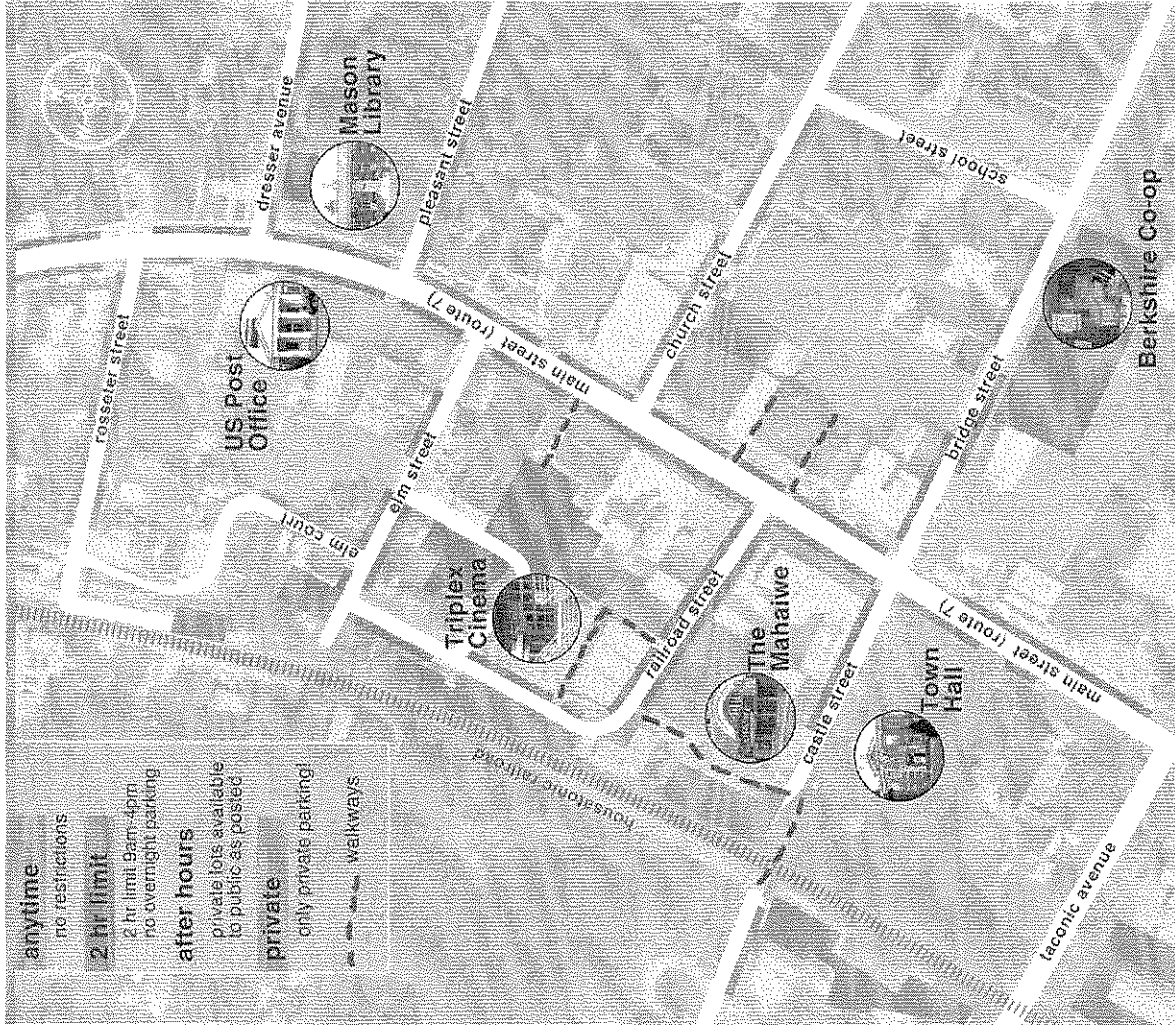
- Permanent Parking Task Force created by BOS
- First priority: Address parking issues during Main Street reconstruction
- Situation:
 1. Town has 210 “#1 “spots” in prime Village Center; 125 Other*
 2. 200 employer/employees & tenants use spots, leaving few for visitors
 3. 35 of the #1 spots will be removed temporarily; one lane each way will also tie up traffic
- Goals
 1. Identify and clear convenient spaces including Town Hall area** to make visitor parking available
 2. Maximize visible spaces and make available to visitors via elimination of time limit restrictions and clearer signage
 3. Educate and inform visitors, residents and businesses and promote accessibility of parking throughout the Town

