

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

### SELECTBOARD'S MEETING

TUESDAY, MAY 27, 2014

7:00 P.M. – REGULAR SESSION

TOWN HALL, 334 MAIN STREET

### ORDER OF AGENDA

#### 7:00 PM - OPEN MEETING

1. CALL TO ORDER.

2. APPROVAL OF MINUTES:

May 14, 2014 Regular Meeting

3. SELECBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. GENERAL COMMENTS BY THE BOARD.

B. DISCUSSION OF UPCOMING MEETING CALENDAR.

4. TOWN MANAGER'S REPORT:

A. FOLLOW UP ITEMS

- ALFORD ROAD CONDITIONS
- FAIRGROUNDS UPDATE

5. LICENSES OR PERMITS:

A. CONTINUATION - SASA ARMOR/WALKER INTERNATIONAL EVENTS, INC. FOR TWO TEMPORARY WEEKDAY OUTDOOR ENTERTAINMENT LICENSES FOR FRIDAY, JUNE 27, 2014 FROM 5:30 PM – 9:00 PM AND SATURDAY, JUNE 28, 2014 FROM 3:00 PM – 7:00 PM AT BOGIE'S RESTAURANT & PUB, 935 SOUTH MAIN STREET. (DISCUSSION/VOTE)

B. STEPHEN BENNETT FOR A DRIVEWAY PERMIT AT 317 LONG POND ROAD. (DISCUSSION/VOTE)

C. JENISE LUCEY/BERKSHIRE SOUTH REGIONAL COMMUNITY CENTER FOR ONE DAY BEER AND WINE LIQUOR LICENSE FOR JUNE 13, 2014 FROM 7:00 PM – 8:30 PM AT BERKSHIRE SOUTH COMMUNITY CENTER, 15 CRISSEY ROAD. (DISCUSSION/VOTE)

D. PIERRE CUM/MEG JAKE INC. D/B/A THE NEIGHBORHOOD DINER FOR 2014 ANNUAL

WEEKDAY ENTERTAINMENT LICENSE (MONDAY –SATURDAY) FROM 4:00 PM – 11:59PM AT 282 MAIN STREET. (DISCUSSION/VOTE)

- E. BERKSHIRE CYCLING CLASSIC/JOHN D. EUSTICE FOR PERMISSION TO USE TOWN ROADS ON JUNE 14, 2014 (PER TIME TABLE ATTACHED). (DISCUSSION/VOTE)
- F. JOHN BENEDICT/GREAT BARRINGTON ROTARY CLUB FOR PERMISSION TO USE TOWN ROADS FOR BIKE N FLY EVENT ON AUGUST 16<sup>TH</sup>, 2014 (RAIN DATE AUGUST 17<sup>TH</sup>, 2014) FROM 9:00 AM, STARTING AND ENDING AT THE GREAT BARRINGTON AIRPORT. (DISCUSSION/VOTE)
- G. ROBIN M. VICKERY/GREAT BARRINGTON FISH & GAME FOR ONE DAY BEER AND WINE LIQUOR LICENSE FOR JUNE 15, 2014 FROM 11:00 AM – 7:00 PM AT 338 LONG POND ROAD, HOUSATONIC, MA 01236. (DISCUSSION/VOTE)

**6. NEW BUSINESS:**

- A. SB – RECOMMENDATION TO THE ZBA ON THE SPECIAL PERMIT APPLICATION OF L & S LIMITED PARTNERSHIP TO EXPAND THE ACCESSORY USE AT THE LIPTON MART/MOBILE SERVICE STATION AT 246 STOCKBRIDGE ROAD AND ADD A SUBWAY FRANCHISE WITH SEATING FOR 23. (DISCUSSION/VOTE)
- B. SB – RECOMMENDATION TO THE TOWN MANAGER ON THE APPOINTMENT TO THE CONSERVATION COMMISSION. (DISCUSSION/VOTE)
- C. PROPOSAL FOR OUTDOOR ART SCULPTURE PROJECT AT WILLIAM STANLEY PARK. (DISCUSSION)
- D. PROPOSAL FOR RIDE SHARING INITIATIVE. (DISCUSSION)

**7. OLD BUSINESS:**

**8. CITIZEN SPEAK TIME:**

**9. SELECTBOARD'S TIME:**

**10. MEDIA TIME:**

**11. ADJOURNMENT:**

**NEXT SELECTBOARD'S REGULAR MEETING: MONDAY, JUNE 9, 2014 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 JUNE**  
(Scheduled as of 5/22/14)

Saturday, May 24<sup>th</sup> at 11 AM Planning Board (Walking tour of Housatonic)

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

Wednesday, May 28<sup>th</sup> at 5 PM Cultural Council- Mason Library

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

Thursday, May 29<sup>th</sup> at 6 PM Community Preservation Committee- GB Fire Station

Monday, June 2<sup>nd</sup> at 6 PM Selectboard Special Meeting (Strategic Planning)- Town Hall

Tuesday, June 3<sup>rd</sup> at 5:30 PM Republican Town Committee- Town Hall

Wednesday, June 4<sup>th</sup> at 5:15 PM Tree Committee- Mason Library

Thursday, June 5<sup>th</sup> at 2 PM Board of Assessors- Town Hall

Thursday, June 5<sup>th</sup> at 7:30 PM Board of Health- Town Hall

Monday, June 9<sup>th</sup> at 5 PM Parks Commission- Mason Library

Monday, June 9<sup>th</sup> at 7 PM Selectboard Regular Meeting- Town Hall

Tuesday, June 10<sup>th</sup> at 7:30 PM ZBA- Town Hall

Wednesday, June 11<sup>th</sup> at 6 PM Energy Committee- Town Hall

Thursday, June 12<sup>th</sup> at 5:30 PM Library Board of Trustees- Mason Library

Thursday, June 12<sup>th</sup> at 7 PM Planning Board- Housatonic Community Center (location not confirmed)

Thursday, June 19<sup>th</sup> at 2:15 PM GB Housing Authority- Bernard Gibbons Drive

Monday, June 23<sup>rd</sup> at 7 PM Selectboard Regular Meeting- Town Hall

Wednesday, June 25<sup>th</sup> at 1:30 PM Council on Aging- Claire Teague Senior Center

Wednesday, June 25<sup>th</sup> at 7 PM Conservation Commission- Town Hall

Thursday, June 26<sup>th</sup> at 7 PM Planning Board- Town Hall

ORIGINAL

RECEIVED  
TOWN MANAGER

APR 28 2014

BOARD OF SELECTMEN  
GREAT BARRINGTON, MA



**TOWN OF GREAT BARRINGTON**  
**Temporary Weekday Entertainment License Application**  
**\$25.00 per day X 2 = \$50.00 (pd)**

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

Name: SASA ARMOR

Business/Organization: WALKER INTERNATIONAL EVENTS, INC.

D/B/A (if applicable): N/A

Address: 3016 WEBBER ST. # 201 SARASOTA, FL 34232

Mailing Address: AS ABOVE

Phone Number: 800.528.6577

TYPE: (Check all that apply)  Concert  Dance  Exhibition  Cabaret  DJ

Live band with up to \_\_\_ pieces, including singers  Public Show

Other (please explain) CIRCUS

INCLUDES:  Live music  Recorded music  Dancing by entertainers/ performers

Dancing by patrons  Amplification system  Theatrical exhibition

Floorshow  Play  Moving picture show  Light show  Jukebox

Other (please explain) VARIETY SHOW/ CIRCUS THEME  
NO ALCOHOL PERMITTED, NO FOUL  
LANGUAGE, FAMILY STYLE ENTERTAINMENT  
ONLY

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

YES

NO

Please circle: INDOOR or OUTDOOR Entertainment


Exact Location of Entertainment (include sketch): BOGIE'S RESTAURANT + PUB  
935 S. MAIN ST. GREAT BARRINGTON, MA

Date(s) of Entertainment\*: FRIDAY + SATURDAY: JUNE 27-28, 2014  
\*Does not include SUNDAY

