

Jennifer Tabakin  
Town Manager

E-mail: [jtabakin@townofgb.org](mailto:jtabakin@townofgb.org)  
[www.townofgb.org](http://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, JULY 22, 2013, 7:00 PM

TOWN HALL, 334 MAIN STREET

### ORDER OF AGENDA

1. **CALL TO ORDER:**
2. **APPROVAL OF MINUTES:**
  - June 24, 2013 Regular Meeting
  - July 8, 2013 Regular Meeting
3. **SELECTMEN'S ANNOUNCEMENTS/STATEMENTS:**
  - A. ISSUANCE OF GENERAL OBLIGATION MUNICIPAL PURPOSE LOAN OF 2013 BONDS. (DISCUSSION/VOTE)
  - B. GENERAL COMMENTS BY THE BOARD.
  - C. DISCUSSION OF UPCOMING MEETING CALENDAR.
4. **TOWN MANAGER'S REPORT:**
  - A. FOLLOW UP ITEMS.
5. **CITIZEN SPEAK TIME:**
6. **LICENSES OR PERMITS:**
  - A. THE GREAT JOSH BILLINGS RUNAGROUND/PATTY SPECTOR FOR PERMISSION TO UTILIZE TOWN ROADS FOR THE 37<sup>TH</sup> ANNUAL GREAT JOSH BILLINGS RUN - AGROUND ON SUNDAY, SEPTEMBER 15, 2013. (DISCUSSION/VOTE)
  - B. NATIONAL MULTIPLE SCLEROSIS SOCIETY/LIZ STRAWN FOR AN ANNUAL BIKE MS RIDE ON SATURDAY, SEPTEMBER 21, 2013. (DISCUSSION/VOTE)
  - C. BERKSHIRE SOUTH REGIONAL COMMUNITY CENTER/JENISE LUCEY FOR ONE DAY BEER AND WINE LICENSE FOR AUGUST 10, 2013 FROM 5:00PM – 8:30 PM AT 15 CRISSEY ROAD, GREAT BARRINGTON. (DISCUSSION/VOTE)
7. **NEW BUSINESS:**
  - A. KATHY PLUNGIS – UPDATE ON MASON LIBRARY CENTENNIAL CELEBRATION.

**8. OLD BUSINESS:**

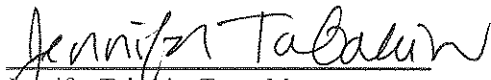
- A. SUSAN MAY AND BETH MOSER - DISCUSSION RE: SOLARIZE MASS/SOLAR COACH.
  
- B. BOS - RECOMMENDATION TO THE ZBA ON THE SPECIAL PERMIT APPLICATION OF MATTHEW DODDS FOR PROPERTY AT 65 ANDERSON STREET TO RECONSTRUCT A PRE-EXISTING, NON-CONFORMING SHED/GARAGE BUILDING IN THE R-1-B ZONE. (DISCUSSION/VOTE)
  
- C. BOS – RECOMMENDATION TO THE ZBA ON THE SPECIAL PERMIT APPLICATION OF MARTIN B. ALBERT AND ANNE M. JOHNSTON-ALBERT FOR PROPERTY AT 3 BERKSHIRE HEIGHTS ROAD TO BUILD AN ADDITION ON A PRE-EXISTING, NON-CONFORMING DWELLING IN R-2 ZONE. (DISCUSSION/VOTE)
  
- D. BOS – RECOMMENDATION TO THE ZBA ON THE SPECIAL PERMIT APPLICATION OF AARON AND CAROLINE BECKER FOR PROPERTY AT 27 ½ ROSSETER STREET TO BUILD AN ADDITION ON A PRE-EXISTING, NON-CONFORMING DWELLING IN B-2 ZONE. (DISCUSSION/VOTE)

**9. SELECTMEN'S TIME:**

**10. MEDIA TIME:**

**11. ADJOURNMENT:**

**NEXT SELECTMEN'S REGULAR MEETING: MONDAY, AUGUST 12, 2013 AT 7:00 P.M.**

  
Jennifer Tabakin, Town Manager

**THIS MEETING MAY BE RECORDED BY MEMBERS OF THE MEDIA.**

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

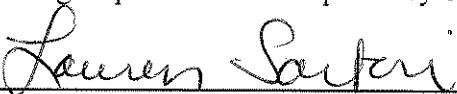
## EXECUTIVE SUMMARY

**TITLE:** Board confirmation and authorization of \$3,550,200 General Obligation Municipal Purpose Loan of 2013 bonds.

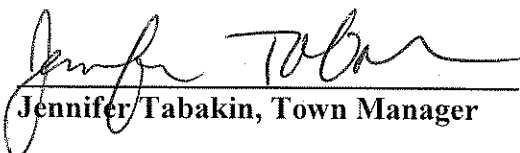
**BACKGROUND:** On June 12, 2013 Standard and Poor upgraded the Towns bond rating from AA to AA+. On Wednesday July 17, 2013 the Town accepted competitive bids for the capital equipment and projects authorized in 2011, 2012 and 2013 at Town Meetings to be funded by borrowing authorizations. The bond issue is in the amount of \$3,550,200 for the following capital equipment and projects: (1) Fire Truck \$190,000, (1) Fire Ladder Truck \$1,100,000, (3) Dump Trucks \$230,000, (1) Sidewalk Plow/Sander \$110,000, (2) Police Cruisers \$67,100, Road/Sidewalk/Drainage Improvements \$1,500,000, Building Improvements \$84,500 and \$268,600 sewer improvement designs. Over the past 4 years \$10,033,600 has been authorized for borrowing to fund capital projects and equipment purchases. The decision was made to borrow now due to the expectation that interest rates are starting to rise and we should lock in at these low rates. The Town rejected competitive bids on June 20, 2013 after receiving a low TIC bid of 2.828240% which was much higher then expected due to recent market volatility. By rejecting the bids and rebidding we were able to save the taxpayers approximately \$108,000 in interest costs. After this Bond issue and the BANS of \$251,400, there remains \$5,585,000 in borrowing authorizations for the following: \$4,210,000 for sewer improvements, \$575,000 for storm water system improvements and \$800,000 for Dewey Court House improvements. The Town has a loan commitment from the State Revolving Fund (SRF) at a rate of 2% for the sewer improvements.

**FISCAL IMPACT:** The lowest true interest cost (TIC) of 2.351306% on the Bonds was determined by competitive bids. Six bids were received ranging from 2.437207% to 2.351306%; UBS Financial Services Inc. was the low bid.

**RECOMMENDATION:** That the Board approve and confirm the sale of the \$3,550,200 General Obligation Municipal Purpose Loan of 2013 Bonds. Please see attached specific vote wording as provided and required by bond counsel.

**PREPARED BY:**   
Lauren Sartori, Financial Coordinator

**DATE:** 7-17-13

**Approved:**   
Jennifer Tabakin, Town Manager

VOTE OF THE BOARD OF SELECTMEN

I, the Clerk of the Board of Selectmen of the Town of Great Barrington, Massachusetts (the "Town"), certify that at a meeting of the board held July 22, 2013, of which meeting all members of the board were duly notified and at which a quorum was present, the following votes were unanimously passed, all of which appear upon the official record of the board in my custody:

Voted: that the maximum useful life of the departmental equipment listed below to be financed with the proceeds of the \$140,000 borrowing authorized by the vote of the Town passed May 7, 2012 (Article 4) is hereby determined pursuant to G.L. c.44, §7(9) to be as follows:

<u>Purpose</u>	<u>Borrowing Amount</u>	<u>Maximum Useful Life</u>
Two dump trucks	\$140,000	6 years

Further Voted: that the sale of the \$3,550,200 General Obligation Municipal Purpose Loan of 2013 Bonds of the Town dated August 1, 2013 (the "Bonds"), to UBS Financial Services Inc. at the price of \$3,685,618.33, is hereby approved and confirmed. The Bonds shall be payable on June 1 of the years and in the principal amounts and bear interest at the respective rates, as follows:

<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Year</u>	<u>Amount</u>	<u>Interest Rate</u>
2014	\$380,200	3.00%	2022	\$260,000	3.00%
2015	375,000	3.00	2023	260,000	3.00
2016	335,000	3.00	2024	110,000	3.00
2017	325,000	3.00	2025	110,000	3.00
2018	325,000	3.00	2026	105,000	3.00
2019	250,000	3.00	2027	100,000	3.25
2020	255,000	3.00	2028	100,000	3.50
2021	260,000	3.00			

Further Voted: that in connection with the marketing and sale of the Bonds, the preparation and distribution of a Notice of Sale and Preliminary Official Statement dated July 11, 2013, and a final Official Statement dated July 17, 2013 (the "Official Statement"), each in such form as may be approved by the Town Treasurer, be and hereby are ratified, confirmed, approved and adopted.