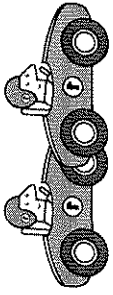
**Excluding H/C & 30 minute spots*

***18 spots excl. handicapped spots*

Parking Now Available

Downtown Great Barrington Public Parking Guide



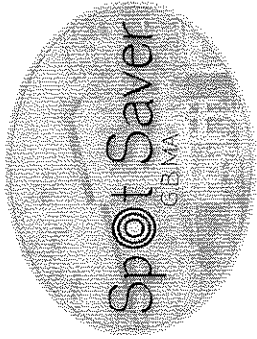


RECOMMENDATIONS

1. **Improve availability of parking for visitors**
 - a. Temporarily remove restrictions during construction
 - b. Relocate employees* & tenants
 - c. Monitor “35 maximum” lost spaces during construction
2. **Relocation program to clear visitor spaces**
 - a. “Spot Saver” program for municipal employees, business owners, employees, tenants urging them away from main (number 1) spots
 - b. Encourage employers to purchase at least 1 private lot spot for self AND key employee(s)**
 - c. Encourage car pooling and pedestrian access into town
3. **Milestones for implementation**
4. **BOS approval/endorsement needed to move ahead**

**including employers*

***there are more than 46 spots available for rent in private lots*



Spot Saver Program

(Space* Availability* Visitors, Employees & Residents)

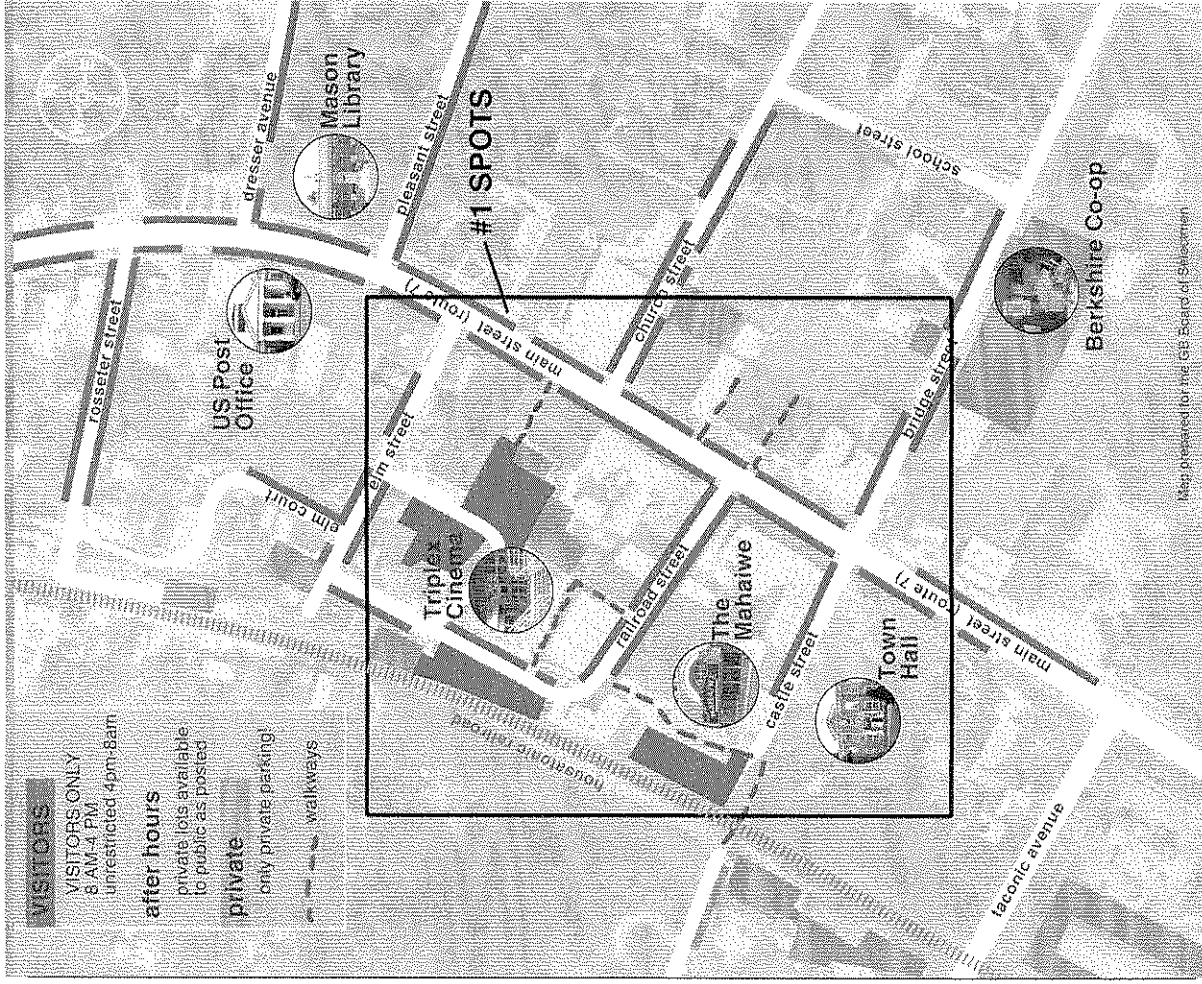
1. Maximize spots and awareness
 - a. Retrain thinking*
 - b. Appoint town employee to oversee program
 - c. Remove parking time restrictions temporarily**
2. Rally employers, employees, tenants
 - a. Kick-off event, PR campaign, Pledge Program
 - b. "Visitor Parking Only" signs
 - c. Sticker identification for all businesses, staffs, tenants
 - d. Poster "recognizing compliant sponsors" in storefront windows
3. Parking TF working on designating #3 spots