Start & End Times of Entertainment: FRI: 5:30P - 9P  
SAT: 3P - 7P

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

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

  
\_\_\_\_\_  
Signature of Individual or  
Corporate Officer

4.24.14  
\_\_\_\_\_  
Date

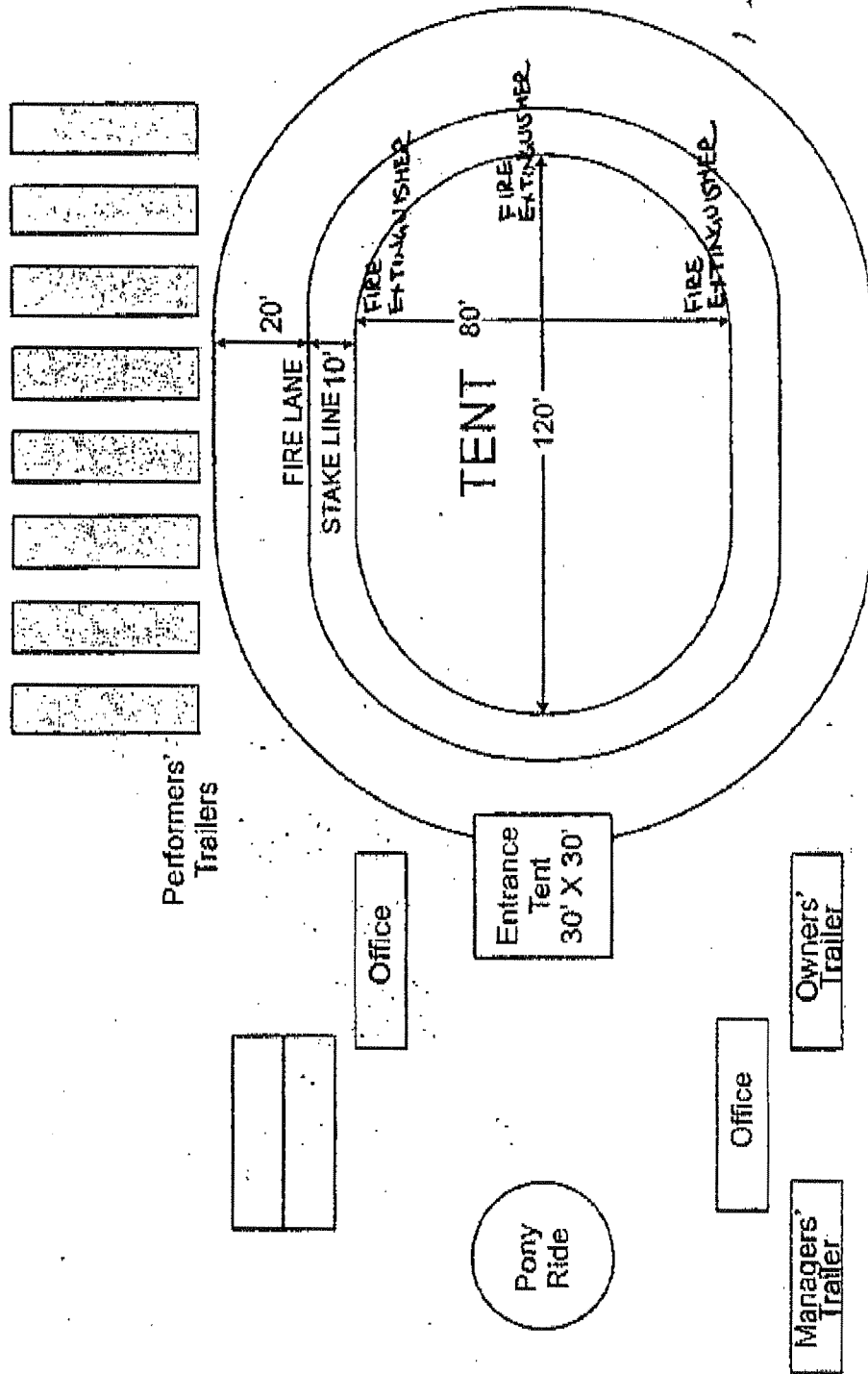
  
\_\_\_\_\_  
SS# or FID#

**TOWN USE ONLY:**

DRT Review with Conditions: DRT reviewed 5/6 and has no concerns.  
Text permits and food permits are required. @P 5/6/14

APPROVAL DATE: \_\_\_\_\_

LICENSE # \_\_\_\_\_



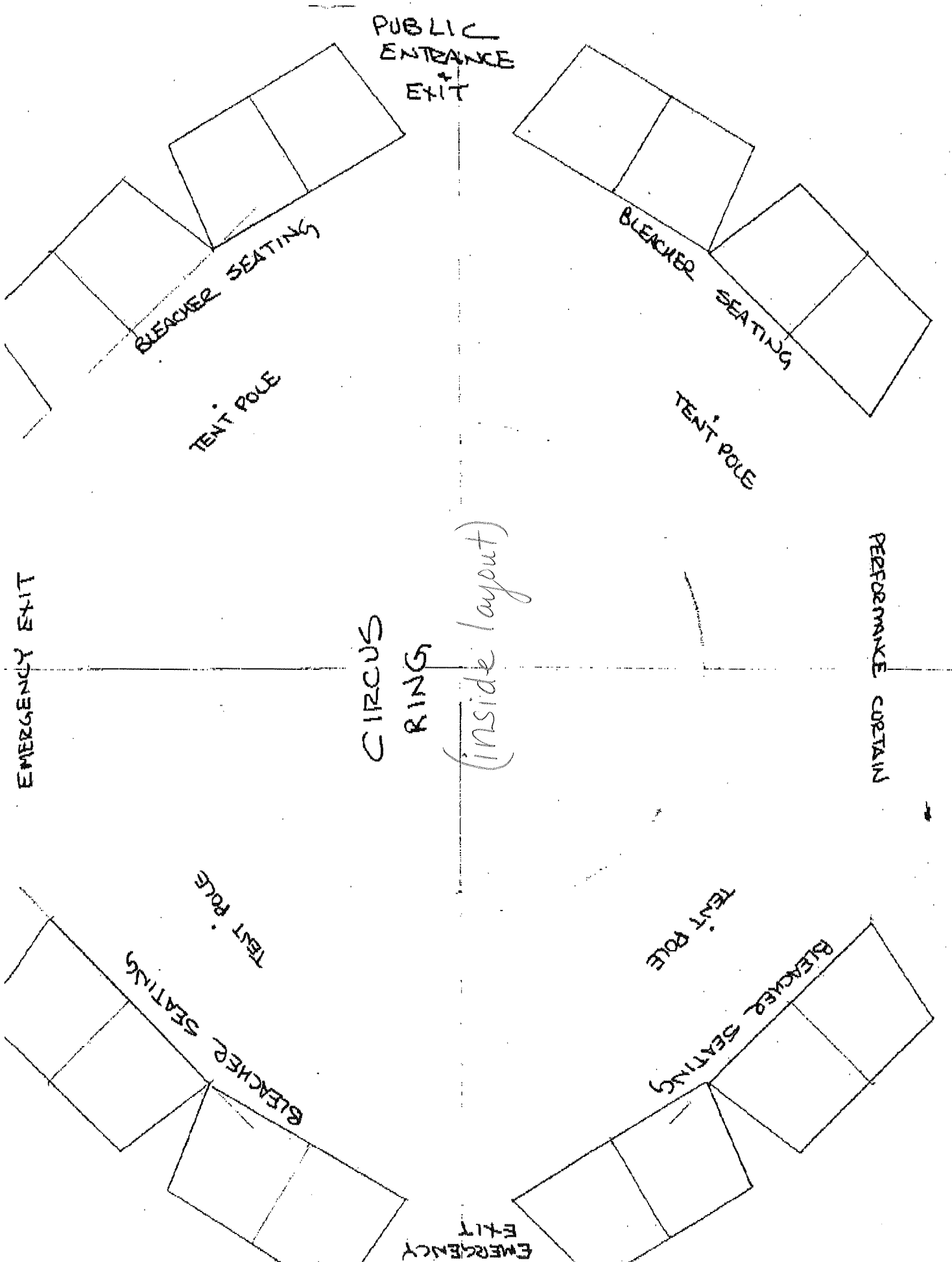
LOT REQUIREMENTS

300' X 300'

Access to potable water

Trash Containers

(outside)





## Jennifer Bailly

---

**From:** Rick Abdalla <Grr.rr@Verizon.net>  
**Sent:** Wednesday, April 30, 2014 10:26 AM  
**To:** Jennifer Bailly  
**Subject:** Bogies Gt Barrington

To whom it may concern,

On June 27<sup>th</sup> and 28<sup>th</sup> Walker International Events will be using the front part of our property for their circus. If you have any questions please give me a call at 528-5959 ex 14.

Thank You  
Rick Abdalla

RECEIVED  
TOWN MANAGER

Town of Great Barrington

Form date: June 2011

Board of Selectmen

Fee \$50.00 (pd)

MAY 08 2014

Application for Access to a Public Way / Driveway Permit

Number \_\_\_\_\_

BOARD OF SELECTMEN  
GREAT BARRINGTON, MA

**INSTRUCTIONS**

RETURN FIVE (5) COPIES OF THIS FORM AND ALL ACCOMPANYING PLANS, ALONG WITH THE \$50.00 FEE to the Department of Public Works office in Town Hall, 2nd Floor, 334 Main Street, Great Barrington, MA 01230. Plans must show the location of the driveway on the property and must also indicate all details needed in order to determine that driveway regulations are met, including paving material, width, grade, drainage, culverts, angle to street, etc. See Chapter 153 of the Town Code for driveway regulations.

Application Date 5.7.14

Name of Applicant / Property Owner Stephen Bennett

Mailing address 36 Oak Street, Northport, NY 11768

Phone number 516-725-8922

Location of proposed driveway / highway entrance 317 Long Pond Road

Contractor who will perform the work Well-Kamp Enterprises, Inc

Address & phone number of contractor PO Box 413 Great Barrington, MA 01230

Proposed construction date May 2014

Type of driveway (gravel, asphalt, etc.) Gravel

Print Form

**Submit five (5) copies of completed form and plans.**

Applicant hereby agrees to notify the Great Barrington DPW Superintendent of the date and time of driveway construction at least 24 hours before construction is begun. Applicant further agrees to conform to all requirements of the Town of Great Barrington regulations governing access to public ways and to all conditions that may be placed on this permit. See Chapter 153 of the Town Code for regulations and design requirements.