Further Voted: that the Bonds shall be subject to redemption, at the option of the Town, upon such terms and conditions as are set forth in the Official Statement.

Further Voted: that the Town Treasurer and the Board of Selectmen be, and hereby are, authorized to execute and deliver a continuing disclosure undertaking in

compliance with SEC Rule 15c2-12 in such form as may be approved by bond counsel to the Town, which undertaking shall be incorporated by reference in the Bonds for the benefit of the holders of the Bonds from time to time.

Further Voted: that we authorize and direct the Treasurer and the Financial Coordinator to establish post issuance federal tax compliance procedures in such form as they and bond counsel deem sufficient, or if such procedures are currently in place, to review and update said procedures, in order to monitor and maintain the tax-exempt status of the Bonds and such other bonds and notes as the Town may issue from time to time.

Further Voted: that each member of the Board of Selectmen, the Town Clerk and the Town Treasurer be and hereby are, authorized to take any and all such actions, and execute and deliver such certificates, receipts or other documents as may be determined by them, or any of them, to be necessary or convenient to carry into effect the provisions of the foregoing votes.

I further certify that the votes were taken at a meeting open to the public, that no vote was taken by secret ballot, that a notice stating the place, date, time and agenda for the meeting (which agenda included the adoption of the above votes) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decision in connection with the sale of the Bonds were taken in executive session, all in accordance with G.L. c.30A, §§18-25 as amended.

Dated: July 22, 2013

\_\_\_\_\_  
Clerk of the Board of Selectmen

AM 20814705.1

**MEETINGS IN AUGUST**  
(Scheduled as of 7/19/13)

Wednesday, July 24<sup>th</sup> at 7 PM Conservation Commission- Town Hall

Thursday, July 25<sup>th</sup> at 6 PM Planning Board- GB Fire Station

Thursday, July 25<sup>th</sup> at 7:30 PM Master Plan Committee- GB Fire Station

Tuesday, July 30<sup>th</sup> at 6 PM Energy Committee- Town Hall

Wednesday, July 31<sup>st</sup> at 1:30 PM Council on Aging- Claire Teague Senior Center

Tuesday, August 6<sup>th</sup> at 7:30 PM ZBA- Town Hall

Wednesday, August 7<sup>th</sup> at 5:15 PM Tree Committee- Mason Library

Thursday, August 8<sup>th</sup> at 5:30 PM Library Trustees- Mason Library

Thursday, August 8<sup>th</sup> at 7 PM Planning Board- Town Hall

Thursday, August 8<sup>th</sup> at 7:30 PM Board of Health- Town Hall (Town Manager Conference Room)- TENTATIVE

Monday, August 12<sup>th</sup> at 5 PM Parks Commission- Mason Library

Monday, August 12<sup>th</sup> at 7 PM Board of Selectmen Regular Meeting- Town Hall

Thursday, August 15<sup>th</sup> at 2:15 Great Barrington Housing Authority- Bernard Gibbons Drive

Thursday, August 15<sup>th</sup> at 6:30 PM Historic District Commission- Town Hall

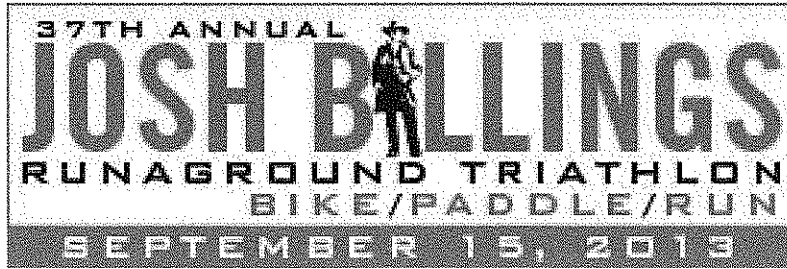
Wednesday, August 21<sup>st</sup> at 6:30 PM Board of Selectmen Strategic Planning Meeting- GB Fire Station

Thursday, August 22<sup>nd</sup> at 7:30 PM Planning Board- GB Fire Station (time & place not confirmed)

Monday, August 26<sup>th</sup> at 7 PM Board of Selectmen Regular Meeting- Town Hall

Wednesday, August 28<sup>th</sup> at 1:30 PM Council on Aging- Claire Teague Senior Center

Wednesday, August 28<sup>th</sup> at 7 PM Conservation Commission- Town Hall



DPT 7/16/13

OK with  
DPT (CP)  
7/16/13

Alford Rd  
Bridge is  
one lane

RECEIVED  
TOWN MANAGER

JUL 11 2013

BOARD OF SELECTMEN  
GREAT BARRINGTON, MA

July 7, 2013

TO: Board of Selectmen  
FROM: Patty Spector, Race Director  
RE: The 37th Annual Great Josh Billings RunAground

The 37th Annual Great Josh Billings RunAground will take place on Sunday, September 15, 2013. I would like to request permission for the race to utilize your roads on this date.

As in the past, the race will be using local law enforcement as well as the Berkshire County Sheriffs to ensure the safety of our participants.

Please notify me if there are any hazards or road construction that I should be aware of. To ensure the safety of the Josh bikers, I would like to request that any holes or large debris in the roads be repaired prior to race day.

Thank you for your assistance in this matter and if you have any questions please contact me at 344-7919 or by email at [patty@joshbillings.com](mailto:patty@joshbillings.com).

The Josh is a 501c3 organization and is proud to be a supporter of the Berkshire United Way

Best Regards,

Patty Spector, Race Director





National  
Multiple Sclerosis  
Society

Central  
New England  
Chapter

July 10, 2013

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

To Whom It May Concern:

The National Multiple Sclerosis Society will host its annual Bike MS: Bike and Hike the Berkshires Bike MS Ride on Saturday, September 21, 2013. The purpose of this event is to raise money to fund research and programs for over 19,000 people and families with multiple sclerosis in Maine, Massachusetts, New Hampshire and Vermont.

Our route will take us through Great Barrington. We expect approximately 200 cyclists to be riding through town in small groups. Enclosed are cue sheets for street by street directions of the routes.

Cyclists will be instructed to ride single file on the right side of the road, and to observe all rules of the road. Cyclists who do not follow proper rules of the road will be issued one warning, and then be pulled from the ride. Our own support vehicles will travel the route to ensure the safety of all.

If you complete the enclosed form and mail or fax it back to me at 508-759-0379, that would be great. Please let me know if you have any questions or concerns. I may be reached at 508-759-0405.

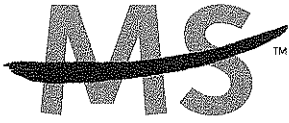
Sincerely,

Liz Strawn  
Associate Director of Development

RECEIVED  
TOWN MANAGER  
JUL 15 2013  
BOARD OF SELECTMEN  
GREAT BARRINGTON, MA

OK with  
DRT 7/16/13

Alford Rd  
Bridge is  
one lane



**National  
Multiple Sclerosis  
Society**  
Central  
New England  
Chapter

The National Multiple Sclerosis Society (NMSS), Greater New England Chapter has informed the Town of Great Barrington of its intent to hold a charity bicycle ride on town and state roads through Great Barrington on Saturday, September 21, 2013.