* For employers, employees, residents/tenants to permanently park away from #1 spaces during 8 am – 4 pm period

** Except for snow removal

#1 Spots in Main Areas for Visitors

Downtown Great Barrington Public Parking Guide



Other Spots

- #2 spots are all other public spots
- #3 spots are relocation spots*
 - Committee has identified some potential spots that will need to be “contracted for” (60-175) by owners
 - There are other private lots with approximately 46 spots available for rent

**We need 200 spots for employees/tenants*

RELOCATION (#3) SPOTS*

#	LOCATION	NOTES	# SPACES	STATUS
1	Culleton lot along tracks: approx 70 spaces		70	3
2	Mixed Company (aka the Conway Lot)		5	3
3	Rosseter St town lot (3rd on right) is empty		4	2
		Lot is all vegetated and requires grading, removals, gravel, etc.		
4	Former Methodist Church on Rosseter		5	2
5	Former Reid cleaners (Herb Reid, owner; Cathy Reid, daughter): 12 spaces		12	2
6	St Peter's Church Lot: 24 spaces		24	3
7	RBC Wealth Management will give 10 spaces to town employees		10	2
8	Berkshire Industries River Street location across the street (Nick Kelly owner). Still trying, although it is further.		20	TBD
9	Searles School. Owner (Canus Corp.) agrees; number to be determined.		20	2
10	Iredale lot. Not available as most are rented or used by employees and guests.		0	
11	Space behind Coop where bldg collapsed not likely.		0	
12	St James lot – not available.		0	
13	Day's Inn – Chamber now has 3; more is possible.		3	2
14	McCormick Lawn Office Lot: 2 spaces		2	2
	TOTAL		175	

Status of #3 Spots:

1=Approved and contracted; 2=Agreed to, not yet contracted; 3=Preliminary discussions

GB Parking Task Force Existing Private Parking Table (46 spots available)