Applicant's Signature [Signature]

**FOR STAFF USE ONLY**

**RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT**

After consultation with review staff, and after full consideration of the application and the applicable requirements, I recommend that this application be:   
 approved as submitted   
 approved with conditions attached   
 disapproved for reasons attached   
 resubmitted with changes suggested per attached

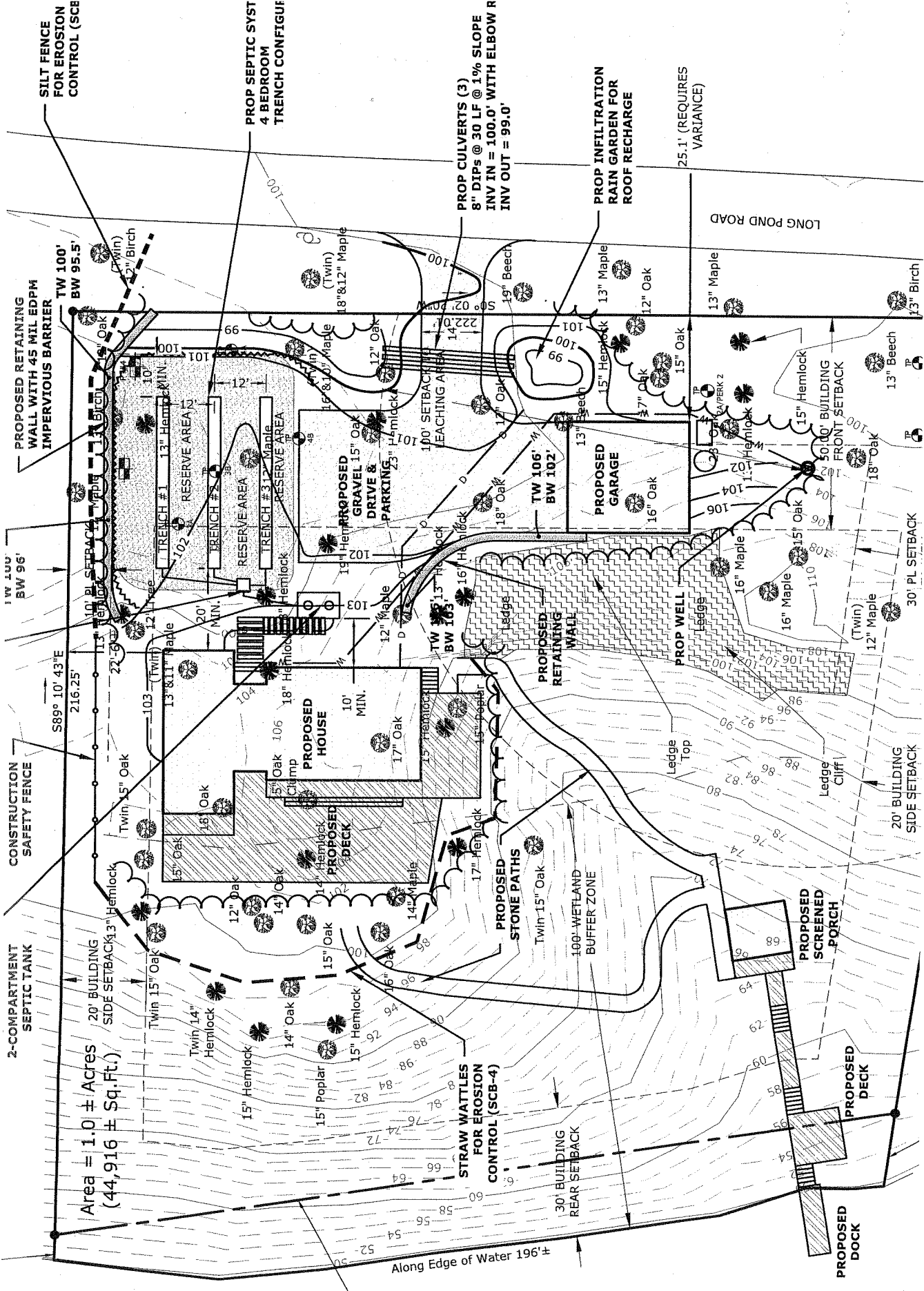
Staff Reviews Received:

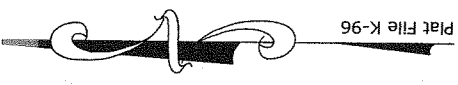
	Received	Conditions Recommended	Other Permits Required
Conservation:	(✓)	( )	( )
Fire Chief:	(✓)	( )	( )
Planning:	(✓)	( )	( )

**PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY**

Pursuant to its vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed, at its meeting on \_\_\_\_\_, the Great Barrington Board of Selectmen granted permission to construct or alter this access to a public way at the address and in the location indicated in this application, in accordance with the plans accompanying this application, and subject to any conditions attached.

For the Selectmen: \_\_\_\_\_, its \_\_\_\_\_, \_\_\_\_\_  
(signature) (title) (date)




 Plat File K-96  
 TIE COURSE  
 N8° 40' 49"W  
 198.70'

ROUND POND  
 A.K.A.  
 MERCER LAKE

Area = 1.0 ± Acres  
 (44,916 ± Sq. Ft.)

**PROP CULVERTS (3)**  
 8" DIPS @ 30 LF @ 1% SLOPE  
 INV IN = 100.0' WITH ELBOW R  
 INV OUT = 99.0'

25.1' (REQUIRES VARIANCE)

**PROP INFILTRATION RAIN GARDEN FOR ROOF RECHARGE**

**PROP SEPTIC SYST  
 4 BEDROOM  
 TRENCH CONFIGUR**

**SILT FENCE  
 FOR EROSION  
 CONTROL (SCB)**

**PROPOSED RETAINING WALL WITH 45 MIL EDPM IMPERVIOUS BARRIER**

**CONSTRUCTION SAFETY FENCE**

**2-COMPARTMENT SEPTIC TANK**

**PROPOSED RETAINING WALL**

**PROPOSED STONE PATHS**

**STRAW WATTLES FOR EROSION CONTROL (SCB-4)**

**100' WETLAND BUFFER ZONE**

**30' BUILDING REAR SETBACK**

**20' BUILDING SIDE SETBACK**

**PROPOSED SCREENED PORCH**

**PROPOSED DECK**

**PROPOSED DOCK**

**PROPOSED GARAGE**

**50' 100' BUILDING FRONT SETBACK**

**30' PL SETBACK**

**LONG POND ROAD**

**1' W 100' BW 96'**

**TW 100' BW 95.5'**

**TW 106' BW 102'**

**TW 163' BW 163'**

**TW 101' BW 101'**

**TW 106' BW 102'**

**PROP WELL**

**Ledge Top**

**Ledge Cliff**

**PROPOSED DOCK**

**PROPOSED DECK**

**PROPOSED SCREENED PORCH**

**PROPOSED DOCK**

Pete Soules  
Highway-Facilities Superintendent

E-mail: [psoules@townofgb.org](mailto:psoules@townofgb.org)  
[www.townofgb.org](http://www.townofgb.org)



20 East Street  
Great Barrington, MA 01230

Telephone: (413) 528-2500  
Fax: (413) 528-2290

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

Department of Public Works  
Highway Division

### Conditions on Application for Access to Public Way

Applicant: Stephen Bennett  
Location: 317 Long Pond Road  
From: Pete Soules Highway Superintendent  
Date: 5/21/2014

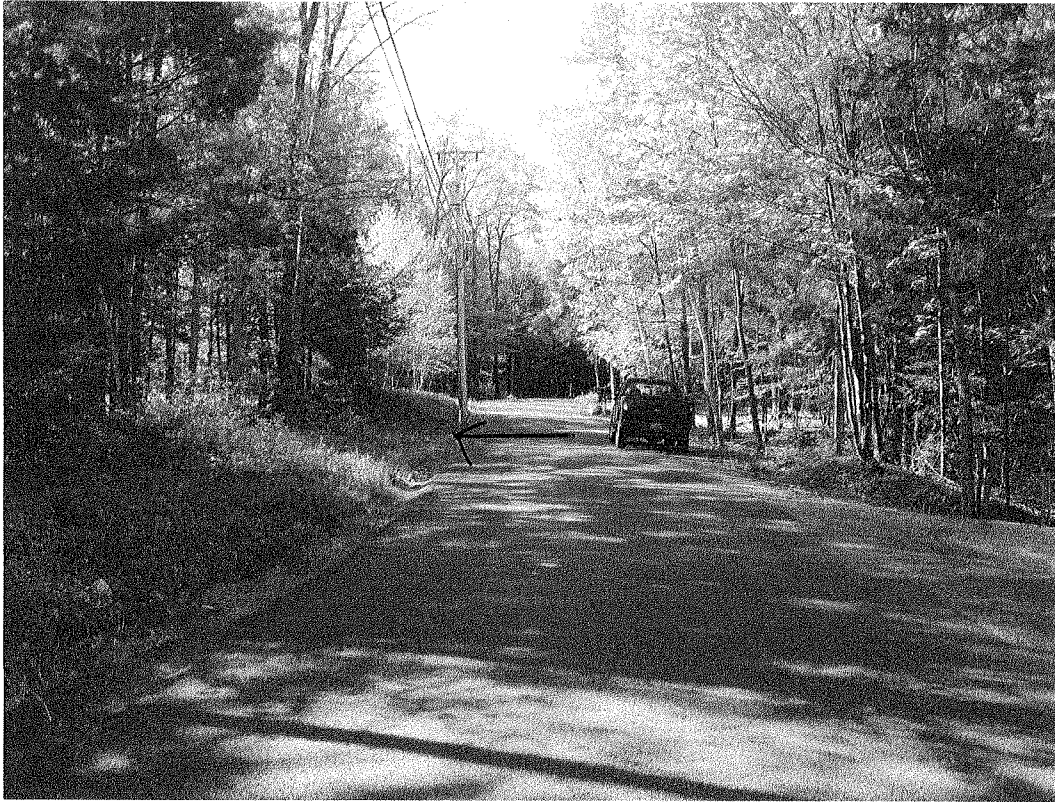
1. The applicant shall construct the proposed access to conform to the following applicable criteria listed under **Section 153-14, Design requirements** of the Town of Great Barrington Code:
  - B. Driveway location as shown on the attached plan is acceptable, with regards to alignments with the way, profile, sight distance conditions and not located at the extreme edge of the property.
  - C. No more than two (2) driveways shall normally be allowed for any property, unless there is a clear necessity for more.
  - D. Driveways shall not normally be approved at intersections, because of potential safety hazards.
  - E. Culverts taking the place of roadside ditches shall have a diameter of not less than 15" (*A culvert is required as shown on the attached plans*)
  - F. Entrance elevation at the point of entry into the public right-of-way shall be no more than the elevation of the shoulder of the road.
  - G. Driveways should be so constructed that water from the driveway shall not drain onto the crown of the road.
  - H. In no instance shall the edge of the driveway entering onto the road conflict with the flow of surface water runoff.