NMSS has provided a certificate of insurance, which names the town as an additional insured party.

Signed: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

For the Town of Great Barrington

Please return this form in the enclosed envelope or fax to 508-759-0379.

## 2013 Bike MS: Bike & Hike the Berkshires - 100 mile

Miles	Direction	Description	Go	Town
0.50	L	Brodie Mountain Road	0.60	
1.10	R	Route 43	8.20	
9.3	X	Route 7 @ 5 Corners, cont. on Green River Road - <b>ROUTE SPLIT</b>	4.8	Williamstown
14.10	R	Route 7 North to 2 East		
	R	<b>Rest Stop #1 - United Methodist Church</b>	1.70	
15.80	R	Luce Rd.	1.10	
16.90	S	Road name is Pattison at North Adams town line	1.50	North Adams
18.40	BR	Notch Rd.	1.01	
19.41	R	Notch Rd.	0.07	
19.48	STOP	<b>Rest Stop #2 - Mt. Greylock Reservation Entrance</b>		
19.48	R	Out of Rest Stop onto Notch Rd.	0.36	
19.84	UP!	Switchback begins - VERY STEEP!	0.57	
20.41	UP	End of switchback	4.60	
25.01	L	To Summit	0.87	
25.88	STOP	<b>Rest Stop #3 - Mt. Greylock Summit - Thuderbolt Shelter</b>		
25.88	R	Out of Rest Stop parking lot onto Notch Rd.	0.87	
26.75	L	Rockwell Rd. - difficult descent!	0.43	
27.18		Road is bumpy, moss in pavement cracks		
27.18		<i>If conditions are poor, you will be sagged down the mountain</i>		
27.18	DOWN!	Switchback descent! Take it Slow!	8.00	
35.18	L	North Main St.	0.74	
35.92	L	Route 7 South	0.55	Lanesborough
36.47	R	<b>Rest Stop #4 - Old Stone Church</b>		
36.47	R	Out of rest stop onto Route 7 South	3.03	
39.50	R	Bull Hill Rd.	0.69	
40.19	L	Bull Hill Rd. (becomes Naragansett Rd.)	0.15	
40.34	R	Balance Rock Rd.	1.45	
41.79	S	Road name is Pecks Rd. at Pittsfield city line	1.14	Pittsfield
42.93	R	Dan Casey Memorial Blvd.	0.48	
43.41	L	Churchill St.	2.33	
45.74	L	West St.	0.27	
46.01	R	Fort Hill Ave.	0.99	
47.00	BR	Hungerford Ave.	0.21	
47.21	BR	US Route 20 West	1.62	
48.83	L	MA 41 South	0.95	
49.78	S	Entering Richmond	6.05	Richmond
55.83	R	Baker St.	1.27	
57.10	L	Route 102 - State Line Rd.	0.95	
58.05	R	<b>Rest Stop #5 - West Stockbridge Municipal Offices</b>		W, Stockbridge
58.05	R	Out of Rest stop onto Route 102 East	0.10	
58.15	BR	Onto Route 41/Route 102 Albany Rd.	0.26	
58.41	R	Main St. Route 41/Route 102	0.33	
58.74		<i>Begin Loop to Great Barrington</i>		
58.74	R	Route 41 South	3.17	
61.91	R	Cobb Rd.	0.85	
62.76	BR	West Center Rd.	0.58	
63.34	L	Wilson Rd. (becomes West Rd.)	5.05	
68.39	BL	Alford Center Rd.	0.21	Alford
68.60	BR	Shunpike Rd.	1.58	
70.18	L	Division St.	1.92	
72.10	X	Cross Route 41 - Be Carefull	0.13	
72.23	L	<b>Rest Stop #6 - Guthrie Center</b>		
72.23	L	Out of Rest Stop onto Division St.	0.88	
73.11	L	Route 183 North - Park St.	2.04	
75.15	R	Route 183 North - Front St.	0.29	

L=Left, R=Right, X=Cross, S=Straitght, B=Bear, @=at

OVER →

2013 Bike MS: Bike & Hike the Berkshires **100 mile**

Miles	Direction	Description	Go	Town
75.44	S	Entering Stockbridge	3.84	Stockbridge
79.28	L	Route 102 West	1.95	
81.23	S	Entering West Stockbridge	1.09	W. Stockbridge
		<i>End Loop to Great Barrington</i>		
82.32	R	Swamp Road	1.22	
83.54	S	Entering Richmond	4.15	Richmond
87.69	S	<b>Rest Stop #7 - Bartlett Orchard - MERGE with 50 Milers</b>	1.03	
88.72	S	Entering Pittsfield - road name is Barker Rd.	1.50	Pittsfield
90.22	S	Continue onto Tamarack Rd.	1.12	
91.34	L	Barker Rd. (Swamp Rd.)	2.40	
93.74	L	At light onto W. Housatonic (US Route 20)	0.41	
94.15	BR	Gale Ave.	0.18	
94.33	R	Jason Rd. - narrow underpass ahead	0.67	
95.00	S	At light onto Valentine Rd.	1.84	
96.84	S	At light onto Highland Ave.	0.86	
97.70	R	Hancock Rd.	0.69	
98.39	L	At light onto North St. (US Route 7 North)	4.30	Lanesborough
102.69	L	Bailey Rd	2.50	
105.19	L	Brodie Mountain Road	2.10	Hancock
107.29	<b>FINISH</b>	<b>Finish Line - Congratulations! You made it!</b>		
<b>Route closes at 4:00PM</b>				

## 2013 Bike MS: Bike & Hike the Berkshires - 50 mile

Miles	Direction	Description	Go	Town
0.5	L	Brodie Mountain Road	0.6	Hancock
1.1	R	Route 43	8.2	
9.3	R	Route 7 @ 5 Corners, cont. on Green River Road - <b>ROUTE SPLIT</b>	3.4	Williamstown
12.70	R	<b>Rest Stop #4 - Old Stone Church</b>		Lanesborough
12.70	R	Out of rest stop onto Route 7 South	3.03	
15.73	R	Bull Hill Rd.	0.69	
16.42	L	Bull Hill Rd. (becomes Naragansett Rd.)	0.15	
16.57	R	Balance Rock Rd.	1.70	
18.27	S	Road name is Pecks Rd. at Pittsfield city line	1.00	Pittsfield
19.27	R	Dan Casey Memorial Blvd.	0.48	
19.75	L	Churchill St.	2.33	
22.08	L	West St.	0.27	
22.35	R	Fort Hill Ave.	0.99	
23.34	BR	Hungerford Ave.	0.21	
23.55	BR	US Route 20 West	1.62	
25.17	L	MA 41 South	2.30	
27.47	L	Dublin Rd	0.80	
28.27	L	Summit Rd	1.30	
29.57	L	<b>Swamp Road</b>	0.30	
29.87	R	Yokun Rd	0.10	Richmond
29.97	L	<b>Rest Stop #7 - Bartlett Orchard - MERGE with 100 milers</b>	1.03	
31.00	S	Entering Pittsfield - road name is Barker Rd.	1.10	Pittsfield
32.10	S	Barker Rd. (Swamp Rd.)	3.10	
35.20	L	At light onto W. Housatonic (US Route 20)	0.41	
35.61	BR	Gale Ave.	0.18	
35.79	R	Jason Rd. - narrow underpass ahead	0.30	
36.09	S	At light onto Valentine Rd.	1.84	
37.93	S	At light onto Highland Ave.	0.86	
38.79	R	Hancock Rd.	0.69	
39.48	L	At light onto North St. (US Route 7 North)	4.20	
43.68	L	Bailey Rd	2.50	Lanesborough
46.18	L	Brodie Mountain Road	2.10	
48.28	<b>FINISH</b>	<b>Finish Line - Congratulations! You made it!</b>		Hancock
<b>Route closes at 4:00PM</b>				