DOWNTOWN AREA	Existing Parking Spaces	Employee or Visitor Parking	Rented Spaces	Available Rented Spaces	Cost per year / day
Private Parking Lots (restrictions)					
East Side					
Isgood Parking Lot	26	2	0	0	0
Hong Kong Buffett restaurant)					
BCC Parking Lot	51	51	0	0	0
Wheeler & Taylor Lot	100	56	18	26	\$225 62 per day
Coop Bank Lot	10	10	0	0	
Food Coop Lot	30	30	0	0	
Foster's Hardware Lot	45	5	40	2	\$300 .82 per day
Tom Levin's Lot	42	0	24	18	\$300 .82 per day
Tom Andrew's Lot	6	6	0		
Caligari Building Lot	6	6	0		
Kwik Print	5	1			
Iredale Minerals Church St Lot	45	21	24	0	?
<i>Once Bryant Project is finished they may need all these spaces for employee parking; renting some spaces for now</i>					
Bank North Lot	74	74	0	0	No charge
Southworth Building Lot	18	18	0	0	Condominiums owners only
St Peter's Church Lot on Dresser Avenue	40	?	?	?	?
TOTALS	289	227	106	46	\$275/year average cost

Implementation Plan- Milestones

Jan.14: BOS endorsement*

- a. Invitations for immediately following to launch event (So. Berk CoC)
- b. PR, decals, flyers to be designed, made and distributed (Town & So. Berk CoC)
- c. Preliminary signups for “Lead Sponsors” & others

Feb. 1: Kick Off Party and All signs, posters, developed (Castle Street Café).

- a. BOS public announcement of Parking Coordinator (Police or DPW designee)
- b. Merchant/Landlord follow up

March 1: Parking signs being made; Town re-education; sponsorships being pledged

March 31: Ready for construction

- a. Muni employees relocated
- b. New signs and maps installed
- c. Maps distributed showing “Visitor Parking Only”

**Areas in RED denote actions needed by BOS*

ITEMS NEEDING FUNDING

PRINTED MATERIALS: approx. \$1,500 – 2,000

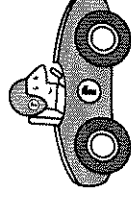
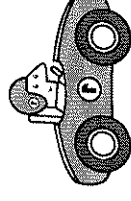
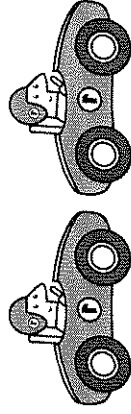
1. Invitations by email; invitations printed and sent.
2. PR around the event - press releases sent and followed up to all publications
3. Flyers explaining the Spot Saver Program (SSP) to hand out at event and to merchants when they are "followed up" with at their stores; plus need help from town personnel to help with enlisting merchants
4. Window cling posters (writable) promoting:
 - a. Lead sponsors who are helping with giving parking spots for the war effort
 - b. Stores who complied and taken the pledge
5. Printed materials: design and production of paper maps
6. Spot Saver Program (SSP) decals

SIGNAGE: Fabrication and Design Expenses TBD

1. Signs at lots for visitors
2. Signs at spaces or areas of lots in the SSP
3. Signs at both ends of construction area that parking is free and without restrictions

Additional Next Steps???

- March 31, 2013 +/- : Construction*
- Construction period:
April – November 2013
April 2014+ ???



*Construction may begin earlier

P.O. Box 589
Great Barrington, MA 01230
December 28, 2012

Office of the Town Manager
334 Main Street
Great Barrington, MA 01230

RECEIVED
TOWN MANAGER
DEC 31 2012
BOARD OF SELECTMEN
GREAT BARRINGTON, MA

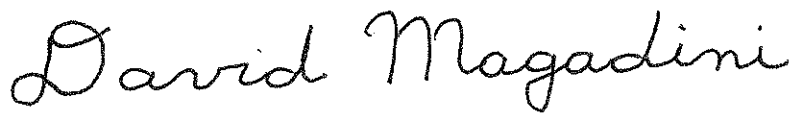
Dear Kevin:

The Days Inn on Main Street in Great Barrington refused me lodging the night of the blizzard this week. They also threatened to call the police if I did not leave, and informed me I was not welcome.

Another person who arrived shortly after I did, and after I had been told no room was available for me, was informed: rooms are available.

The current innholder s license held by Days Inn expires on December 31, 2012. Because Days Inn has violated a privilege of providing lodging to the public by refusing lodging to me on the night of the recent blizzard, I am requesting that the innholders license be revoked for at least a week for this violation of the public trust implicit in the granting of the innholders license to the Days Inn on Main Street in Great Barrington, Massachusetts.

