

Jennifer Tabakin
Town Manager

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Great Barrington, MA 01230

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TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTMEN'S MEETING

MONDAY, AUGUST 26, 2013, 7:00 PM

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

1. CALL TO ORDER:

2. APPROVAL OF MINUTES:

August 12, 2013 Regular Meeting

3. SELECTMEN'S ANNOUNCEMENTS/STATEMENTS:

A. GENERAL COMMENTS BY THE BOARD.

B. DISCUSSION OF UPCOMING MEETING CALENDAR.

4. TOWN MANAGER'S REPORT:

A. FOLLOW UP ITEMS.

B. DEPARTMENT UPDATES.

C. COMMITTEE UPDATES.

5. PUBLIC HEARINGS:

A. **CONTINUATION** OF PUBLIC HEARING ON THE SPECIAL PERMIT APPLICATION OF JOHN DELMOLINO, PO BOX 446, MONTEREY, MA FOR THE PARTIAL DEMOLITION AND RENOVATION OF THE EXISTING STRUCTURE AND TO OPERATE A RESTAURANT AT 165 MAIN STREET, GREAT BARRINGTON, MA, IN ACCORDANCE WITH SECTIONS 3.1.4 C (21), 9.6, AND 10.4 OF THE GREAT BARRINGTON ZONING BY LAW.

(DISCUSSION/VOTE)

- a. Open Public Hearing
- b. Explanation of Project
- c. Speak in Favor/Opposition
- d. Motion to Close Public Hearing
- e. Motion re: Findings
- f. Motion re: Approval/Denial/Table

B. TAX CLASSIFICATION HEARING TO DETERMINE THE TAX ALLOCATION FOR FY 2014 FOR THE TOWN OF GREAT BARRINGTON. (DISCUSSION/VOTE)

- a. Open Public Hearing
- b. Explanation of Project
- c. Speak in Favor/Opposition

- d. Motion to Close Public Hearing
 - e. Motion re: Findings
 - f. Motion re: Approval/Denial/Table
- C. LORI WELLER, 293 MAIN STREET, GREAT BARRINGTON FOR A SPECIAL PERMIT FOR A RESTAURANT AND ARCADE AT 34 BRIDGE STREET, GREAT BARRINGTON, MA, IN ACCORDANCE WITH SECTIONS 3.1.4 B (5) AND C (21), 9.6, AND 10.4 OF THE GREAT BARRINGTON ZONING BY LAW. (DISCUSSION/VOTE)
- a. Open Public Hearing
 - b. Explanation of Project
 - c. Speak in Favor/Opposition
 - d. Motion to Close Public Hearing
 - e. Motion re: Findings
 - f. Motion re: Approval/Denial/Table
- D. LORI WELLER D/B/A GYPSY JOYNT JIVE, LORI WELLER, MANAGER FOR A NEW COMMON VICTUALLER ALL ALCOHOLIC RESTAURANT LIQUOR LICENSE AT 34 BRIDGE STREET, GREAT BARRINGTON, MA. (DISCUSSION/VOTE)
- a. Open Public Hearing
 - b. Explanation of Project
 - c. Speak in Favor/Opposition
 - d. Motion to Close Public Hearing
 - e. Motion re: Findings
 - f. Motion re: Approval/Denial/Table
- 6. LICENSES OR PERMITS:**
- A. LORI WELLER D/B/A GYPSY JOYNT JIVE FOR 2013 COMMON VICTUALLER LICENSE AT 34 BRIDGE STREET, GREAT BARRINGTON, MA FROM WEDNESDAY – SUNDAY, 11:00 AM – 1:00 AM. (DISCUSSION/VOTE)
- B. LORI WELLER D/B/A GYPSY JOYNT JIVE FOR 2013 AUTOMATIC AMUSEMENT DEVICE LICENSE AT 34 BRIDGE STREET, GREAT BARRINGTON, MA FROM WEDNESDAY – SUNDAY, 11:00 AM – 1:00 AM. (DISCUSSION/VOTE)
- C. LORI WELLER D/B/A GYPSY JOYNT FOR 2013 ANNUAL SUNDAY ENTERTAINMENT LICENSE AT 293 MAIN STREET, GREAT BARRINGTON, MA FROM 1:00 PM – 11:59 PM. (DISCUSSION/VOTE)
- D. TOM HANKEY & JUANITA O’ROURKE D/B/A COVE BOWLING & ENTERTAINMENT FOR 2013 COMMON VICTUALLER LICENSE AT 109 STOCKBRIDGE ROAD, GREAT BARRINGTON FROM MONDAY – SUNDAY, 9:00 AM – 11:00 PM. (DISCUSSION/VOTE)
- E. GREAT BARRINGTON FISH AND GAME FOR ONE DAY BEER AND WINE LICENSE FOR SEPTEMBER 7, 2013 FROM 11:00 AM – 7:00 PM AT 338 LONG POND ROAD. (DISCUSSION/VOTE)
- F. GREAT BARRINGTON FISH AND GAME FOR ONE DAY BEER AND WINE LICENSE FOR SEPTEMBER 15, 2013 FROM 11:00 AM – 7:00 PM AT 338 LONG POND ROAD. (DISCUSSION/VOTE)
- G. GREAT BARRINGTON FISH AND GAME FOR ONE DAY BEER AND WINE LICENSE FOR SEPTEMBER 21, 2013 FROM 5:00 PM – 12 MIDNIGHT AT 338 LONG POND ROAD. (DISCUSSION/VOTE)
- H. GREAT BARRINGTON FISH AND GAME FOR TEN (10) ONE DAY BEER AND WINE LICENSES, EVERY SUNDAY, FROM SEPTEMBER 22, 2013 – NOVEMBER 24, 2013 FROM 11:00 AM – 7:00 PM AT 338 LONG POND ROAD. (DISCUSSION/VOTE)