2013 Bike MS: Bike & Hike the Berkshires - 25 mile

Miles	Direction	Description	Go	Town
0.5	L	Brodie Mountain Road	0.6	Hancock
1.1	R	Route 43	8.2	
9.3	X	Route 7 @ 5 Corners, cont. on Green River Road	4.8	Williamstown
14.1	L	Route 2		
	R	<b>Rest Stop #1 - United Methodist Church</b>	0.7	
14.8	cont	Route 2 & 7	2.2	
17.0	cont	Follow Route 7	1.9	New Ashford
18.9	X	5 Corners, stay on Rt. 7 - <b>CAUTION - Rumble Strips</b>	6.7	Lanesboro
25.6	R	Brodie Mountain Road - <b>CAUTION - Fast Descent</b>	2.8	Hancock
28.4	L	Jiminy Peak	0.2	
28.4	<b>FINISH</b>	<b>Finish Line - Congratulations! You made it!</b>		
<b>Route Closes at 4:00PM</b>				

FEE: \$25.00

DATE: 7/17/13



TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Jenise Lucey

ORGANIZATION NAME: Berkshire South Regional Community Ctr.

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

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Ladies Paint Night

DATE: 8/10/13 START TIME: 5pm END TIME: 8:30pm

LOCATION: 15 Crissey Road

EVENT ON TOWN PROPERTY? Yes  No

IF YES, PLEASE ATTACH CERTIFICATE OF LIQUOR LIABILITY INSURANCE.

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

Decision:  
Approved

Denied

Postponed

# MASON LIBRARY Centennial Celebration

Sat. July 27

THE MASON LIBRARY  
GREAT BARRINGTON, MASS

10:10 Coffee & Welcome

MAIN READING ROOM  
Library Director Kate Deviny and members of  
The GB Library Board of Trustees

10:00 - 2:30 Book Sale

MAIN READING ROOM & DOWNSTAIRS  
Books .50 - \$1 - fill a bag \$6 from 1:30-2:30

FRONT LAWN SNACKATERIA

10:45-12:00 Popsicles and info with WIC  
11:00-1:00 Local fruits and vegetables  
from the Berkshire Co-op  
1:45-2:30 Ice Cream Social

10:15

MAIN READING ROOM

Bernard Drew

Author and local historian will speak on  
library benefactor Mary Mason

10:45 Gary Leveille

Local historian, author and archivist will speak on  
the history of the library grounds

11:00 - 1:00

CHILDREN'S READING GARDEN & under the tent

5 Children's Authors

readings, signings, drawing demos, activities  
Mark Teague, Adam Gudeon, You Byun,  
Frank Dormer & Corey Rosen Schwartz

11:45-12:30 Rosamund Duo

MAIN READING ROOM

The violin duo of Miriam Shapiro & Cindy Ogulnick  
will play Latin American, pop and big band tunes

1:00-1:45 Joanne Spies

MAIN READING ROOM

Will sing her own songs about rivers and  
libraries and authors (Melville being a favorite)

1:45 to 2:30

FRONT LAWN

Ice Cream Social

With SoCo local ice cream

*it's the library - everything is FREE & everyone is welcome!*

Mason Library \* 231 Main St. \* Great Barrington, MA \* 413-528-2403



## Helen Kuziemko

---

**From:** Beth Moser <bethmoser@gmail.com>  
**Sent:** Monday, July 15, 2013 5:19 PM  
**To:** Jennifer Tabakin  
**Cc:** Helen Kuziemko  
**Subject:** solarize GB on agenda - 7/22

Greetings,

As per my conversation with Helen K this afternoon please add Susan May and Beth Moser to the selectmen's meeting agenda for 7/22. At the request of the selectmen, Susan May, the former Solar Coach for Solarize Lenox, is coming to speak about her experience organizing the program in Lenox.

Thank you,

Beth Reitman Moser

*Bos meeting 6/24/13 Solar Coach*



## Solarize Mass

Solarize Mass seeks to increase the adoption of small-scale solar electricity in participating communities through a competitive tiered pricing structure that increases the savings for everyone as more home and business owners sign contracts.

Now in its third year, Solarize Mass, a partnership between the Massachusetts Clean Energy Center (MassCEC), the Green Communities Division of the Massachusetts Department of Energy Resources (DOER) and cities and towns across the commonwealth, has led to more than 900 residents and business owners signing contracts for small-scale solar electricity systems, while speaking with thousands more about the economic and environmental benefits of solar electricity, energy efficiency and other clean energy technologies.

Cities and towns currently participating in Solarize are Bourne, Brookline, Chelmsford and Carlisle, Lee, Medford, Medway, Newton, Northampton and Williamstown.

Residents and business owners in these communities can learn more about the efforts currently underway, find out more information about their community's designated installer and contact volunteers in their communities by clicking the links above.

To lock in program benefits, home and business owners must sign a contract with their community's designated solar installer by **Sept. 30, 2013**.

MassCEC and DOER plan to select at least another eight communities through a competitive application process to participate in the program this fall.

### How it works

The Solarize Mass program looks to increase the adoption of small-scale solar electricity systems through a grassroots educational campaign, driven mainly by local volunteers, and a tiered pricing structure that increases the savings for everyone as more home and business owners in a community sign up.

Each participating community selects a designated solar installation company, which offers five tiers of pricing, with the savings for increasing for everyone as more contracts are signed.

Home and business owners who want to participate can either purchase the solar electricity systems directly or enter into a lease or power purchase agreement (PPA) with the installer. Under a lease or PPA, the installer will own, operate and maintain the system, while the home or business owner agrees to purchase the power generated by the system at an agreed-upon rate.

The 2011 and 2012 Solarize Mass program resulted in more than 6,000 individuals expressing interest in pursuing solar electricity, and over 900 residents and business owners in the 21 communities signing contracts to install over 5.6 megawatts of solar electricity. In addition, the number of small-scale solar electricity projects in almost every community doubled as a direct result of the program.

For more information, review the [2011 Solarize Mass Pilot Overview](#) and the [2012 Solarize Mass Program Update](#).

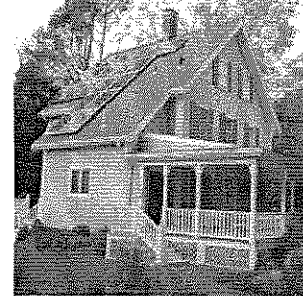
### Solarize Mass Program Offerings

- [2013 Solarize Mass Installer RFP](#)
- [2013 Solarize Mass Installer RFP Lee and Williamston Addendum](#)
- [2013 Solarize Massachusetts: Round 1 Community RFP](#)
- [Solarize Bourne](#)
- [Solarize Brookline](#)
- [Solarize Chelmsford-Carlisle](#)
- [Solarize Lee](#)
- [Solarize Massachusetts 2012 RFP To Installers](#)
- [Solarize Massachusetts Technical Consultant RFP](#)
- [Solarize Medford](#)
- [Solarize Medway](#)
- [Solarize Newton](#)
- [Solarize Northampton](#)
- [Solarize Williamstown](#)

### Solarize Mass Announcements

- [Massachusetts 2013 Solar Incentive Program Opens](#)
- [Massachusetts Clean Energy Incentive Program Contracts 802 Solar Projects](#)
- [Solar Incentive Program Extended Due to Storm](#)

[More related announcements](#)



Home in Winchester, Mass. with solar panels installed in 2011 as part of the Solarize Mass program.