- I. Driveway width shall not be less than 8-feet or more than 16-feet within the town right-of-way. Any curb at the entrance shall be rounded off with a radius of three (3) feet.
  - J. Pitch of driveway shall be downward from the edge of the road to sideline of the town right-of-way or front property line.
  - K. Driveways should be located to the best advantage with respect to the alignment with the way, profile and sight distance conditions. In no instance shall a driveway intersect the way at less than a sixty degree angle. Unless there is no alternative, a driveway should not be located within a required side yard.
  - L. No permit shall be issued for any driveway to a structure or proposed structure on a grade in excess of ten percent (10%) above the road or street level until and unless the applicant submits plans to the Highway Superintendent showing that the driveway will be constructed in a such a way so as not to discharge water, stones or other materials onto any public street, road or highway.
2. Install a paved driveway apron in accordance with the following requirements:
    - A. Apron dimensions: Width = 22-feet maximum along the roadway which includes a 3-foot radius curb on each side. Length = 5-feet minimum from edge of roadway.
    - B. Place 3-inches of bituminous concrete on 12-inches of compacted gravel.
    - C. Place asphalt tack coat along the edge of the road where the apron meets the edge of the existing pavement.

***The applicant agrees to notify the Highway Superintendent (528-2500) at least 48 hours prior to the installation of the paved apron.***

3. Should there be, after completion of the driveway, discharges of water, stones, or silt onto the public way or onto property of any abutters or neighbors, the property owner shall take whatever steps are necessary to eliminate such discharges.
4. The applicant shall maintain the proposed access to conform to the following applicable condition listed under **Section 153-17, Continuing responsibility of owners**, of the Town of Great Barrington Code:

Abutting property owners shall be responsible for keeping culverts under their driveways cleared and for maintaining driveways in condition conforming to the requirements of the permit.



317 Long Pond Road  
Looking South



317 Long Pond Road  
Looking North

## Joan Johnsen

---

**From:** Chris Rembold  
**Sent:** Tuesday, May 13, 2014 10:37 AM  
**To:** Joseph Sokul  
**Cc:** Joan Johnsen  
**Subject:** Driveway Permit: Bennett, Long Pond Rd

I have reviewed the driveway proposal for the Bennett property and see no planning issues.

Thank you.

---

**Christopher T. Rembold, AICP**

Town Planner  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230  
Ph: (413) 528-1619, x. 7  
[www.townofgb.org](http://www.townofgb.org)

## Joan Johnsen

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**From:** Joseph Sokul  
**Sent:** Monday, May 12, 2014 1:28 PM  
**To:** Joan Johnsen  
**Subject:** FW: Driveway Permit

FYI

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**From:** Charles Burger  
**Sent:** Monday, May 12, 2014 1:22 PM  
**To:** Joseph Sokul  
**Subject:** Driveway Permit

Joe,

There are no issues for the FD for the driveway permit application for 317 Long Pond Road.

Charles Burger  
Chief, Great Barrington Fire Department  
37 State Rd.  
Great Barrington, MA 01230  
Phone: 413-528-0788  
Fax: 413-528-8315



Joseph Sokul  
DPW Superintendent

E-mail: [jsokul@townofgb.org](mailto:jsokul@townofgb.org)  
[www.townofgb.org](http://www.townofgb.org)



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-0867  
Fax: (413) 528-2290

# TOWN OF GREAT BARRINGTON MASSACHUSETTS

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

Date: Friday, May 09, 2014

To: Jennifer Bailly, Town Manager Admin. Assistant  
Joe Sokul, DPW Superintendent  
Peter Soules, Highway Superintendent  
Christopher Rembold, Town Planner  
Shep Evans, Conservation Commission Agent  
Charles Burger, Acting Fire Chief

From: Joan Johnsen

Re: Driveway Permit Application  
317 Long Pond Road  
Stephen Bennett  
Contractor: Well-Kamp Enterprises

*Outside Cons Comm jurisdiction;  
not regulated by Wetlands  
Protection Act or Scenic  
Mountain Act. No further  
comment.*  
*Shep Evans  
Conservation Agent  
5-22-2014*

\*\*\*\*\*

Attached please find a Driveway Permit application for the property listed above. Please review and comment at your earliest convenience. We would like to place this permit on the Selectmen's Agenda for May 27<sup>th</sup>, 2014.

Thank you

New

(2014)



RECEIVED  
TOWN MANAGER

MAY 16 2014

BOARD OF SELECTMEN  
GREAT BARRINGTON, MA

**TOWN OF GREAT BARRINGTON**  
**Annual Weekday Entertainment License Application**  
**(INDOOR ONLY)**

\$25.00 (pd)

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

Name: Pierre Com

Business/Organization: Mayjake Inc

D/B/A (if applicable): The Neighborhood Diner

Address: 282 main st

Mailing Address: 282 main st

Phone Number (413)-528-8226 / o (413)-429-5459 (Pierre's Cell)  
(diner)

TYPE: (Check all that apply)  Concert  Dance  Exhibition  Cabaret  DJ

Live band with up to 2 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): Dining Room at  
282 main st

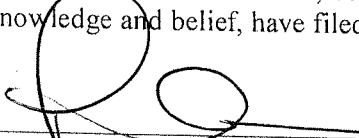
Days of Entertainment\*: Monday - Sat  
\*Does not include SUNDAY

Start & End Times of Entertainment: 4:00pm - 11:50pm


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 of Individual or  
Corporate Officer

5.15.14  
Date

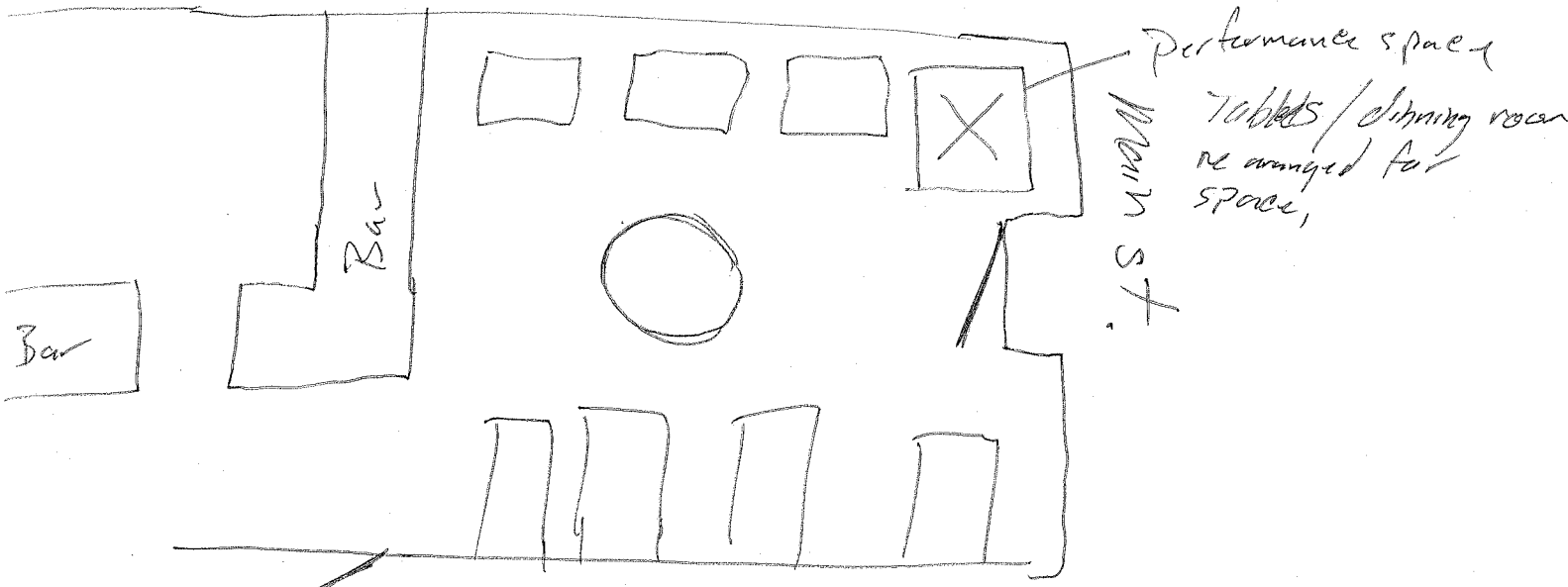
  
SS# or FID#

TOWN USE ONLY:

DRT Review with Conditions: DRT staff reviewed on 5/20/14 and has no concerns with this proposal. (CR)

APPROVAL DATE: \_\_\_\_\_

LICENSE # \_\_\_\_\_





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

April 23, 2014

Dear Town Manager Tabakin:

We are writing to request permission for the June 14, 2014 Berkshire Cycling Classic to pass through your town. The map of the event is attached, as well as a timetable that shows when the first through last participant of the event will pass through each intersection.

The certificate of insurance naming Great Barrington will be sent to you in 10 days.

Thank you for your support of this event.

Please do not hesitate to contact me with any questions. I am available via cell at: 917 699 4566 or email [jde@spartacycling.com](mailto:jde@spartacycling.com)

Sincerely,

John D. Eustice / Sparta Cycling

**SPARTA**

CYCLING, INC.

P.O. Box 231193 New York City 10023



Sargent Paul Storti  
Great Barrington Police Department  
334 Main Street  
Great Barrington, MA 01230

April 23, 2014

Dear Sgt. Storti:

We are writing to request permission for the June 14, 2014 Berkshire Cycling Classic to pass through your town. The map of the event is attached, as well as a timetable that shows when the first through last participant of the event will pass through each intersection.

The certificate of insurance naming Great Barrington will be sent to you in 10 days.

Thank you for your support of this event.