I. GREAT BARRINGTON FISH AND GAME FOR ONE DAY BEER AND WINE LICENSE FOR DECEMBER 1, 2013 FROM 11:00 AM – 7:00 PM AT 338 LONG POND ROAD. (DISCUSSION/VOTE)

J. THE GUTHRIE CENTER /GEORGE LAYE FOR ONE DAY BEER AND WINE LICENSE FOR SEPTEMBER 1 AND 5, 2013 FROM 6:00 PM – 11:30 PM AT THE GUTHRIE CENTER, 2 VAN DEUSENVILLE ROAD. (DISCUSSION/VOTE)

7. NEW BUSINESS:

A. BOS – RECOMMENDATION TO THE ZBA ON THE SPECIAL PERMIT APPLICATION OF JAMES B. KETCHEN, 5631 KEY WEST PLACE, BRADENTON, FL 34203 TO ALTER PRE-EXISTING, NON-CONFORMING DWELLING AT 70 CASTLE HILL AVENUE, GREAT BARRINGTON. (DISCUSSION/VOTE)

8. OLD BUSINESS:

A. PLASTIC BAG REDUCTION BYLAW UPDATE. (DISCUSSION)


9. CITIZEN SPEAK TIME:

10. SELECTMEN'S TIME:

11. MEDIA TIME:

12. ADJOURNMENT:

NEXT SELECTMEN'S REGULAR MEETING: MONDAY, SEPTEMBER 9, 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.

MEETINGS IN SEPTEMBER

(Scheduled as of 8/22/13)

- Wednesday, August 28th at 1:30 PM Council on Aging- Claire Teague Senior Center
- Wednesday, August 28th at 7 PM Conservation Commission- Town Hall
- Wednesday, September 4th at 12:15 PM Board of Selectmen Special Meeting (Main Street Reconstruction Project)- Town Hall
- Wednesday, September 4th at 5:15 PM Tree Committee- Mason Library
- Thursday, September 5th at 7:30 PM Board of Health- Town Hall
- Monday, September 9th at 5 PM Parks Commission- Mason Library
- Monday, September 9th at 7 PM Board of Selectmen- Town Hall
- Tuesday, September 10th at 5:30 PM Finance Committee- Town Hall
- Tuesday, September 10th at 7:30 PM ZBA- Town Hall
- Thursday, September 12th at 5:30 PM Library Trustees- Mason Library
- Thursday, September 12th at 7 PM Planning Board- Town Hall
- Monday, September 16th at 6:30 PM Board of Selectmen Special Meeting (Town Charter Review Workshop)- Town Hall
- Thursday, September 19th at 2:15 PM GB Housing Authority- Bernard Gibbons Drive
- Thursday, September 19th at 6:30 PM Historic District Commission- Town Hall
- Monday, September 23rd at 7 PM Board of Selectmen- Town Hall

Wednesday, September 25th at 1:30 PM Council on Aging- Claire Teague Senior Center

Wednesday, September 25th at 7 PM Conservation Commission- Town Hall

Thursday, September 26th at 6 PM Planning Board & Board of Selectmen Joint Meeting (Master Plan)- Town Hall

TOWN OF GREAT BARRINGTON
NOTICE OF PUBLIC HEARING

Con. + from BOS meeting August 12/11

The Board of Selectmen will hold a public hearing on Monday, August 26, 2013 at 7:00 PM at Town Hall, 334 Main Street, Great Barrington, MA to act on the special permit application of John Delmolino, PO Box 446, Monterey, MA, for the partial demolition and renovation of the existing structure and to operate a restaurant at 165 Main Street, Great Barrington, MA, in accordance with Sections 3.1.4 C (21), 9.6, and 10.4 of the Great Barrington Zoning Bylaw.

Sean Stanton, Chairman

Publish Friday, August 9, 2013 and Friday, August 16, 2013

Berkshire Record

Diego Gutierrez, Architect
123 Front Street Housatonic MA 01236
413.854.8955 housyarch@verizon.net

July 30, 2013

**Board of Selectmen
Town of Great Barrington**

RE: 165 Main Street
Great Barrington, MA
Application for a Special Permit

Dear Board,

On behalf of the applicant John Delmolino, owner of the above referenced property, I would like to request a continuance, to the August 26, 2013 meeting, on the application for a restaurant special permit, per 3.1.4 C(21) and for exterior changes in the Village Center Overlay District, per 9.6 and 10.4 of the Zoning code, in order to more fully address the concerns of the Planning Board expressed to us at the latest hearing.