### Related Events

[Solarize Medford Meet Your Installer Night](#)  
June 18, 2013 - 7:00pm to 9:00pm

[Solarize Brookline Meet Your Installer Night](#)  
June 19, 2013 - 7:00pm to 9:00pm

### Learn About Clean Energy



**SOLAR ELECTRICITY**



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](mailto:crembold@townofgb.org)

**EXECUTIVE SUMMARY**

**TITLE:** ZBA Special Permit Application of Matthew Dodds  
for 65 Anderson Street

**BACKGROUND:** Applicant / Owner is seeking a Special Permit from the Zoning Board of Appeals under 5.3 and 10.4 of the Zoning Bylaw in order to reconstruct a pre-existing nonconforming structure. Applicants proposed to rebuild the garage, which was too close to the side and rear lot lines, as a slightly larger structure, and slightly further away from, but still within, the side and rear lot line setbacks. Previously existing nonconformities would not be increased.

In order to grant the Special Permit, the ZBA must find that the proposed change is not substantially more detrimental to the neighborhood than the existing nonconformity and that the benefits to the town of the proposal do not outweigh the detriments.

**FISCAL IMPACT:** n/a

**RECOMMENDATION:** The Selectmen should make a recommendation to the ZBA.

**PREPARED AND REVIEWED BY:**

**DATE:** 7/19/13

  
Town Planner

**APPROVED BY:**

**DATE:** 7/19/13

  
Town Manager

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

**NOTICE OF PUBLIC HEARINGS**

The Great Barrington Zoning Board of Appeals will hold a public hearing on Tuesday, Aug. 6, 2013, at 8:15 p.m. (following two earlier hearings that evening) at Town Hall, 334 Main St., Great Barrington, to act on the special permit application of Matthew Dodds, for property at 65 Anderson St, to reconstruct a pre-existing, non-conforming shed/garage building. The property is in an R-1-B zone. A copy of the petition is on file at the Town Clerk's office, Town Hall. Zoning Board of Appeals members will make a site visit at 6 p.m. that same date.

Ron Majdalany, Chairman

Please publish July 12 and 19, 2013 -

*Berkshire Record*



Town of Great Barrington
Massachusetts

ZBA-1
Rev. Aug. 2011

Application to the
Zoning Board of Appeals

INSTRUCTIONS

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

FOR OFFICE USE ONLY

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

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

A. WHAT ARE YOU SEEKING?

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

- VARIANCE (exempts a property from some Zoning requirements)
SPECIAL PERMIT (for changes to nonconforming uses, structures)
APPEAL (to overturn a decision of Building Inspector or a Board)

B. SITE / PROPERTY INFORMATION

Address of Subject Property 65 ANDERSON ST
Assessor's Map No. 14 Lot No. 155
Zoning District(s) R-1-B
Overlay District (if any)

C. APPLICANT AND OWNER INFORMATION

Applicant's Information

Name (please print) MATTHEW DODDS Phone (area code first) 518 755 5511
Street Address 185 HERRINGTON RD.
City, State, Zip Code HILLSDALE, NY 12529
Email Address mddds06@gmail.com Signature Matthew Dodds

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

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

Property Owner's Information

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

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

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

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

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

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

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

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

**G. REQUIREMENTS FOR ALL APPLICATIONS**

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

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

**H. APPLICATION FEE**

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

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

**I. TECHNICAL REVIEW FEES**

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

**J. ADDITIONAL INFORMATION**

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

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

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

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

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

Mattew Doda

(signed)

6/27/13

(date)

Print Form

**Need Help? Just call us.**

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

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

ZBA Secretary: (413) 528-4953

For bylaws, regulations, maps, and other useful information, visit us online at [www.townofgb.org](http://www.townofgb.org)



## TOWN OF GREAT BARRINGTON MASSACHUSETTS

June 25, 2013

### ASSESSORS' OFFICE

ABUTTERS TO PROPERTY OF: MATTHEW L. DODDS, TRUSTEE, MATTHEW L. DODDS TRUST  
65 Anderson Street, Map 14 Lot 155, Book 2146 Pg. 195

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
14	154	Mark D. & Ann Marie Belcher, 15 Gilmore Ave., Gt. Barrington, MA 01230-1427
14	156,157	Christopher & Signe E. Schaefer, 15 Hillside Ave., Gt. Barrington, MA 01230-1482
14	159	Alan Inglis, 86 Castle St., Gt. Barrington, MA 01230-1504
14	122,127	Michael C. & Anne Moriarty, 6 Anderson St., Gt. Barrington, MA 01230-1402
14	123	Laurel Meyerhofer, Trustee, Gilmore Avenue Nominee Trust, 192 Heritage Hills Unit A., Somers, NY 10589-1014
14	126	Maria Ahlin, 16 Gilmore Ave., Gt. Barrington, MA 01230-1438
14	128,131	William R. Walsh Jr., Trustee, Walsh Family Nominee Realty Trust, c/o Barbara Kozlowski, 24 Silver St. Apt. F4, Gt. Barrington, MA 01230-1918
14	161A	Jonathan & Jayne B. Hirsch, 46 Johnson Place, Oceanside, NY 11572-1316
14	162	Nancy Ann Banach & John Francis Sigoski, 23 Gilmore Ave., Gt. Barrington, MA 01230-1437
14	163	Jane N. Phend, Trustee, Jane N. Phend Revocable Trust of 2011, 25 Gilmore Ave., Gt. Barrington, MA 01230-1437
14	162A	Brenda A. Behn, 54 Mystic Dr., Ossining, NY 10562-1967
14	161	Gordon M. Fol, 31 Hillside Ave., Gt. Barrington, MA 01230-1411
14	160	Thomas B. & Cecelia s. Meade, Trustees, Meade Family Nominee Trust, 107 Gt. Barrington Rd., West Stockbridge, MA 01266-9216
14	51	Napoleon Martin & Martha Dane-Martin, 8 Gilmore Ave., Gt. Barrington, MA 01230-1408
14	52,53	Franco Del-Tin, 41-51 63 <sup>rd</sup> St., Woodside, NY 11377-5042
14	54	Nicholas D. & Anita C. Diller, 5 Anderson St., Gt. Barrington, MA 01230-1401
14	55	Sue Long, PO Box 543, West Stockbridge, MA 01266-0543
15	63,64	Donald E. & Denise M. Kickery, 20 Hillside Ave., Gt. Barrington, MA 01230-1412
15	65	Yoshihiko Sato & Paula Hatch-Sato, PO Box 95, Gt. Barrington, MA 01230-0095
15	67	David J. & Donna M. Condon, 28 Hillside Ave., Gt. Barrington, MA 01230-1412
15	68	Martha A. Wool, 30 Hillside Ave., Gt. Barrington, MA 01230-1412
14	158,60	Town of Great Barrington, 334 Main St. Room 208, Gt. Barrington, MA 01230-1832
15	62	Community Development Corp. of South Berkshire Inc, PO Box 733, GB, MA 01230-0733

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

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Christopher Rembold, AICP  
Town Planner

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

**EXECUTIVE SUMMARY**

**TITLE:** ZBA Special Permit Application of Martin and Anne Albert  
For 3 Berkshire Heights Road

**BACKGROUND:** Applicant / Owners are seeking a Special Permit from the Zoning Board of Appeals under 5.3 and 10.4 of the Zoning Bylaw in order to extend an existing nonconformity by adding to the first floor kitchen and adding a second floor bathroom. The house is within the required 50-foot front yard setback, and the proposal would add to the structure within the setback, but along the existing line of the house. It does not increase the existing nonconformity.

In order to grant the Special Permit, the ZBA must find that the proposed change is not substantially more detrimental to the neighborhood than the existing nonconformity and that the benefits to the town of the proposal do not outweigh the detriments.