Please do not hesitate to contact me with any questions. I am available via cell at: 917 699 4566 or email [jde@spartacycling.com](mailto:jde@spartacycling.com)

Sincerely,

John D. Eustice / Sparta Cycling

**SPARTA**

CYCLING, INC.

P.O. Box 231193 New York City 10023

# BERKSHIRE CYCLING CLASSIC

CYCLOSPORTIF

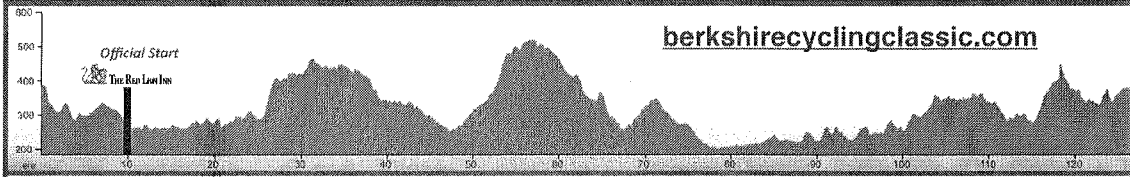
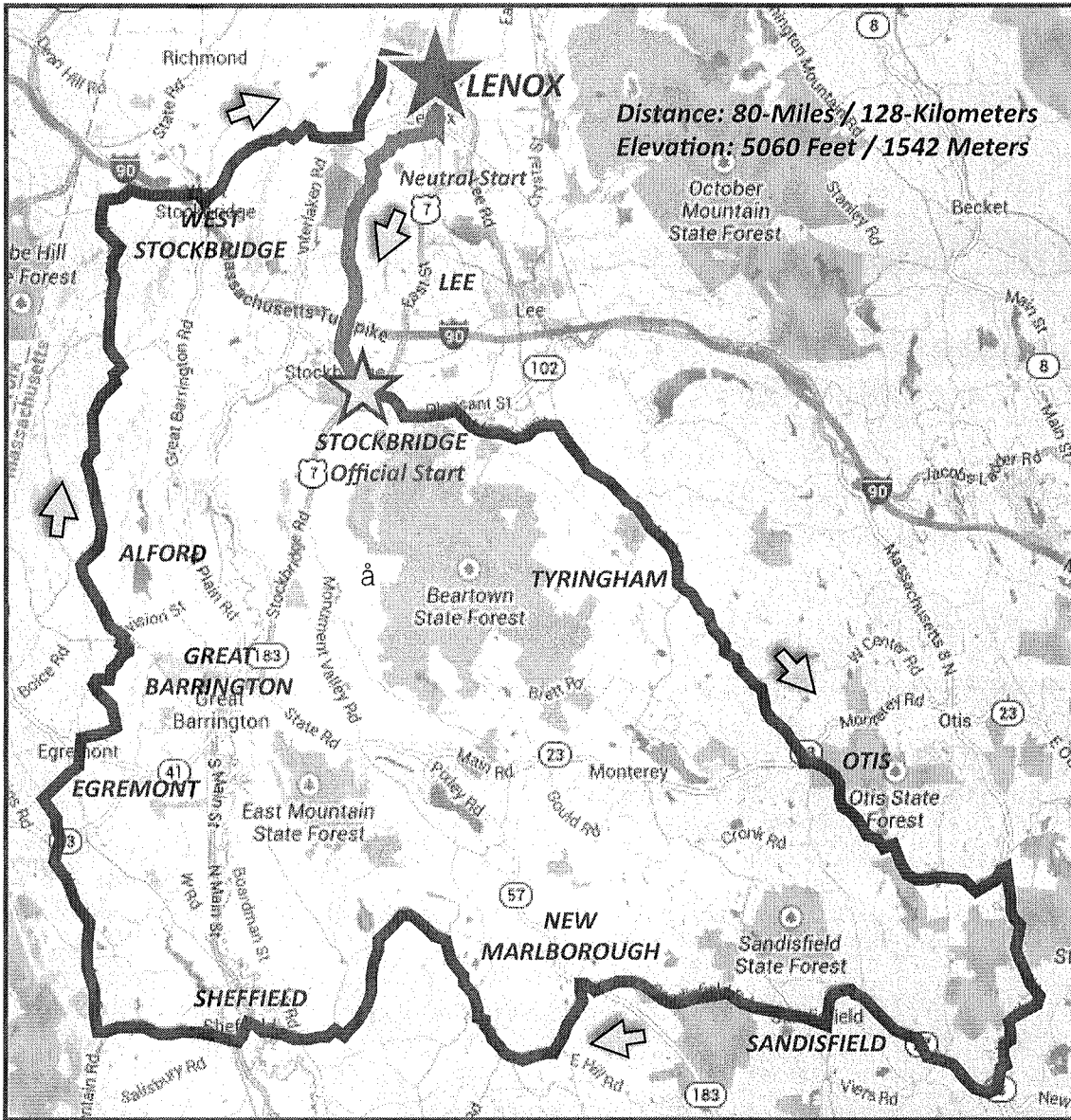
LENOX

Saturday, June 14, 2014



RECREATIONAL RIDE

USA CYCLING RACES



CRANWELL  
RESORT • SPA • GOLF CLUB

BERKSHIRE BANK  
America's Most Exciting Bank

THE RED LION INN

llanllyr SOURCE  
NATURAL PURE SPRING WATER

SPARTA  
CYCLING, INC.

# Berkshire Cycling Classic Time Table

Saturday, June 14, 2014

USA Cycling Races														
M40+50+			Cat4			Cat5 ~35			Cat5 35+ Women					
Marker #	Direction	Course Marker	Miles	To Go	KMs	To Go	12mph/ 19.4kph	18mph/ 29kph	22mph/ 35kph	23mph/ 36.8kph	23mph/ 36.8kph	23mph/ 36.8kph	23mph/ 36.8kph	
<b>Start - Church St., Lenox Massachusetts</b>														
1	Straight	Start - Church Street	0.0	80.0	0.0	128.8	8:00	8:00	8:00	9:00	9:15	9:30	9:45	10:00
2	Right	West Street	0.1	80.0	0.1	128.7	8:00	8:00	8:00	9:00	9:15	9:30	9:45	10:00
3	Left	Stockbridge Rd	0.2	79.8	0.3	128.5	8:01	8:00	8:00	9:01	9:16	9:31	9:46	10:01
4	Right	Hawthorn Street	0.5	79.5	0.8	128.0	8:02	8:02	8:01	9:04	9:19	9:34	9:49	10:04
5	Left	Mahkeenac Rd/Mankeenac Lake Rd	1.7	78.3	2.7	126.1	8:08	8:06	8:04	9:09	9:24	9:39	9:54	10:09
6	Continue	Prospect Hill Rd.	3.6	76.4	5.8	123.0	8:18	8:14	8:09	9:16	9:31	9:46	10:01	10:16
7	Slight Left	Pine Street	6.2	73.8	10.0	118.8	8:31	8:24	8:16	9:22	9:37	9:52	10:07	10:22
8	Left	MA 102 East/Main Street	6.4	73.6	10.3	118.5	8:32	8:25	8:17	9:27	9:42	9:57	10:12	10:27
9	Right	Meadow St.	8.5	71.5	13.7	115.1	8:42	8:34	8:23	9:29	9:44	9:59	10:14	10:29
10	Right	Tyringham Rd	10.7	69.3	17.2	111.6	8:53	8:42	8:29	9:47	10:02	10:17	10:32	10:47
11	Becomes	Main Rd.	11.2	68.8	18.0	110.8	8:56	8:44	8:30	9:49	10:04	10:19	10:34	10:49
12	Continue	Tyringham Rd	18.2	61.8	29.3	99.5	9:31	9:12	8:49	9:49	10:04	10:19	10:34	10:49
13	Left	MA-23/West Otis Rd.	18.8	61.2	30.3	98.6	9:34	9:15	8:51	9:49	10:04	10:19	10:34	10:49
14	Right	Cold Spring Road	18.9	61.1	30.4	98.4	9:34	9:15	8:51	9:49	10:04	10:19	10:34	10:49
15	Right	MA 8 South / S. Main Rd.	24.2	55.8	39.0	99.9	10:01	9:36	9:06	10:03	10:18	10:33	10:48	11:03
16	Right	MA-57 West/ Sandisfield Rd	29.0	51.0	46.7	82.1	10:25	9:56	9:19	10:15	10:30	10:45	11:00	11:15
17	Right	On Rt. 57 at top of climb	33.6	46.4	54.1	74.7	10:48	10:14	9:31	10:27	10:42	10:57	11:12	11:27
18	Becomes	Rt. 57/183	38.2	41.8	61.5	67.3	11:11	10:32	9:44	10:39	10:54	11:09	11:24	11:39
19	Left	New Marlborough-Southfield Rd.	38.6	41.4	62.2	66.7	11:13	10:34	9:45	10:40	10:55	11:10	11:25	11:40
20	Right	Mill River - Southfield Rd.	39.9	40.1	64.3	64.6	11:19	10:39	9:48	10:44	10:59	11:14	11:29	11:44
21	Right	Southfield Rd.	41.0	39.0	66.0	62.8	11:25	10:44	9:51	10:46	11:01	11:16	11:31	11:46
22	Right	Great Barrington-Mill River Rd.	42.0	38.0	67.6	61.2	11:30	10:48	9:54	10:49	11:04	11:19	11:34	11:49
23	Left	County Road	43.7	36.3	70.4	58.5	11:38	10:54	9:59	10:54	11:09	11:24	11:39	11:54
24	Continue	Maple Ave.	48.3	31.7	77.8	51.0	12:01	11:13	10:11	11:06	11:21	11:36	11:51	12:06