Thank you.



Diego Gutierrez, Architect

Cc: John Delmolino, Real Estate Connections
Christopher Rembold, Town Planner



TOWN OF GREAT BARRINGTON MASSACHUSETTS

BOARD OF ASSESSORS

EXECUTIVE SUMMARY

TITLE: FY 2014 Tax Classification Hearing Held August 26, 2013

BACKGROUND: At the Tax Classification Hearing the Board of Selectmen is required to vote to implement one or a combination of four classification options for distributing the tax levy among property owners. The options include: 1.) Open Space Discount, 2.) Residential Exemption, 3.) Small Commercial Exemption or 4.) Single or Split Tax Rate. The Town currently has a single tax rate with no exemption or discount given to a specific class of property. A vote to grant discounts or exemptions to specific property classes will result in a higher tax rate for non-qualifying property owners as the tax burden is shifted away from the exempted recipients. A vote in favor of more than one option will result in different tax rates for different property classes. **Regardless of the classification option(s) chosen the amount of the overall tax levy will not change.**

Historically and as part of their annual budget policy, the Selectmen have endorsed the single tax rate option providing no exemption or discount to a particular class of property. Voting a residential factor of 1.00 affirms a single tax rate and the proportionate sharing of the tax levy between all classes of property. Voting a residential factor of less than 1.00 would split the tax rate, thereby shifting the tax burden away from the residential class and onto commercial, industrial and personal property owners. Two separate tax rates would be created: one, a lower tax rate for residential and open space and another, higher tax rate, for commercial, industrial and personal property owners. Land enrolled in Ch. 61, 61A or 61B would be subject to the higher tax rate as it would be then classified as commercial.

Exemption & Discount Options

Adoption of Open Space Discount

Open Space is defined as land maintained in an open or natural condition and must contribute significantly to the benefit and enjoyment of the public. This classification may not include land taxable under the provisions of MGL Chapter 61, 61A, or 61B, land under a permanent conservation restriction or land held for the production of income. The Open Space Discount is up to 25% of the selected residential factor. By discounting a certain percentage of value attributable to Open Space the tax levy burden is shifted onto residential rate payers thereby increasing their tax rate. Presently, there are no lands classified as Open Space because those who might benefit receive a greater discount by enrolling in Chapter Lands.

Recommendation: The Board of Assessors does not recommend adoption of an Open Space Discount

Adoption of Residential Exemption

The *Residential Exemption* grants an exemption to property that is the principal residence or domicile of a taxpayer. The exemption amount cannot exceed 20% (\$62,943) of the average assessed value (\$314,715) of all residential class properties. Granting the exemption increases the residential tax rate as it shifts the tax burden, within the entire residential class, away from lower valued dwellings to dwellings valued at more than the average, multi-family properties, apartment buildings and non-domiciled property owners. Properties of domiciled taxpayers valued below the average will pay fewer taxes while those valued higher than the average will pay more. Currently, only fourteen of 351 Massachusetts communities grant Residential Exemptions. These communities typically have a large number of apartment buildings (Boston, Brookline, Chelsea) or a disproportionately large numbers of second homes (Cape Cod & the Island communities).

Recommendation: The Board of Assessors does not recommend adoption of a Residential Exemption

Adoption of Small Commercial Exemption

The *Small Commercial Exemption* may be applied to certain commercial properties whose assessment is less than \$1,000,000 and occupied by a business or businesses certified by the Department of Employment & Training as having no more than an average of ten employees in the previous year. If there is more than one business located within the property all must meet the requirements to qualify. If adopted, up to 10% of the assessed value of the eligible property would be exempt. The owner of the property is the direct beneficiary of the tax savings and is not required to pass any savings onto the tenants. The total gross value of the Small Commercial Exemption is redistributed to the non-qualifying commercial property owners in the form of a higher tax rate.

Recommendation: The Board of Assessors does not recommend adoption of a Small Commercial Exemption

Adoption of a Single or Split Tax Rate

Adopting a *Single Tax Rate* requires the Selectmen vote to maintain a residential factor of 1.00. A Single Tax Rate allows for all classes of property to pay only their fair share of the tax levy with no advantage or burden meted out to any one particular property class. A split tax rate requires the Selectmen vote for a residential factor of less than 1.00. The minimum residential factor for the Town as set by the Department of Revenue is .861914 which allows for a "CIP" shift of 1.50.

**Recommendation: The Board of Assessors recommends
adoption of a Single Tax Rate**

Notables for Fiscal Year 2014 Triennial Recertification:

Total Taxable Value \$1,322,379,245 The total taxable real and personal property value for FY 2014 is \$1,322,379,245, a decrease of \$38,504,282 or -2.8% from FY '13 value of \$1,360,883,527. Reviewed by property class, the overall residential sector value decreased \$42,465,605 or 3.9% from \$1,078,673,891 in FY '13 to \$1,036,208,286 in FY '14. Commercial values increased slightly by 0.3% or \$731,421 from \$235,289,215 to \$236,020,636. The industrial sector values edged up \$523,307, or 5.2%, from \$9,982,800 to \$10,506,107.