**FISCAL IMPACT:** n/a

**RECOMMENDATION:** The Selectmen should make a recommendation to the ZBA.

**PREPARED AND REVIEWED BY:** Christopher Rembold  
Town Planner

**DATE:** 7/19/13

**APPROVED BY:** Jennifer Tabak  
Town Manager

**DATE:** 7/19/13

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

**NOTICE OF PUBLIC HEARINGS**

The Great Barrington Zoning Board of Appeals will hold a public hearing on ~~Tuesday, Aug. 6, 2013~~, at 7:30 p.m. at Town Hall, 334 Main St., Great Barrington, to act on the special permit application of Martin B. Albert and Anne M. Johnston-Albert, for property at 3 Berkshire Heights Road, to build an addition on a pre-existing, non-conforming dwelling. The property is in an R-2 zone. A copy of the petition is on file at the Town Clerk's office, Town Hall. Zoning Board of Appeals members will make a site visit at 5:30 p.m. that same date.

Ron Majdalany, Chairman

Please publish June 21 and 28, 2013



Town of Great Barrington  
Massachusetts

ZBA-1  
Rev. Aug. 2011

Application to the  
Zoning Board of Appeals

**INSTRUCTIONS**

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

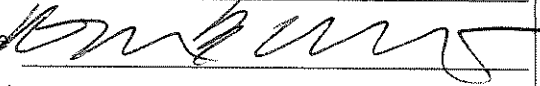
**FOR OFFICE USE ONLY**

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

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

A. WHAT ARE YOU SEEKING?	B. SITE / PROPERTY INFORMATION
<p>Check all that apply. If you are unsure, please consult with the Town Planner, Building Inspector, or ZBA Secretary (413-528-4953)</p> <p><input type="checkbox"/> VARIANCE (exempts a property from some Zoning requirements) <i>You must complete portions A, B, C, D, G, H, I, and J. of this form.</i></p> <p><input checked="" type="checkbox"/> SPECIAL PERMIT (for changes to nonconforming uses, structures) <i>You must complete portions A, B, C, E, G, H, I, and J. of this form.</i></p> <p><input type="checkbox"/> APPEAL (to overturn a decision of Building Inspector or a Board) <i>You must complete portions A, B, C, F, G, H, I, and J. of this form.</i></p>	<p>Address of Subject Property <u>3 Berkshire Heights Road</u></p> <p>Assessor's Map No. <u>18</u> Lot No. <u>26</u></p> <p>Zoning District(s) <u>R2 One-acre Res.</u></p> <p>Overlay District (if any) _____</p>

**C. APPLICANT AND OWNER INFORMATION**

Applicant's Information	Name (please print) <u>Martin B. Albert, Anne M. Johnston-Albert</u>	Phone (area code first) <u>(413) 528-2285</u>
	Street Address <u>3 Berkshire Heights Road</u>	
	City, State, Zip Code <u>Great Barrington, MA 01230</u>	
	Email Address <u>martinalbert@mac.com</u>	Signature 

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

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

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

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

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

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

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

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

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

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

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

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

1) A special permit is being requested in order to (please describe project):  Construct an addition comprised of an expansion of the existing first-floor kitchen and a second-floor bathroom.

2) This application is made under the following Sections of the Zoning Bylaw (check all that apply)  Section 5.2  Section 5.3  Section 5.5  Section 5.6  Section 5.7  Section 10.4

3) Reason(s) that this property is not in conformance with the Zoning Bylaw  Portion of house, and proposed addition, lie within the front yard setback.

4) Are there any previous Special Permits or Variances for this property?  No  Yes  If yes, provide date(s), and name of issuing Board

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

1) This application is to appeal the decision of  Building Inspector  Planning Board  Board of Selectmen

2) Date of decision

3) Nature of the decision

4) Applicable Section(s) of the Zoning Bylaw

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

## G. REQUIREMENTS FOR ALL APPLICATIONS

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

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

## H. APPLICATION FEE

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

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

## I. TECHNICAL REVIEW FEES

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

## J. ADDITIONAL INFORMATION

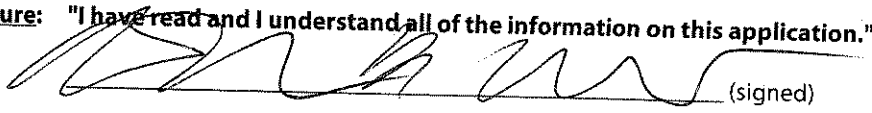
**Recommending Boards:** All applications to the Zoning Board of Appeals are referred to the Planning Board, Conservation Commission, Board of Health, and Board of Selectmen for comments and recommendations. Applicants should be prepared to attend those meetings in order to brief those boards of their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

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

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

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

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

 (signed) 6-7-13 (date)

Print Form

### Need Help? Just call us.

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

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

ZBA Secretary: (413) 528-4953

For bylaws, regulations, maps, and other useful information, visit us online at [www.townofgb.org](http://www.townofgb.org)



## TOWN OF GREAT BARRINGTON MASSACHUSETTS

May 20, 2013

### ASSESSORS' OFFICE

ABUTTERS TO PROPERTY OF: MARTIN B. ALBERT & ANNE M. JOHNSTON-ALBERT  
3 Berkshire Heights Road, Map 18 Lot 26, Book 1670 Pg. 91

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
18	28,29A	Deborah S. Smith, PO Box 1073, Gt. Barrington, MA 01230-6073
18	29B	Michael J. Seward, 9 Berkshire Heights Rd., Gt. Barrington, MA 01230-1528
18	29,29C	David C. Logan & Jessica L. Oakley, 143 Taconic Ave., Gt. Barrington, MA 01230-1718
18	30	Eric H. Roozokrans & Anna Chitinsky, 11 Berkshire Hgts. Rd., Gt. Barrington, MA 01230-1528
18	31	Christopher James & Brandee Kay Nelson, 28 Barrington Pl., Gt. Barrington, MA 01230-1527
18	32	Christina Rahr Lane, 12 Barrington Pl., Gt. Barrington, MA 01230-1527
18	33	Parker Oppermann, 135 Taconic Ave., Gt. Barrington, MA 01230-1718
18	38	John M. & Donna T. Whalen, 140 Taconic Ave., Gt. Barrington, MA 01230-1720
18	39	Joseph G. & Dana K. Coleman, 166 East 78 <sup>th</sup> St. #4B, New York, NY 10075-0412
18	40	Stephen G. Donaldson & Sarah C. Simpson, 1 Cypress St., Gt. Barrington, MA 01230-1705
18	44,45	Jennifer Upson Clark, 10 Oak St., Gt. Barrington, MA 01230-1706
18	46,47	Lake Shore LLC, PO Box 1329, East Otis, MA 01029-1329
18	48,49	Naomi & Ronald Blumenthall LLC, 101 Green River Rd., Gt. Barrington, MA 01230-8922
18	43	Janet T. Rickus, 155 Castle St., Gt. Barrington, MA 01230-1540
18	50,54A	David O. & Kathleen R. Whitbeck, 5 Whitbeck Rd., Mt. Washington, MA 01258-9704
18	51	John F. Condry, 170 Taconic Ave., Gt. Barrington, MA 01230-1721
18	52	Robert J. & Barbara M. Bersaw, 193 Castle St., Gt. Barrington, MA 01230-1540
18	53	William & Beth Moser, 185 Castle St., Gt. Barrington, MA 01230-1540
18	54	Janice L. Kittner, 181 Castle St., Gt. Barrington, MA 01230-1540
18	55	Bonita H. Lucek, 177 Castle St., Gt. Barrington, MA 01230-1540
18	56	Susan Pettee & Michael Owen Wise, Trustees, Susan Pettee Revocable Trust, 173 Castle St., Gt. Barrington, MA 01230-1540
18	57	Mary N. Giddens, 169 Castle St., Gt. Barrington, MA 01230-1540
18	14	Jimmy J. Brown Jr. & Melissa Brown, 10 Berkshire Hgts. Rd., Gt. Barrington, MA 01230-1529
18	22	Peter & Malinda Baronoff, Trustees, P & M Nominee Realty Trust, One North Ocean Blvd. #303, Boca Raton, FL 33432-5155
18	22A	Peter Baronoff, Trustee, Baronoff Family Nominee Realty Trust, "" ""
18	22B	James B. & Debra A. Buslik, 170 Birch Dr., East Hills, NY 11576-9712
18	19	Mark C. & Madonna T. Bachman, 3 Alford Rd., Gt. Barrington, MA 01230-1524
18	24	Joseph C. Lewis & Stacy L. Allegrone-Lewis, 2 Berkshire Hgts Rd., Gt. Barrington, MA 01230-1529
13	116	Alyson B. Brandt, 200 Castle St., Gt. Barrington, MA 01230-1507