Sincerely,



David Magadini

License Number

2012-05

License Fee

\$50.00

TOWN OF GREAT BARRINGTON

INNOLDERS LICENSE

This is to Certify that a License is hereby granted to

First Name

PRAVIN

Last Name

MAHIDA

Organization Name

GB BERKSHIRE INN LLC d/b/a DAYS INN

Address

372 MAIN STREET

City

GREAT BARRINGTON,

State

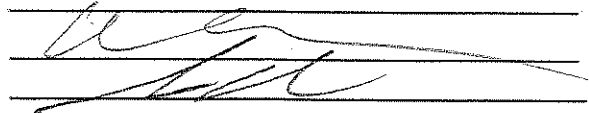
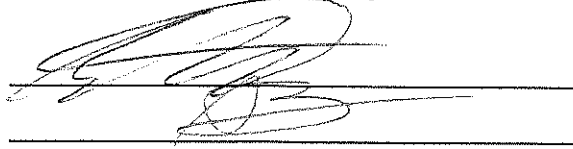
MA

Postal Code

01230

in said location and at that place only and expires December 31, 2012 unless sooner suspended or revoked for violation of the laws of the Commonwealth of Massachusetts relating to the licensing of Lodging Houses/Innholders. Lodging Houses: This license is issued in conformity with the authority granted to the licensing authorities under section twenty-three, of chapter one hundred and forty, of the General Laws, and is subject to the provisions of sections twenty-two to thirty-one inclusive of said chapter. Innholders: This license is issued in conformity with Chapter 140 and amendments thereto and is subject to sections twenty-two, inclusive, of said chapter and sections 25 to 27, inclusive of Chapter

In Testimony Whereof, the undersigned have hereto affixed their official signatures this 13th day of December 2011.



BOARD OF SELECTMEN

License Number

2013-05

License Fee

\$50.00

TOWN OF GREAT BARRINGTON

INNOLDERS LICENSE

This is to Certify that a License is hereby granted to

First Name

PRAVIN

Last Name

MAHIDA

Organization Name

GB BERKSHIRE INN LLC d/b/a DAYS INN

Address

372 MAIN STREET

City

GREAT
BARRINGTON,

State

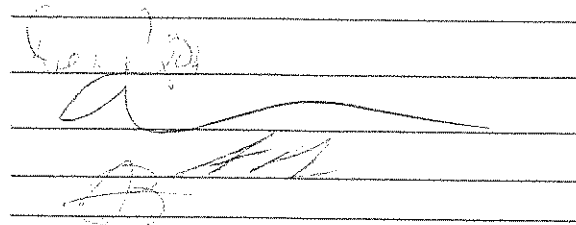
MA

Postal Code

01230

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In Testimony Whereof, the undersigned have hereto affixed their official signatures this 12th day of December 2012.



BOARD OF SELECTMEN

common victualler was a purveyor of food for consumption on the premises. *Town of Wellesley v. Javamine, Inc.* (2006) 2006 Mass. Super. LEXIS 206.

Town could not show a likelihood of success on the merits for purposes of a preliminary injunction seeking to prohibit a take-out donut shop from opening without a coffee shop license under ALM GL c 140, § 47 as a coffee house expected individuals to come, to stay, and to consume beverages, as they engaged in social, political, and artistic discourse; a take-out donut shop did not appear to approach that

character. *Town of Wellesley v. Javamine, Inc.* (2006) 2006 Mass. Super. LEXIS 206.

Issuance of conditional common victualler's license is altogether permissive, and person denied such license cannot possibly be said to have enjoyed entitlement to such license merely because he submitted timely application form, and applicant possesses no property interest in conditional license such as would entitle him to procedural due process. *Chongris v. Board of Appeals* (1987, CA1 Mass) 811 F2d 36, 1987 US App LEXIS 2136, cert den (1987) 483 US 1021, 97 L Ed 2d 765, 107 S Ct 3266.

§ 6A. [Repealed.]

Editorial Note—

Acts 1941, 439, § 2, repealed this section.

§ 7. Penalty for Refusing to Receive Traveler.