For FY '14 Real Estate Research Consultants (RRC) were retained to audit the Town's business only personal property accounts. The total number of accounts increased 137 from 757 in FY'13 to 894 in this fiscal year, an increase of 18.1%. Total personal property value increased 7.3% or \$2,706,595 over last year from \$36,937,621 to \$39,644,216. New growth attributable to personal property increased by 85.3% or \$9,331,345 from \$1,373,705 in FY '13 to its present value of \$10,705,050 and represents \$140,664 in new tax revenue however, the net tax revenue after account deletions and asset depreciation is \$36,701.

Levy \$17,931,463 The total amount to be raised through taxation for FY '14 is \$17,931,463 which is an increase of \$49,453 or 0.28% more than the FY '13 levy of \$17,882,010.

New Growth \$19,318,690/\$253,847 New growth is defined as value created through the construction of new homes, additions or substantial remodels. It can also come about as a result of lot splits, subdivisions and expansion of new personal property assets and accounts. Total new growth increased 15.23% or \$2,553,095 from \$16,765,595 in FY'13 to \$19,318,690 in FY'14. \$8,613,640 of the value is attributable to real property while \$10,705,050 is derived from personal property. New growth's impact on expanding the levy limit is calculated by multiplying the new growth value of \$19,318,690 by the FY'13 tax rate of \$13.14. This yields a tax levy growth value of \$253,847.

Tax Rate \$13.56 The tax rate is calculated by dividing the tax levy by the total value of all taxable property or, $\$17,931,463 \div \$1,322,379,245$. This yields a tax rate of \$13.56 per \$1,000 of valuation, an increase of $\$0.44$ over FY'13 tax rate of \$13.14.

CPA Revenue \$395,800 FY'14 will be the first year a 3% surcharge will be levied against 3,423 real property taxpayers. The CPA surcharge to a single family home valued at this year's average of \$359,183 will be \$65. The first \$100,000 of residential value will be exempt from the surcharge. No such exemption will be afforded commercial/industrial property owners for FY'14 as MGL did not provide this option at the time of adoption. Since then MGL has allowed for a commercial/industrial exemption which the Town adopted for implementation in FY'15. This will create an across the board CPA exemption to all property owners regardless of class.

Average & Median Single Family Home Values \$359,183/\$284,100 The average single family home value decreased \$16,895 or 4.3% from \$376,078 in FY '13 to \$359,183 for FY '14. The reduction is a result of the median single family home price falling below the median assessed value. As a result, downward adjustments were made to building cost tables and the land pricing schedule. The average single family home tax bill will decrease \$71.00 or 1.44% to \$4,871 when compared to last year's average bill of \$4,942. The median single family home value of \$284,100 will be taxed at \$3,852 compared to \$3,962 last year.


Average & Median Commercial Property Values \$670,464/\$413,900 The average commercial property value will remain flat with no discernible difference in FY '14 value of \$670,464 versus the FY '13 value of \$668,027. However, the average commercial bill will increase \$313 from \$8,778 to \$9,091. The median commercial value of \$413,900 will receive a tax bill of \$5,612 compared to \$5,580 last year.

Excess Levy Capacity \$1,767,517 Excess levy capacity is the difference between the levy limit and the amount levied. It is also the amount of additional monies the Town is allowed to raise through taxation but chooses not to. FY '14 excess levy capacity is 9.0% of the maximum allowable levy of \$19,698,980. Last year excess levy capacity was \$1,207,672 or 6.3% of the \$19,089,682 maximum allowable levy. The FY '14 excess levy capacity and levy amounts are in compliance with stated FY '14 budget policy.

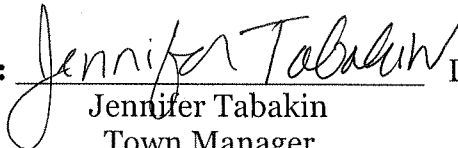
FISCAL IMPACT: Not applicable beyond the FY 2014 property tax levy that be maintained at \$17,931,463.

NEXT STEPS/TIME FRAME: Vote the tax classification at the Classification Hearing held Monday August 26, 2013 which will allow the first half FY'14 tax bills to be sent on or before October 1, 2013.

RECOMMENDATION: Adoption of a single tax rate of \$13.56 per \$1,000 of valuation for all classes of property for fiscal year 2014.

PREPARED BY: 
Christopher J. Lamarre
Principal Assessor

Date: AUGUST 23, 2013

REVIEWED AND APPROVED: 
Jennifer Tabakin
Town Manager

Date: Aug 23, 2013



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

BOARD OF ASSESSORS

EXECUTIVE SUMMARY

**TITLE: FY'14 Fire District Tax Classification Hearing Held
August 26, 2013**

BACKGROUND: At the Tax Classification Hearing the Prudential Committee of the Great Barrington Fire District shall vote to implement one or a combination of four classification options for distributing the tax levy among district property owners. The options are: 1.) Open Space Discount, 2.) Residential Exemption, 3.) Small Commercial Exemption and 4.) Single or Split Tax Rate. A vote to grant discounts or exemptions to specific property classes will result in a higher tax rate for non-qualifying property owners as the tax burden is shifted away from the exempted recipients. A vote in favor of more than one option will result in different tax rates for different property classes. Regardless of the classification option(s) chosen the amount of the overall tax levy will not change.