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

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Christopher Rembold, AICP  
Town Planner

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

**EXECUTIVE SUMMARY**

**TITLE:** ZBA Special Permit Application of Aaron and Caroline Becker  
for 27 ½ Rosseter Street

**BACKGROUND:** Applicants / Owners are seeking a Special Permit from the Zoning Board of Appeals under 5.3 and 10.4 of the Zoning Bylaw in order to build an addition onto a pre-existing nonconforming structure. Applicants proposed to extend the building into the rear yard and improve the structure. Applicants do not propose to increase the existing nonconformities. The structure was previously a residence. Applicants propose these changes in order to provide for a new business.

In order to grant the Special Permit, the ZBA must find that the proposed change is not substantially more detrimental to the neighborhood than the existing nonconformity and that the benefits to the town of the proposal do not outweigh the detriments.

**FISCAL IMPACT:** n/a

**RECOMMENDATION:** The Selectmen should make a recommendation to the ZBA.

**PREPARED AND REVIEWED BY:**

**DATE:** 7/19/13

  
Town Planner

**APPROVED BY:**

**DATE:** 7/19/13

  
Town Manager

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

**NOTICE OF PUBLIC HEARINGS**

The Great Barrington Zoning Board of Appeals will hold a public hearing on Tuesday, Aug. 6, 2013, at 7:50 p.m. (following an earlier hearing that evening) at Town Hall, 334 Main St., Great Barrington, to act on the special permit application of Aaron and Caroline Becker, for property at 27 ½ Rosseter St., to build an addition on a pre-existing, non-conforming dwelling. The property is in an B-2 zone. A copy of the petition is on file at the Town Clerk's office, Town Hall. Zoning Board of Appeals members will make a site visit at 5:30 p.m. that same date.

Ron Majdalany, Chairman

*Advertised - July 17 & 19, 2013  
Berkshire Record*





JUN 26 2013

BOARD OF SELECTMEN  
GREAT BARRINGTON

Town of Great Barrington  
Massachusetts

ZBA-1  
Rev. Aug. 2011

RECEIVED  
TOWN MANAGER

JUN 26

Application to the  
Zoning Board of Appeals

**INSTRUCTIONS**

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

**FOR OFFICE USE ONLY**

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

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

**A. WHAT ARE YOU SEEKING?**

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

VARIANCE (exempts a property from some Zoning requirements)  
*You must complete portions A., B., C., D., G., H., I., and J. of this form.*

SPECIAL PERMIT (for changes to nonconforming uses, structures)  
*You must complete portions A., B., C., E., G., H., I., and J. of this form.*

APPEAL (to overturn a decision of Building Inspector or a Board)  
*You must complete portions A., B., C., F., G., H., I., and J. of this form.*

**B. SITE / PROPERTY INFORMATION**

Address of Subject Property 27 1/2 ROSSETER ST.

Assessor's Map No. 14 Lot No. 197

Zoning District(s) B-2

Overlay District (if any) \_\_\_\_\_

**C. APPLICANT AND OWNER INFORMATION**

Applicant's  
Information

Name (please print) AARON & CAROLINE BECKER Phone (area code first) 413-528-0323

Street Address 12 CREAMERY RD.

City, State, Zip Code SOUTH EGREMONT, MA 01258 / P.O. Box 88

Email Address AARONCAROLINEBECKER@YAHOO.COM Signature [Signature]

Check here if Applicant and Property Owner are the same, and skip to the next section.

Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Note that the Property Owner must sign below to indicate permission to file this Application.

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

Property  
Owner's  
Information

Name (please print) \_\_\_\_\_ Phone (area code first) \_\_\_\_\_

Street Address \_\_\_\_\_

City, State, Zip Code \_\_\_\_\_

Email Address \_\_\_\_\_ Registry of Deeds Book No. 19815-121

Signature \_\_\_\_\_ Page No. \_\_\_\_\_

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

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

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

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

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

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

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

**G. REQUIREMENTS FOR ALL APPLICATIONS**

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

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

**H. APPLICATION FEE**

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

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

**I. TECHNICAL REVIEW FEES**

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

**J. ADDITIONAL INFORMATION**

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

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

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

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

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

Ann Bels (signed) 6/15/13 (date)

Print Form

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

Bruce Firger, Member  
John Katz, Member

Principal Assessor  
Christopher Lamarre



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

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

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

April 5, 2013

### BOARD OF ASSESSORS

ABUTTERS TO PROPERTY OF: AARON R. & CAROLINE BECKER

27 ½ Rosseter Street, Map 14 Lots 197 & 73B, Book 2151 Pg. 270

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
14	198	Kenneth M. Shearn, Trustee, blue Willow Nominee Realty Trust, PO Box 237, Monterey, MA 01245-0237
14	199	Navaporn Zivasatianrach, 201 Grove St., Northampton, MA 01060-3607
14	73A	The Granary LLC, PO Box 250, Mill River, MA 01244-0250
14	191,73C	Laurence & Amy Gadd, Trustees, Book House Realty Trust, 27 Rosseter St., Gt. Barrington, MA 01230-1522
14	192	Gregory K. & Sharon D. Stewart, 23 Rosseter St., Gt. Barrington, MA 01230-1522
14	193	Sylvia Conway-Keefner & Mattie C. Conway, 19 Rosseter St., Gt. Barrington, MA 01230-1522
14	195	Macedonia Baptist Church, PO Box 505, Gt. Barrington, MA 01230-0505
14	196	DBC Properties LLC, 1282 Dutchess Turnpike, Poughkeepsie, NY 12603-1175
14	194A,201,202	Ried Realty Corporation, c/o Cathy Coffman, 35 Mechanic St., Gt. Barrington, MA 01230-1215
14	204	United States Post Office, 222 Main St., Gt. Barrington, MA 01230-1601
14	213	Masonic Temple Association, PO Box 131, Gt. Barrington, MA 01230-0131
14	213A,212,209,203,210	Berkshire Bank, 24 North St., Att: Peter Merwin, Pittsfield, MA 01201-5106
14	211	Wendy T. Linscott Lamme, 22 Elm St., Gt. Barrington, MA 01230-1517
14	200	Frances O'Neil, 18 Elm Court., Gt. Barrington, MA 01230-1519
14	205	AME Zion Society, PO Box 294, Gt. Barrington, MA 01230-0294
14	206	Gilbert W. Sutcliffe, 84 Railroad St., Gt. Barrington, MA 01230-1576
14	207,208	Nicholas F. Wool, Trustee, Wool Realty Trust, 346 Main Rd., Monterey, MA 01245-8419
14	182	Kimada Realty LLC, 168 Main St. Suite 3, Gt. Barrington, MA 01230-1755
14	184A	Carolyn Kimball Pacheco, PO Box 888, East Falmouth, MA 02536-0888
14	185	Evelyn H. Haile, 6 Brewer Dr., Bloomfield, CT 06002-2010
14	186	Estate of Willie Smith, c/o Dortheen Smith, 28 Rosseter St., Gt. Barrington, MA 01230-1523
14	187	William T. Condry Jr., Trustee, Condry Realty Trust, 74 Christian Hill Rd., GB, MA 01230-1102
14	188,189	Yoshihiko Sato & Paula Hatch-Sato, PO Box 95, Gt. Barrington, MA 01230-0095
14	190	Society of Methodist Church, c/o Chris Goethe, 215 Gt. Barrington Rd., Housatonic, MA 01236-9771
14	183	Firth-Schwartz LLC, PO Box 367, Monterey, MA 01245-0367
13	72,73,72A	Estate of Adorno Magadini & Estate of Robert A. Magadini, 40 Rosseter St., GB 01230-1578
13	73A	John A. Ostrander, 35 Railroad Ave., Gt. Barrington, MA 01230-1577
13	108	James B. Ketchen, 1601 Lemon Bay Dr., Venice, FL 34293-6111
13	110	Allen R. Dunham & Colleen A. Kurzman, 31 Railroad St., Gt. Barrington, MA 01230-1577
13	111	Alder Creek LLC, 212 North Plain Rd., Gt. Barrington, MA 01230-1276
13	112	Walton Ford Railroad Avenue LLC, 46 Castle St., Gt. Barrington, MA 01230-1502