An innholder who, upon request, refuses to receive and make suitable provision for a stranger or traveler shall be punished by a fine of not more than fifty dollars.

History—

CL 82, § 10; 1710-11, 11, § 4; 1786, 68, § 3; 1832, 166, § 10; RS 1836, 47, § 8; GS 1860, 88, § 9; 1878, 241, § 5; PS 1882, 102, § 9; RL 1902, 102, § 7; 1931, 426, § 37.

Jurisprudence—

40A Am Jur 2d, Hotels, Motels, and Restaurants §§ 57 et seq.

CASE NOTES

Holders of licenses as common victualers are required on all secular days to supply food to a stranger or traveler without discrimination as to race or color. *Liggett Drug Co. v. Board of License Comm'rs* (1936) 296 Mass 41, 4 NE2d 628, 1936 Mass LEXIS 888.

The keeper of a restaurant is required to supply food to a stranger or traveler, and the failure to supply food carries a penalty. *Commissioner of Corps. & Taxation v. Chilton Club* (1945) 318 Mass 285, 61 NE2d 335, 1945 Mass LEXIS 559.

§ 8. [Repealed.]

Editorial Note—

Acts 1975, 256, § 1, repealed this section.

§ 9

Revocation, Suspension or Forfeiture of License.

If, in the opinion of the licensing authorities, a licensee as an innholder or a common victualler ceases to be engaged in the business he is licensed to pursue, or fails to maintain upon his premises the implements and facilities required by this chapter, they shall immediately revoke his license. If a licensee at any time conducts his licensed business in an improper manner, the licensing authorities, after notice to the licensee and reasonable opportunity for a hearing, may upon satisfactory proof thereof suspend or revoke his license. An innholder who violates section seven shall forfeit his license. A licensee who is convicted a second time of the violation of any of the provisions of sections six to eighteen, inclusive, shall forfeit his license.

History—

1786, 68, § 8; 1832, 166, § 10; RS 1836, 47, § 8; 1837, 242, § 3; GS 1860, 88, § 9; 1878, 241, §§ 5, 7; PS 1882, 102, §§ 9, 11; RL 1902, 102, §§ 7-9, 20; 1918, 64; 1919, 99; 1975, 256, § 2.

Editorial Note—

The 1975 amendment, pursuant to the repeal of ALM GL c 140, § 8, deleted penalty provisions as to common victuallers who violate § 8.

CASE NOTES

"Generally, under statutes regulating the conduct of certain kinds of employment or of business which requires the protection of a license before they can be lawfully prosecuted, the penalty of forfeiture is dealt with either by conferring express authority to revoke for violations upon the licensing board or some other tribunal, or else a general power is delegated, under which such a clause may be inserted in the license itself." *Lowell v. Archambault* (1905) 189 Mass 70, 75 NE 65, 1905 Mass LEXIS 834.

Where notice of proposed hearing did not define any subject matter except that relating to violation of the drug law by sales of marihuana cigarettes on the premises, but the return disclosed that the petitioner was fully heard not only as to that matter but also with relation to the supervision and conduct of the business during the term of the license in question, the notice requirement of this section is satisfied. In participating at the hearings in the matter of the inquiry into continuances of improper conduct and supervision of the

premises during the term of the license without objecting, the absence of specification of complaints of that character in the original notice are deemed waived. *Miami Grove, Inc. v. Licensing Board of Boston* (1942) 312 Mass 318, 44 NE2d 637, 1942 Mass LEXIS 813.

Licenseses, so long as they purport to be common victuallers and to enjoy the advantages of this business in conjunction with their liquor business, are bound to comply with the terms of the licenses and the statutes regulating the conduct of common victuallers. *Mayor of Everett v. Superior Court* (1949) 324 Mass 144, 85 NE2d 214, 1949 Mass LEXIS 563.

Common victualler cannot constitutionally lose license because he serves food or beverage to known criminals or because he refuses to ask customers to leave establishment, simply because they are known criminals. *Saxon Coffee Shop, Inc. v. Boston Licensing Bd.* (1980) 380 Mass 919, 407 NE2d 311, 1980 Mass LEXIS 1197, criticized in *CUP Foods, Inc. v. City of Minneapolis* (2001, Minn App) 633 NW2d 557,