Historically, the Prudential Committee has endorsed the single tax rate option providing no exemption or discount to any one particular class of property. Voting a residential factor of 1.00 affirms a single tax rate and the proportionate sharing of the tax levy between all classes of property. Voting a residential factor of less than 1.00 would split the tax rate thereby shifting the tax burden away from the residential class and onto commercial, industrial and personal property owners. Two separate tax rates would be created; one, a lower tax rate for residential and open space ("RO") and another, higher tax rate, for commercial, industrial and personal property owners ("CIP"). Land enrolled in Ch. 61, 61A or 61B would be subject to the higher tax rate as it would be then classified as commercial.

- **Open Space Discount**

Open Space is defined as land maintained in an open or natural condition and must contribute significantly to the benefit and enjoyment of the public. This classification may not include land taxable under the provisions of Chapter 61, 61A, or 61B, land under a permanent conservation restriction or land held for the production of income. The Open Space Discount is up to 25% of the selected residential factor. By discounting a certain percentage of value attributable to Open Space the tax levy burden is shifted onto residential rate payers thereby increasing their tax rate. Presently, there are no lands classified as Open Space because those who might benefit receive a greater discount by enrolling in Chapter Lands.

- **Residential Exemption**

The *Residential Exemption* grants an exemption to property that is the principal residence or domicile of a taxpayer. The exemption amount can not exceed 20% (\$58,490) of the average assessed value (\$292,450) of all residential class properties. Granting the exemption increases the residential tax rate as it shifts the tax burden, within the entire residential class, away from lower valued dwellings to multi-family properties, apartment buildings and non-domiciled property owners. Properties that are valued less than the average will pay fewer taxes while those assessed higher than the average will pay more. Currently, only fourteen of 351 Massachusetts communities grant Residential Exemptions. These communities tend to have a large number of apartment buildings (Boston, Brookline, Chelsea) or a disproportionately large number of second homes (Cape Cod & the Islands communities).

- **Small Commercial Exemptions**

The *Small Commercial Exemption* may be applied to certain commercial properties whose assessment is less than \$1,000,000 and occupied by a business or businesses certified by the Department of Employment & Training as having no more than an average of ten employees in the previous year. If there is more than one business located within the property all must meet the requirements to qualify. If adopted, up to 10% of the assessed value of the eligible property would be exempt. The owner of the property is the direct beneficiary of the tax savings and is not required to pass any savings onto the tenants. The total gross value of the Small Commercial Exemption is redistributed to the non-qualifying commercial property owners in the form of a higher tax rate.

- **Single or Split Tax Rate**

Adopting a *Single Tax Rate* requires the Prudential Committee vote to maintain a residential factor of 1.00. A Single Tax Rate allows for all classes of property to pay their fair share of the tax levy with no advantage or additional burden meted out to any one particular property class. A split tax rate requires the Prudential Committee vote a residential factor of less than 1.00. The minimum residential factor for the Fire District as set by the Department of Revenue is .748229 and allows for a "CIP" shift of 1.50.

Notables for Fiscal Year 2014 Triennial Recertification:

Total Taxable Value \$676,714,631 The total taxable real and personal property value for FY'14 is \$676,714,631 a decrease of 2.1% or \$14,309,597 from last fiscal year. The residential sector experienced a value decrease of \$16,088,753 or 3.5% from \$466,169,025 last year to \$450,080,272. This decrease is a result of the Assessment- to-Sale Ratio (ASR) analysis indicating median sale prices have fallen below median assessed values. As a result, downward adjustments were made to the CAMA cost tables in order to meet DOR guidelines. The commercial class, valued at \$203,308,161 in FY '13 is up \$1,159,974 or 0.6% in FY '14 to \$204,468,135. The industrial sector value declined \$228,093 or 0.6% from \$3,843,600 in FY'13 to \$3,615,507. Personal property values gained 4.8% or \$847,275 from \$17,703,442 in FY '13 to \$18,366,177 in FY '14.

Levy \$ 473,700 The total amount of money to be raised through taxation for FY'14 is \$473,700 The FY'14 levy is \$65,299 less than the FY'13 levy of \$538,999, a reduction of 12.1%.

Tax Rate ¢0.70 The tax rate is calculated by dividing the Fire District's proposed FY'14 tax levy by its total value of all taxable property, multiplied by 1000 or, $\$473,700 \div \$676,714,631 \times 1000 = \text{¢}0.70$. This is a reduction of ¢0.08 from last year's rate of ¢0.78.

Average Single Family Home Value \$325,433 As a result of triennial recertification's sale trend analysis, the average single family home value within the District decreased \$15,516 or 4.5% from \$340,885 in FY'13 to \$325,433 in FY' 14. This same single family home will experience a FY '14 decrease in their FD tax bill of \$38.09 from \$\$265.89 to \$227.80.

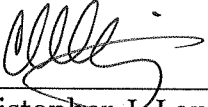
Average Commercial Property Value \$701,580 The average FY'14 commercial property value increased \$1,696 from \$699,884 in FY'13 to \$701,580 in FY'14. The average commercial bill will experience a reduction of \$54.80 from \$545.90 in FY'13 to \$491.11 in FY'14.