BECKER, AARON R. & CAROLINE

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
19	53	Station 87 LLC, 12 Club Circle, Pittsfield, MA 01201-1402
19	56	William M. & Eloise Woods, 7 Long Meadow Dr., Meriden, CT 06450-6928
14	194	Aaron & Caroline Becker, applicants

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

Sincerely,



Christopher Lamarre  
Principal Assessor

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

LOCUS DEED: BK -- 2126 PG -- 275

[SEE PLANS IN PLAT FILE N-108 & N-128]

PROPERTY ADDRESS: 27 1/2 ROSSETER STREET

THIS IS NOT A SURVEY AND IS SUBJECT TO ANY STATEMENT OF FACTS A SURVEY MAY REVEAL

**LEGEND**

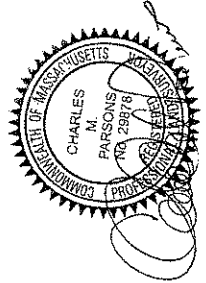
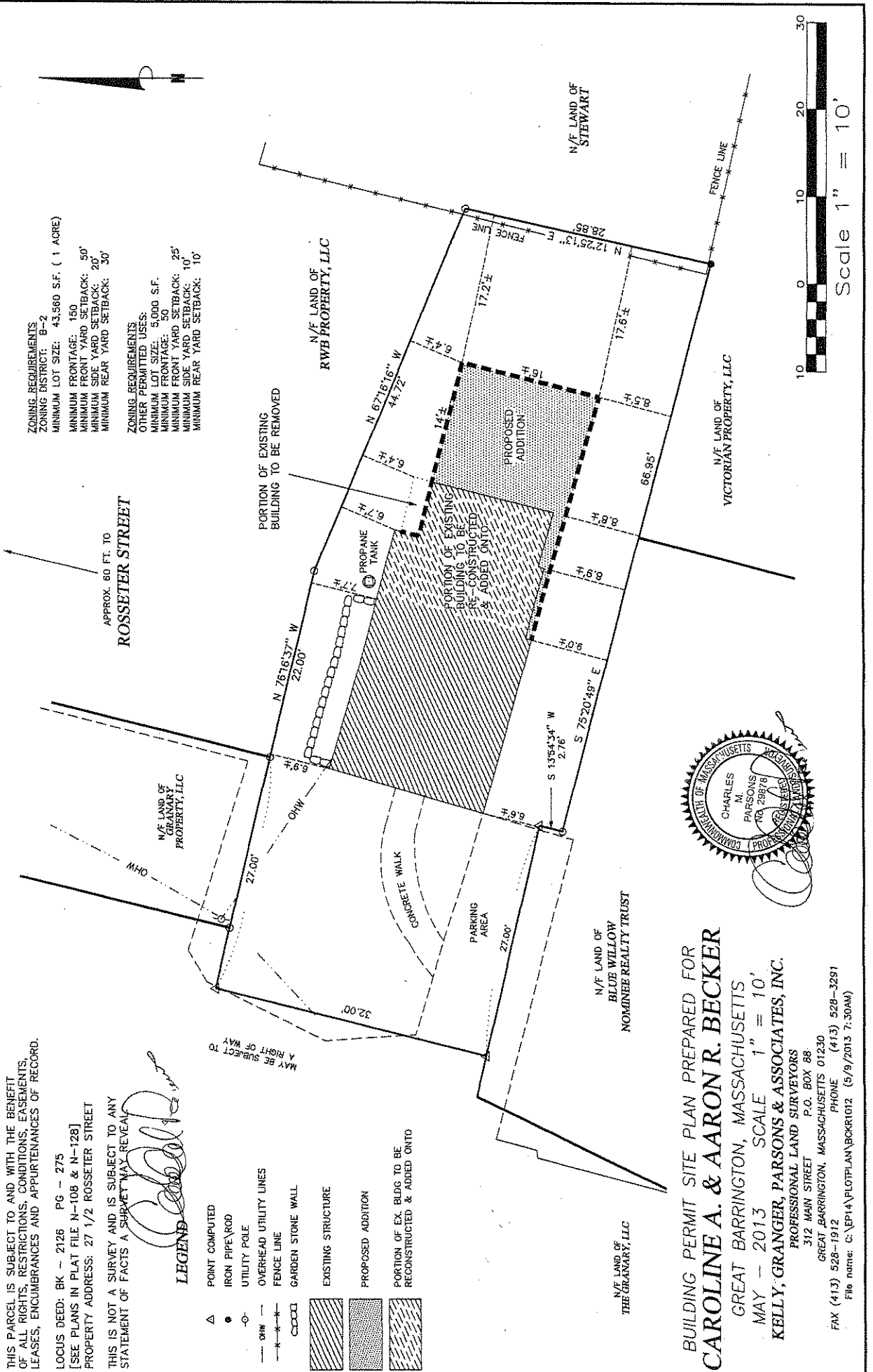
- ▲ POINT COMPUTED
- IRON PIPE/ROD
- UTILITY POLE
- OVERHEAD UTILITY LINES
- OWN
- FENCE LINE
- GARDEN STONE WALL
- ▨ EXISTING STRUCTURE
- ▨ PROPOSED ADDITION
- ▨ PORTION OF EX. BLDG. TO BE RECONSTRUCTED & ADDED ONTO

MAY BE SUBJECT TO A RIGHT OF WAY

**ZONING REQUIREMENTS**  
 ZONING DISTRICT: B-2  
 MINIMUM LOT SIZE: 43,560 S.F. (1 ACRE)  
 MINIMUM FRONTAGE: 150'  
 MINIMUM FRONT YARD SETBACK: 50'  
 MINIMUM SIDE YARD SETBACK: 20'  
 MINIMUM REAR YARD SETBACK: 30'

**OTHER PERMITTED USES**  
 MINIMUM LOT SIZE: 5,000 S.F.  
 MINIMUM FRONTAGE: 50'  
 MINIMUM FRONT YARD SETBACK: 25'  
 MINIMUM SIDE YARD SETBACK: 10'  
 MINIMUM REAR YARD SETBACK: 10'

APPROX. 60 FT. TO  
**ROSSETER STREET**



**BUILDING PERMIT SITE PLAN PREPARED FOR**  
**CAROLINE A. & AARON R. BECKER**  
 GREAT BARRINGTON, MASSACHUSETTS

MAY - 2013 SCALE 1" = 10'  
**KELLY, GRANGER, PARSONS & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 312 MAIN STREET P.O. BOX 88  
 GREAT BARRINGTON, MASSACHUSETTS 01230

PHONE (413) 528-1912 FAX (413) 528-3291  
 File name: c:\EP14\FLO\PLAN\BOKR1012 (5/9/2013 7:30AM)