25	Left	US-7 South Main St.	49.2	30.8	79.2	49.6	12:06	11:16	10:14	11:08	11:23	11:38	11:53	12:08
26	Right	Berkshire School Rd.	49.6	30.4	79.9	49.0	12:08	11:18	10:15	11:09	11:24	11:39	11:54	12:09
27	Right	MA - 41 North / Undermountain Rd.	52.4	27.6	84.4	44.4	12:22	11:29	10:22	11:16	11:31	11:46	12:01	12:16
28	Right	MA - 41 / 23 East	56.1	23.9	90.3	38.5	12:40	11:44	10:33	11:26	11:41	11:56	12:11	12:26
29	Left	Baldwin Hill Rd.	56.2	23.8	90.5	38.3	12:41	11:44	10:33	11:26	11:41	11:56	12:11	12:26
30	Right	Townhouse Rd.	57.1	22.9	84.4	36.9	12:45	11:29	10:22	11:28	11:43	11:58	12:13	12:28
31	Left	McGee Rd.	58.1	21.9	93.6	35.3	12:50	11:52	10:38	11:31	11:46	12:01	12:16	12:31
32	Continue	Pumpkin Hollow Rd.	58.3	21.7	93.9	34.9	12:51	11:53	10:39	11:32	11:47	12:02	12:17	12:32
33	Right	W. Plain Rd.	58.6	21.4	94.4	34.5	12:53	11:54	10:39	11:32	11:47	12:02	12:17	12:32
34	Left	Seekonk Cross Rd.	59.3	20.7	95.5	33.3	12:56	11:57	10:41	11:34	11:49	12:04	12:19	12:34
35	Right	Round Hill Rd.	60.3	19.7	97.1	31.7	13:01	12:01	10:44	11:37	11:52	12:07	12:22	12:37
36	Left	Seekonk Rd.	61.3	18.7	98.7	30.1	13:06	12:05	10:47	11:39	11:54	12:09	12:24	12:39
37	Right	Division St.	61.6	18.4	99.2	29.6	13:08	12:06	10:48	11:40	11:55	12:10	12:25	12:40
38	Left	Alford Rd.	63.4	16.6	102.1	26.7	13:17	12:13	10:52	11:45	12:00	12:15	12:30	12:45
39	Right	East Rd.	64.6	15.4	104.0	24.8	13:23	12:18	10:56	11:48	12:03	12:18	12:33	12:48
40	Continue	West Center Rd.	67.5	12.5	108.7	20.1	13:37	12:30	11:04	11:56	12:11	12:26	12:41	12:56
42	Right	MA - 102 / State Line Rd.	71.5	8.5	115.1	13.7	13:57	12:46	11:15	12:06	12:21	12:36	12:51	13:06
43	Right	MA - 41 / 102 South / Stockbridge Rd.	72.8	7.2	117.2	11.6	14:04	12:51	11:18	12:09	12:24	12:39	12:54	13:09
44	Left	Stockbridge Rd.	73.0	7.0	117.6	11.3	14:05	12:52	11:19	12:10	12:25	12:40	12:55	13:10
45	Right	Lenox Rd.	73.0	7.0	117.6	11.3	14:05	12:52	11:19	12:10	12:25	12:40	12:55	13:10
46	Right	Richmond Mountain Rd.	75.0	5.0	120.8	8.1	14:15	13:00	11:24	12:15	12:30	12:45	13:00	13:15
47	Continue	MA - 183 North / Interlaken Rd.	76.6	3.4	123.3	5.5	14:23	13:06	11:28	12:19	12:34	12:49	13:04	13:19
48	Left	Under Mountain Rd.	76.7	3.3	123.5	5.3	14:23	13:06	11:29	12:20	12:35	12:50	13:05	13:20
49	Right	Cliffwood St.	79.0	1.0	127.2	1.6	14:35	13:16	11:35	12:26	12:41	12:56	13:11	13:26
50	Left	Franklin St.	79.8	0.2	128.5	0.3	14:39	13:19	11:37	12:28	12:43	12:58	13:13	13:28
51	Continue	Franklin St.	79.9	0.1	128.7	0.2	14:39	13:19	11:37	12:28	12:43	12:58	13:13	13:28
52	Finish Line	Church St.	80.0	0.0	128.8	0.0	14:40	13:20	11:38	12:28	12:43	12:58	13:13	13:28



## Jennifer Bailly

---

**From:** Chris Rembold  
**Sent:** Tuesday, May 20, 2014 3:00 PM  
**To:** Jennifer Bailly; Helen Kuziemko  
**Subject:** Berkshire Cycling Classic

Helen, the DRT reviewed the June 14 Cycling Classic event. It is similar to previous events. Staff does not have any concerns about this.

Thanks,  
Chris

---

**Christopher T. Rembold, AICP**

Town Planner  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230  
Ph: (413) 528-1619, x. 7  
[www.townofgb.org](http://www.townofgb.org)

Great Barrington Rotary Club  
PO BOX 565  
Great Barrington, MA 01230



Service Above Self

Christopher Rembold  
Town Planner  
Great Barrington, MA 01230

May 5th, 2014

→ Permission to use Town roads  
→ Temp. Ent. License to be filed separately for the Fly-In.

The Great Barrington Rotary Club would once again like to sponsor a cycling fundraising event called The BikeNFly. This would be the 2nd year for this event and we are looking forward to each town's support once again. The ride would start and end at the Great Barrington Airport and would be in conjunction with the Fly-In event that we have hosted for the last three years. The date would be **August 16th 2014**. I have included a course map for both routes that we would like to include in this years event. The cyclists would start the ride at 9:00 am and most riders will return within 2 to 3 hours. We will provide a sweeper vehicle to pick up riders after 4 hours.

The courses have been set up with safety in mind. We have avoided as many left turns as possible to keep the bikes from crossing against traffic. We have also tried to stay away from heavy traffic areas. The Rotary will have course monitors at intersections to keep the riders safe and to make sure they are following traffic laws. We will also have EMS volunteers with CPR and first aid training on the route as ride marshals. The ride marshals act as safety ambassadors by sharing cycling advice and encouraging safe cycling behaviors. Ride marshals may also perform the role of first responders at accident scenes along ride routes and identify unsafe cyclists to ride officials. In addition to the ride marshals we will have a support vehicle to provide basic assistance to riders who may experience problems, such as flat tires, along the route.

All riders will sign a liability disclaimer and read a code of conduct and bike etiquette policy. They will also be required to wear an approved helmet. We will have a safety meeting before the start of the race.

We are looking for approval and support from your town for this scholarship fundraiser. Please contact me if you have questions or requirements I have not included.

Sincerely,

John Benedict  
Great Barrington Rotary Club Member  
PO BOX 565  
Great Barrington, MA 01230  
413-446-9672

Rain  
date  
is  
8/17  
(Sun.)

<http://mvp.mapmyride.com>

Already signed up? [Log in.](#)

**(/IMPROVE/)**

Choose map location

Address or Zip/Postal

SEARCH

[COPY \(/ROUTES/COPY/166320416/\)](#)

[CLOSE](#)

[Import \(/workout/import/dashboard/\)](#)

## 20 MILE BIKE N FLY

**Begins in:** Great Barrington, MA

**Creator:** [John26271654 \(/profile/26271654/\)](#)

This is a 20.48 mi Bike Ride in Great Barrington, MA.  
This map was created by [John26271654 \(/profile/26271654/\)](#) on 01/16/2013. [View other Bike Rides \(/profile/26271654/\)](#) that John26271654 has done or [find similar maps in Great Barrington \(/routes/?location=Great Barrington\)](#)

► **Directions / Notes**

[Print \(/routes/print/166320416/\)](#)

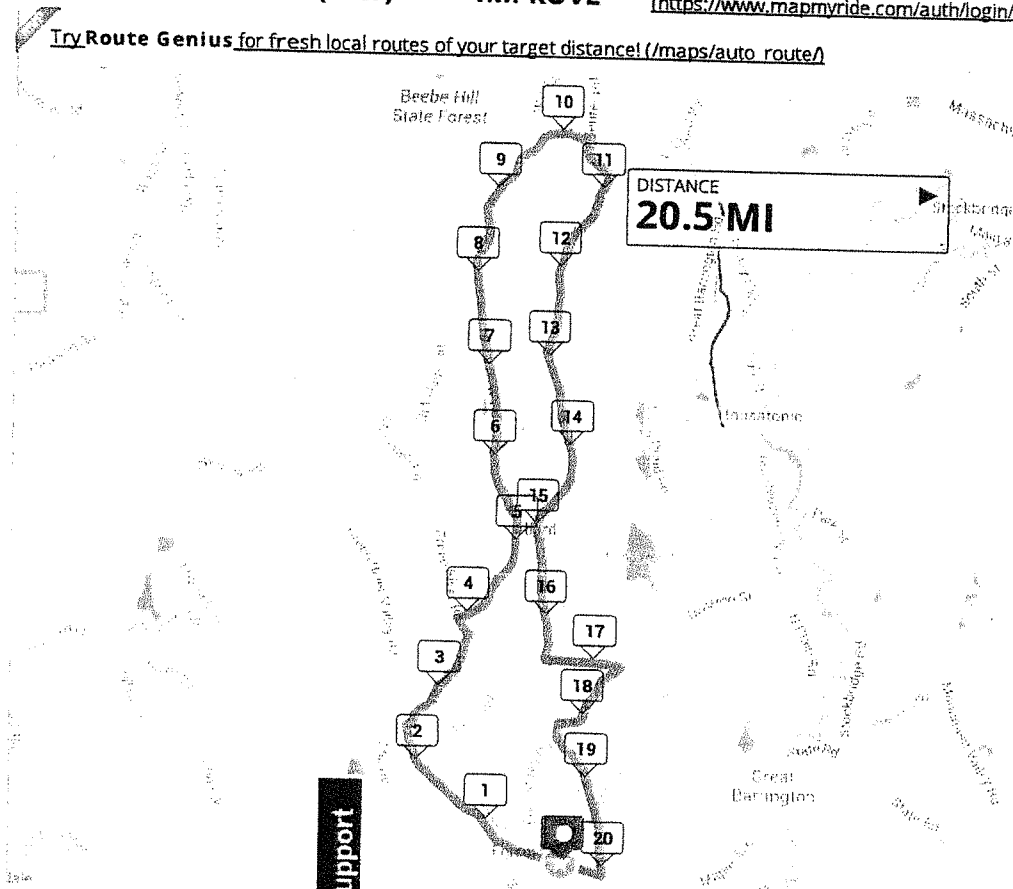
[HOME \(/\)](#)