FISCAL IMPACT: Not applicable beyond the FY'14 property tax levy that be maintained at \$473,700.23

NEXT STEPS/TIME FRAME: Vote the tax classification at the Classification Hearing held Monday August 26, 2013 which will allow the first half FY'14 tax bills to be sent on or before October 1, 2013.

RECOMMENDATION: A single tax rate of ¢0.70 per \$1,000 of valuation for all classes of property for FY 2014.

PREPARED BY: _____


Christopher J. Lamarre
Principal Assessor

DATE: August 23, 2013

BOS
SP # 817-13

TOWN OF GREAT BARRINGTON

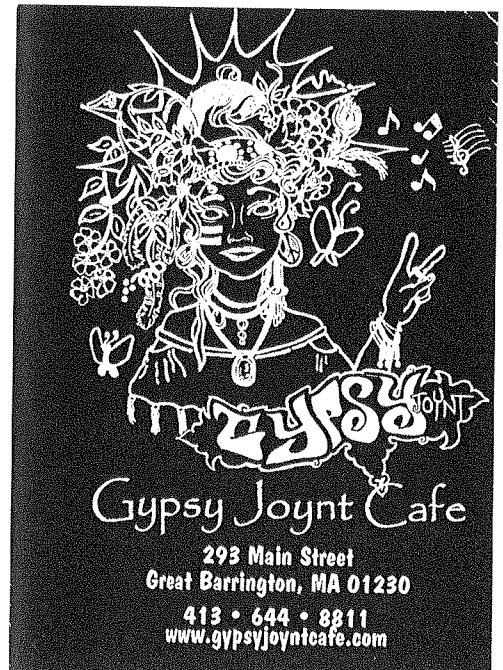
NOTICE OF PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Monday, August 26, 2013 at 7:00 PM at Town Hall, 334 Main Street, Great Barrington, MA to act on the special permit application of Lori Weller, 293 Main Street, Great Barrington, for a restaurant and arcade at 34 Bridge Street, Great Barrington, MA, in accordance with Sections 3.1.4 B(5) and C (21), 9.6, and 10.4 of the Great Barrington Zoning Bylaw.

Sean Stanton, Chairman

Publish Friday, July 26, 2013 and Friday, August 2, 2013

Berkshire Record



TOWN OF GREAT BARRINGTON

NOTICE OF PUBLIC HEARING

The Board of Selectmen will hold a public hearing on Monday, August 26, 2013 at 7:30P.M. at the Town Hall, 334 Main Street, Great Barrington, MA to act on the application of Lori Weller d/b/a Gypsy Joynt Jive, Lori Weller, Manager for a new Common Victualler Restaurant All Alcoholic Liquor License at 34 Bridge Street, Great Barrington, MA 01230.

Sean Stanton
Chairman

PLEASE PUBLISH August 2 and August 9, 2013.

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

FEE: \$25.00 ^(pd) (Payable to the Town of Great Barrington) DATE: 7-22-13

NOTICE:

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

TO THE LICENSING AUTHORITY:

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

OWNER(S) NAME: LORI WELLS

NAME OF BUSINESS: GYPSY JOYNT LIVE

D/B/A (if applicable): GYPSY JOYNT

BUSINESS MAILING ADDRESS: 34 BRIDGE ST

BUSINESS TELEPHONE: 6448811 HOME TELEPHONE: 9192731195

LOCATION WHERE LICENSE IS TO BE USED: 34 BRIDGE ST

DAYS OF OPERATION: W-SUN ~~W-SUN~~

HOURS OF OPERATION: 11am - 1am

DESCRIPTION OF PREMISES: COMMERCIAL ENTERTAINMENT / RESTAURANT WAREHOUSE STYLE.

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

[Signature]
Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

SS# [REDACTED] or FID# _____

RECEIVED
TOWN MANAGER

AUG 23 2013

COMMONWEALTH OF MASSACHUSETTS
TOWN OF GREAT BARRINGTON
APPLICATION FOR AUTOMATIC AMUSEMENT DEVICE
M.G.L. CHAPTER 140, SECTION 177A

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

FEE: \$30.00 per machine x 19 = 570.

DATE: 7-22-13

NUMBER OF MACHINES: 19

LICENSE NUMBER: _____

TO THE LICENSING AUTHORITY:

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

OWNER(S) NAME: LORI WELER

NAME OF BUSINESS: GYPSY JOYNT JIVE

D/B/A (if applicable): GYPSY JOYNT JIVE

BUSINESS MAILING ADDRESS: 34 BRIDGE ST

BUSINESS TELEPHONE: 413 644 8811

LOCATION WHERE LICENSE IS TO BE USED: 34 BRIDGE ST

GREAT BARRINGTON, MA 01230

DAYS/ HOURS OF OPERATION: WEDS - SUN 11AM - 1AM

NAME OF MACHINE:

MANUFACTURER:

SEE ATTACHED

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

Lori Weller
Signature of Individual OR
Corporate Name

by: _____
Corporate Officer
(if applicable)