[DISCOVER \(/US/\)](#)

[IMPROVE](#)

<https://www.mapmyride.com/auth/login/>

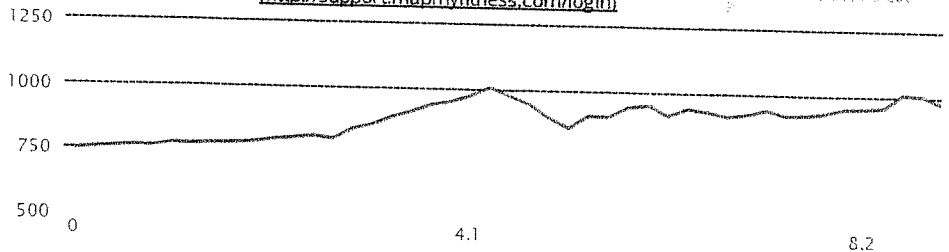
Try [Route Genius](#) for fresh local routes of your target distance! [\(/maps/auto\\_route/\)](#)



▼ **Elevation**

Show elevation with grades

<http://support.mapmyfitness.com/login>



Start - Walter J. Koladza Airport

1. Head <b>west</b> on <b>MA-71 W/Egremont Plain Rd</b> toward <b>Pumpkin Hollow Rd</b>	
	2.4 mi
2. Turn right onto <b>Rowe Rd</b>	
	1.3 mi
3. Turn left onto <b>Green River Rd</b>	
	0.2 mi
4. Turn right onto <b>N Egremont Rd</b>	
	1.4 mi
5. Continue onto <b>W Rd</b>	
	4.4 mi
6. Continue onto <b>Willson Rd</b>	
<b>WATER STOP</b>	0.6 mi
7. Turn right onto <b>W Center Rd</b>	
	0.6 mi
8. Continue onto <b>E Alford Rd</b>	
	1.1 mi
9. Continue onto <b>E Rd</b>	
	3.0 mi
10. Continue onto <b>Alford Rd</b>	
	0.2 mi
11. Turn right onto <b>Old Barrington Rd</b>	
	0.94 mi
12. Continue straight onto <b>Seekonk Cross Rd</b>	
	0.64mi
13. Turn left onto <b>Seekonk Rd</b>	
	0.3 mi
14. Take the 1st right onto <b>Round Hill Rd</b>	
	1.0 mi
15. Turn left onto <b>Seekonk Cross Rd</b>	
	1.8 mi
16. Turn right onto <b>MA-71 W/Egremont Plain Rd</b> Destination will be on the left	
	0.3 mi

Finish - Walter J. Koladza Airport

<http://mvp.mapmyride.com>

[Already signed up? Log in.](#)

[\(/IMPROVE/\)](#)

[HOME \(/\)](#)

[DISCOVER \(/US/\)](#)

[IMPROVE](#)

<https://www.mapmyride.com/auth/login/>

Choose map location

Address or Zip/Postal

SEARCH

[COPY \(/ROUTES/COPY/166226196/\)](#)

[CLOSE](#)

[Import \(/workout/import/dashboard/\)](#)

## 50 MILE BIKE N FLY

**Begins in:** Great Barrington, MA

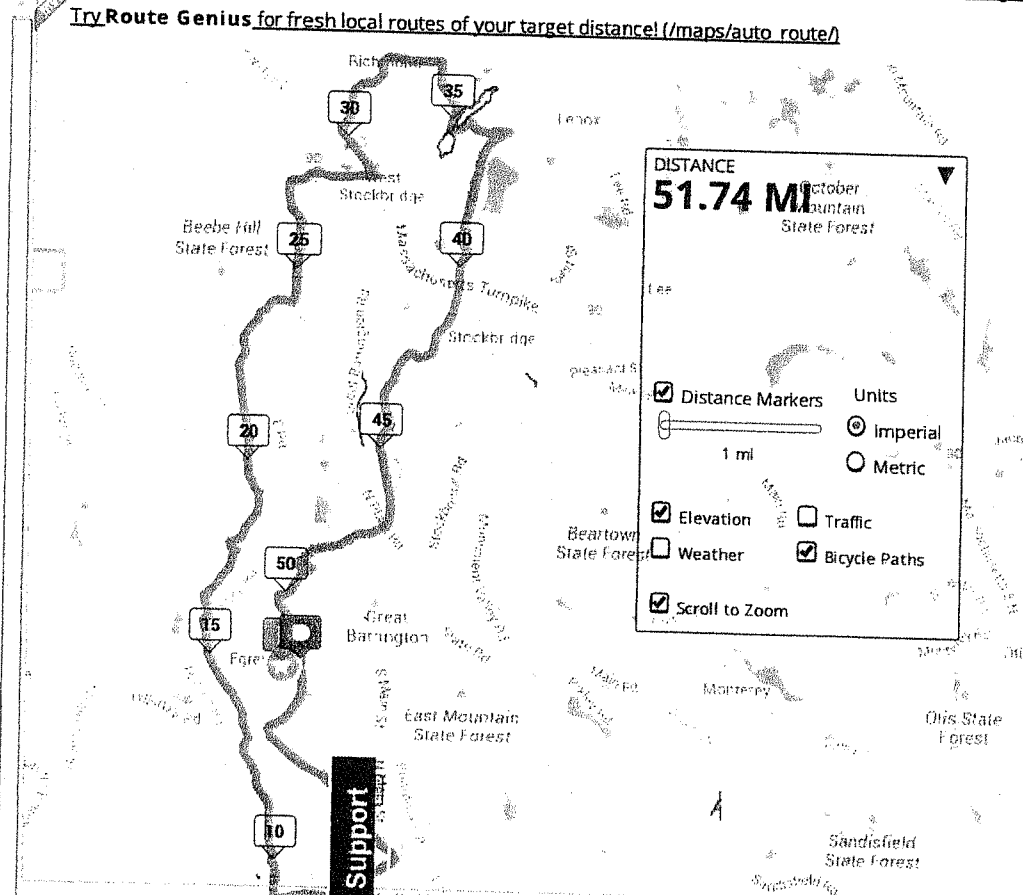
**Creator:** [John26271654 \(/profile/26271654/\)](#)

This is a 51.7 mi Bike Ride in Great Barrington, MA.  
This map was created by [John26271654 \(/profile/26271654/\)](#) on 01/15/2013. [View other Bike Rides \(/profile/26271654/\)](#) that John26271654 has done or [find similar maps in Great Barrington \(/routes/?location=Great Barrington\)](#).

[Directions / Notes](#)

[\(/routes/print/166226196/\)](#)

[Try Route Genius for fresh local routes of your target distance! \(/maps/auto\\_route/\)](#)



**DISTANCE**  
**51.74 MI**

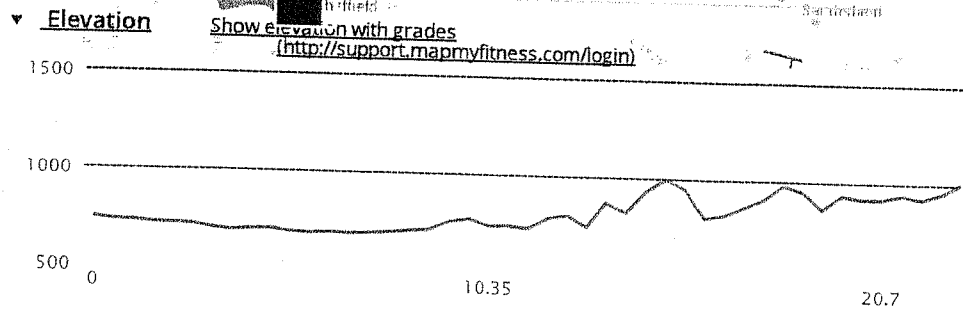
October Mountain State Forest

Distance Markers      Units  
 Imperial  
 Metric

Elevation       Traffic  
 Weather       Bicycle Paths

Scroll to Zoom

1 mi



Go MVP (<http://mvp.mapmyride.com>) - No Advertisements

## 50 Mile Bike N Fly Cue Sheet

1. Head east on MA-71 E/Egremont Plain Rd toward Seekonk Cross Rd	0.8 mi
2. Turn right onto MA-23 W/MA-41 S/S Egremont Rd. Continue to follow MA-23 W/MA-41 S	1.7 mi
3. Slight left onto Buttonball Ln	0.1 mi
4. Slight left onto Sheffield Egremont Rd	2.0 mi
5. Continue onto Egremont Rd	1.6 mi
6. Turn right onto US-7 S/N Main St	0.3 mi
7. Take the 1st right onto Cook Rd	0.4 mi
8. Continue onto Bow Wow Rd	0.1 mi
9. Turn left onto Bears Den Rd	0.9 mi
10. Turn right onto Berkshire School Rd	1.6 mi
11. Turn right onto MA-41 N/N Undermountain Rd	3.7 mi
12. Turn right onto MA-23 E/MA-41 N	0.1 mi
13. Take the 1st left onto Baldwin Hill Rd S	2.8 mi
14. Turn right onto Prospect Lake Rd	0.2 mi
WATER STOP	
15. Turn left onto MA-71 W/Egremont Plain Rd	0.5 mi
16. Turn right onto Rowe Rd	1.3 mi
17. Turn left onto Green River Rd	0.2 mi
18. Turn right onto N Egremont Rd	1.4 mi
19. Continue onto W Rd	4.4 mi
20. Continue onto Willson Rd	0.6 mi
WATER STOP	
21. Continue onto W Center Rd	3.4 mi