SS# [REDACTED]

or FID# _____

Pacman- Midway

Air Hockey- Dynamo

60 in 1 - Global Arcade

Galaxian - Midway

Tekken - Namco

MVC - Capcom

Millipede/ Centipede- Namco

2 iceballs- ice

1 no fear pinball- Bally

1 Monopoly Pin - Stern

2 pool Table - Dynamo

Pac/ Gal- Namco

Space / Quix- Namco

FOOS BALL - DYNAMO

BLITZ - MIDWAY

CAPSUK - CAPCOM

RAIDON - CAPCOM

RECEIVED
TOWN MANAGER

JUL 24 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA



TOWN OF GREAT BARRINGTON
Annual Sunday Entertainment License Application
(Local Approval ONLY- State Approval Required Separately)

✓ Hours of 1:00 pm-11:59 pm _____ Hours of 9:00 am- 11:59 pm
(\$85.00) (pd) (\$175.00)

The undersigned hereby applies for a license in accordance with the provisions of Massachusetts General Laws, Ch.136 Sec.4.

Name: LORI WELLS

Business/Organization: GYPSEY JOYNT ~~CAFE~~

D/B/A (if applicable): _____

Address: 293 MAIN ST

Mailing Address: 293 MAIN ST

Phone Number: 413 644 8811

(INDOOR ENTERTAINMENT ONLY)

TYPE: (Check all that apply) Concert Dance Exhibition Cabaret DJ
 Live band with up to ___ pieces, including singers Public Show

INCLUDES: Live music Recorded music Dancing by entertainers/ performers
 Dancing by patrons Amplification system Theatrical exhibition

Floorshow Play Moving picture show Light show Jukebox

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

____ YES NO

Exact Location of Entertainment (include sketch): STAGE - see attached

Days of Entertainment: Sunday's 2013
(year)

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

In the event of a change in type of entertainment or hours/days different than indicated above, a new application will be required and a new license will be issued.

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

[Signature]
Signature of Individual or
Corporate Officer

7/29/13
Date

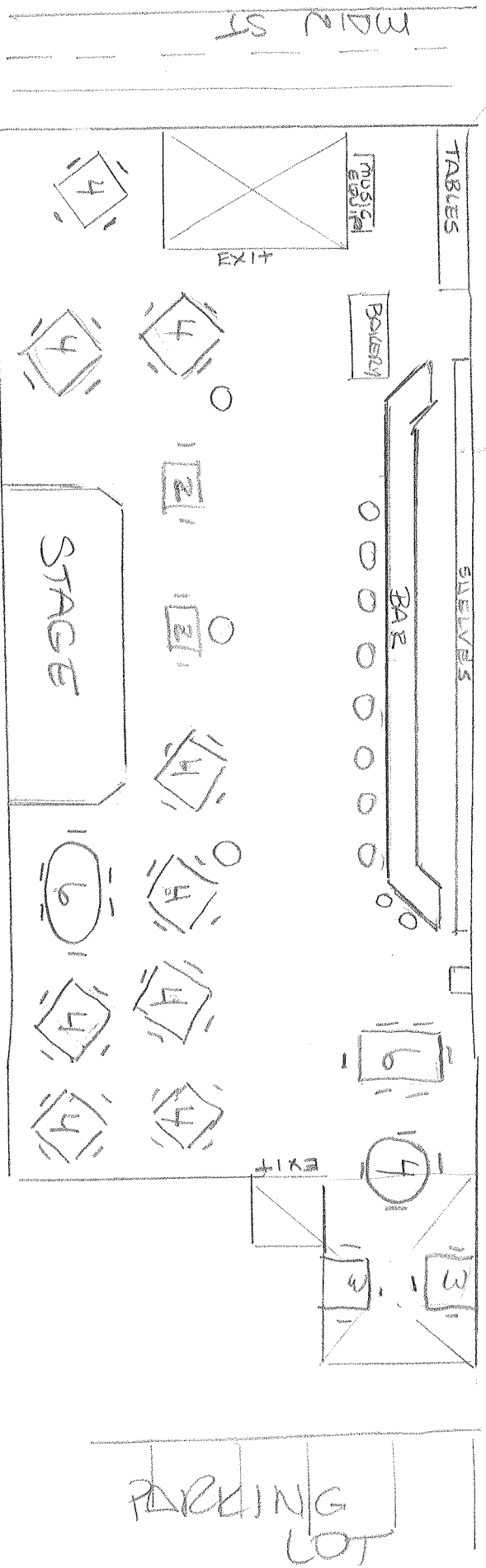
[Redacted]
SS# or FID#

TOWN USE ONLY:

DRT Review with Conditions: DRT has no issues. (CR) 7/30/13

APPROVAL DATE: _____

LICENSE # _____



BRIDGE ST. ↑

Gypsy
 Tonight
 293 MAIN ST.
 GB, MA
 01230

7-29-13

AUG 15 2013

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

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

FEE: \$25.00 ^(pd) (Payable to the Town of Great Barrington) DATE: 8/13/13

NOTICE:

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

TO THE LICENSING AUTHORITY:

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

OWNER(S) NAME: Tom Hankoff & Juanita Orourke

NAME OF BUSINESS: Core Bowling & Entertainment

D/B/A (if applicable): _____

BUSINESS MAILING ADDRESS: 109 Stockbridge Rd Gt. Barrington

BUSINESS TELEPHONE: 528-1220 HOME TELEPHONE: 528-1247

LOCATION WHERE LICENSE IS TO BE USED: 109 Stockbridge Rd Gt. Barrington
Snack Bar

DAYS OF OPERATION: Monday - Sunday

HOURS OF OPERATION: Monday - Friday 9am-11pm / SAT 9am-11pm / Sun 9am-11pm

DESCRIPTION OF PREMISES: Bowling Alley Snack Bar

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

Thomas M Hankoff
Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

SS# _____ or FID# [REDACTED]

FEE: \$25.00 (pd)

DATE: 8/15/13



RECEIVED
TOWN MANAGER

AUG 15 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gt. Barrington Fish + Game

ORGANIZATION NAME: Gt. Barrington Fish + Game

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

Type of license being
Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Pig Roast

DATE: Saturday Sept 17, 2013 START TIME: 11 am END TIME: 7 pm

LOCATION: 338 Long Pond Rd
Great Barrington, MA 01230

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

David Vickery
Signature of Applicant

P.O. Box 608 Housatonic Ma 01236
Mailing Address

274-6291
Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

FEE: \$25.00 (pd)

DATE: 8/15/13



RECEIVED
TOWN MANAGER

AUG 15 2013

TOWN OF GREAT BARRINGTON

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gt. Barrington Fish + Game

ORGANIZATION NAME: Gt. Barrington Fish + Game

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

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Benefit Shoot (VFW + American Legion)
Sunday

DATE: Sept 15, 2013 START TIME: 11 am END TIME: 7 pm

LOCATION: 338 Long Pond Rd
Great Barrington, MA 01230

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

David Vickery
Signature of Applicant

P.O. Box 608 Housatonic, Ma 01236
Mailing Address

274-6291
Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

FEE: \$25.00 (pd)

DATE: 8/15/13



RECEIVED
TOWN MANAGER

AUG 15 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gr. Barrington Fish + Game

ORGANIZATION NAME: Gr. Barrington Fish + Game

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

Type of license being

Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Private Party

DATE: Sept 21, 2013 START TIME: 5 PM END TIME: 12 midnight

LOCATION: 338 Long Pond Rd
Great Barrington, MA 01230

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

David Vickery

Signature of Applicant

P.O. Box 608 Housatonic Ma 01236

Mailing Address

274-6291

Telephone Number

Decision:

Approved

Denied

Postponed

FEE: \$25.00 x 10 = \$250.00 (pd)

DATE: 8/15/13



RECEIVED
TOWN MANAGER

AUG 15 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gt Barrington Fish + Game

ORGANIZATION NAME: Gt. Barrington Fish + Game

APPLICANT'S ADDRESS: 338 Long Pond Rd Gt Barrington

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Annual Turkey Shoots

Every Sunday from

DATE: Sept 22 - Nov 24 START TIME: 11 am END TIME: 7 pm

LOCATION: 338 Long Pond Rd
Great Barrington, MA 01230

(10 total)

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

David Vickery
Signature of Applicant

P.O. Box 608 Hensetown Ma 01236
Mailing Address

274-6291
Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

FEE: \$25.00 (pd)

DATE: 8/15/13



RECEIVED
TOWN MANAGER

AUG 15 2013

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

TOWN OF GREAT BARRINGTON

APPLICATION FOR ONE DAY LIQUOR LICENSE

TO THE LICENSING AUTHORITY:

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

APPLICANT'S NAME: Gr Barrington Fish + Game

ORGANIZATION NAME: Gr Barrington Fish + Game

APPLICANT'S ADDRESS: 338 Long Pond Rd Gr Barrington

Type of license being
Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Annual Christmas for Kids Benefit Shoot

DATE: Dec 1, 2013 START TIME: 11 am END TIME: 4 pm

LOCATION: 338 Long Pond Rd
Great Barrington, MA 01230

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

David Vickers
Signature of Applicant

P.O. Box 608 Hensatonic Ma 01236
Mailing Address

274-6291
Telephone Number

Decision:
Approved _____
Denied _____
Postponed _____

FEE: \$25.00 x 2 = 50

DATE: 8/21/13



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: George Laye

ORGANIZATION NAME: Guthrie Center

APPLICANT'S ADDRESS: 2 Van Dusenville Rd.

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Teobadoc Series

DATE: Sept. 14, 2013 START TIME: 6:00 PM END TIME: 11:30 PM

LOCATION: 2 VAN DUSENVILLE ROAD, GREAT BARRINGTON

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.

George Laye

Signature of Applicant

2 Van Dusenville Rd.

Mailing Address

413 528-1955

Telephone Number

Decision: Approved _____

Denied _____

Postponed _____

ZBA SP# 819-13

**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, Sept. 10, 2013, at 7:30 p.m. at Town Hall, 334 Main St., Great Barrington, to act on the special permit application of James B. Ketchen, 5631 Key West Place, Bradenton, FL 34203 to alter a pre-existing, non-conforming dwelling at 70 Castle Hill Ave., Great Barrington. The property is in an R-1-A 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 August 16 and 23, 2013

*emailed to Berk. Record
on 8/9/13*