22. Turn right onto <b>MA-102 E/State Line Rd</b>	1.3 mi
23. Sharp left onto <b>MA-41 N/Albany Rd</b> Continue to follow <b>MA-41 N</b>	3.2 mi
24. Turn right onto <b>Lenox Rd</b>	1.8 mi
25. Turn left to stay on <b>Lenox Rd</b>	1.7 mi
26. Continue onto <b>Richmond Mountain Rd</b> WATER STOP	0.9 mi
27. Sharp right onto <b>MA-183 S/Interlaken Rd</b> Continue to follow <b>MA-183 S</b>	8.1 mi
28. Continue onto <b>Front St</b>	0.3 mi
29. Continue onto <b>Van Deusenville Rd</b>	1.6 mi
30. Turn right onto <b>Division St</b>	2.2 mi
31. Sharp left onto <b>Seekonk Rd</b>	0.3 mi
32. Take the 1st right onto <b>Round Hill Rd</b>	1.0 mi
33. Turn left onto <b>Seekonk Cross Rd</b>	1.6 mi

Finish at Walter J. Koladza Airport

Call 413-446-9672 if you need assistance

**Jennifer Bailly**

---

**From:** Chris Rembold  
**Sent:** Tuesday, May 20, 2014 3:02 PM  
**To:** Helen Kuziemko; Jennifer Bailly  
**Subject:** Bike N Fly

Helen, the DRT reviewed the proposed August 16 Bike-N-Fly bike ride event and has no concerns with this event.

Thanks,  
Chris

---

Christopher T. Rembold, AICP  
Town Planner  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230  
Ph: (413) 528-1619, x. 7  
[www.townofgb.org](http://www.townofgb.org)



FEE: \$25.00

Pd.

DATE: 5/14/14



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 Housatonic Ma 01236

Type of license being Applied for:

ONE DAY BEER & WINE

ONE DAY ALL ALCOHOLIC

EVENT: Annual Fathers Day Lobster Shoot

DATE: 6-15-14 START TIME: 11 am END TIME: 7 PM

LOCATION: 338 Long Pond Rd Housatonic Ma 01236

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.

Robm M Vickery

Signature of Applicant

338 Long Pond Rd Housatonic Ma 01236

Mailing Address

274-6291

Telephone Number

Decision:  
Approved \_\_\_\_\_

Denied \_\_\_\_\_

Postponed \_\_\_\_\_



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:** Selectboard recommendation to the ZBA regarding Special Permit Application 828-14 L&S Limited Partnership at 246 Stockbridge Road

**BACKGROUND:** L&S Limited Partnership, the owner of the property, proposes an addition to the existing convenience store at 246 Stockbridge Road to accommodate a Subway franchise. The use as a gas station and convenience store is preexisting nonconforming, and in 2001 received a special permit from the ZBA. As such, the proposed changes require ZBA Special Permit approval, per Zoning §5.2.

The proposed addition is 550 square-feet. The Subway portion will have 23 seats. It will replace the existing food service. The convenience store, which will remain, is roughly 900 square feet. There is no drive-thru window. All food service is to be indoors.

The site is approximately 1.3 acres and structures meet all applicable setbacks. There is more than enough parking on site. There are 8 spots at the pumps, and 20 marked spaces in the parking lot. The convenience store on its own would require 5 spaces, and the Subway as a restaurant would require 8 spaces. There are existing trees and landscaping, which will remain.

The Planning Board at its April 24 meeting approved gave its Site Plan as required by §10.5.

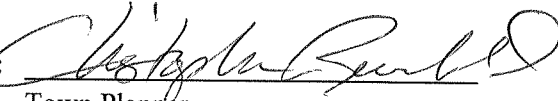
DRT staff has no concerns with this proposal. Mass DOT has no concerns.

**FISCAL IMPACT:** Positive

**RECOMMENDATION:** The Selectboard consider the impact, if any, of the proposed addition and make a recommendation on the Special Permit to the ZBA.

**PREPARED AND REVIEWED BY:**

**DATE:** 5/23/14

  
Town Planner

**APPROVED BY:**

**DATE:** 5/23/14

  
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, June 10, 2014, at 7:30 p.m. at Town Hall, 334 Main St., Great Barrington, to act on the special permit application of L&S Limited Partnership to expand the accessory use at the Lipton Mart/Mobil service station at 246 Stockbridge Road and add a Subway franchise with seating for 23. The property is in a B2 General Business 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 p.m. that same date.

Ron Majdalany, Chairman

Please publish April 18 and 25, 2014

*Berkshire Record*



Town of Great Barrington
Massachusetts

ZBA-1
Rev. July 2013

APR 7 PM 1:21

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 246 Stockbridge Road
Assessor's Map No. 113 Lot No. 009.0-000-0039.B.
Registry of Deeds Book No: 660 Page: 257
Zoning District(s) B2 General Bus.
Overlay Districts (if any)

C. APPLICANT AND OWNER INFORMATION

Applicant's Information: Name (please print) L&S Limited Partnership f/k/a L&S Associates Phone (area code first) 4134339191
Street Address 458 South Street
City, State, Zip Code Pittsfield, MA 01201
If Applicant is a corporation, provide name of contact person: Michael Lipton
Email Address mike@liptonenergy.com Signature [Handwritten 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 Signature

**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):  Build an addition to accommodate the replacing the existing food offerings with a Subway franchise as an accessory use.
- 2) This application is made under the following Sections of the Zoning Bylaw (check all that apply)
 

<input checked="" type="checkbox"/> Section 5.2	<input type="checkbox"/> Section 5.3	<input type="checkbox"/> Section 5.5
<input type="checkbox"/> Section 5.6	<input type="checkbox"/> Section 5.7	<input type="checkbox"/> Section 10.4
- 3) Reason(s) that this property is not in conformance with the Zoning Bylaw  The motor vehicle fuel station is a preexisting non conforming use.
- 4) Are there any previous Special Permits or Variances for this property?  No  Yes  
If yes, provide date(s), and name of issuing Board  Zoning Board of Appeals June 27, 2001

**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.

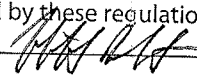
- Plot Plan of the entire property or tract. The Board may require the plan to be signed by a licensed surveyor or engineer, particularly if the matter involves dimensional issues. The plan should include those items listed in Section 10.5.3 of the Zoning Bylaw, including two locus maps—one USGS survey 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) 3/31/14 (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)

EXHIBIT A

246 STOCKBRIDGE ROAD, GT. BARRINGTON, MA

That certain piece or parcel of land with the buildings thereon, situated in the northerly part of the Town of Great Barrington on the easterly side of the Stockbridge Road (U.S. Route 7), bounded and described as follows:

Beginning at a point of intersection of the easterly street line of Stockbridge Road (U.S. Route 7) and the southerly street line of Commonwealth Avenue;

Thence proceeding in a southerly direction along the easterly street line of Stockbridge Road (U.S. Route 7), a distance of +232.53 feet;

Thence turning in an easterly direction a distance of +175.50 feet;

Thence turning in a southerly direction a distance of 29.50 feet;

Thence turning in an easterly direction a distance of 24.50 feet;

Thence turning in a northerly direction a distance of +312.20 feet;

Thence turning in a westerly direction a distance of 200 feet to the point and place of beginning.

Together with any right, title and interest of the seller of, in and to any land lying in the bed of any street in front of, or adjoining, said premises to the center line thereof.

This conveyance is made subject to any and all leases, encumbrances, conditions, covenants, restrictions, reservations, easements and rights-of-way, and all laws, regulations, restrictions, including building and zoning ordinances, or municipal or other governmental authorities applicable to and enforceable against the above-described premises, of record.

Being the same premises conveyed to L & S Associates now known as L & S Limited Partnership dated December 31, 1987 and recorded with the Berkshire Southern District Registry of Deeds in Book 660, Page 257. See Certificate of Merger recorded in said Registry of Deeds in Book 1591, Page 21.



Deval L. Patrick, Governor  
Timothy P. Murray, Lt. Governor  
Richard A. Dawdy, Secretary & CEO  
Frank DePaola, Administrator



March 10, 2014

SUBJECT PERMITS – Great Barrington  
Route 7  
Proposed Subway Restaurant

Mr. Jeffrey R. Lynch, Esquire  
Lynch Scrimo Attorneys  
68 Main Street  
P.O. Box 1787  
Lenox, MA 01240

Dear Mr. Lynch:

This letter is in reference to your letter and plans dated February 26, 2014, concerning an addition of a Subway Restaurant to the existing Lipton Mart Facility, located in the Town of Great Barrington on Auto Route 7 at 426 Stockbridge Road.

Upon our review of your proposal and with the condition that no changes to the existing site access or traffic patterns will occur, it has been determined that an access permit or permit modifications from the Massachusetts Department of Transportation MassDOT will not be required.

If any utility work is proposed within the State Highway Layout, the owner of that utility must apply for and receive an access permit before any work may commence.

If you have any questions please contact Kevin M. Whalen, District One Permit Engineer, at 413-637-5721.

Sincerely,

Peter A. Niles, P.E.  
District Highway Director

KMW/leb  
ecc PermLen, FH, BD  
J. Ebitz, Foreman



Memorandum of Law  
Zoning Application  
Special Permit  
246 Stockbridge Road  
Great Barrington, MA

### INTRODUCTION

OWNER: L&S Limited Partnership  
PETITIONER: L&S Limited Partnership  
Property Operated by Lipton, Inc.  
TAX PARCEL: 113.009.0-000-0039.B  
ZONE: B2 General Business  
CURRENT USE: Motor Vehicle Fuel Station with convenience store

HISTORY OF USE: 246 Stockbridge Road has been used as a gas station with service repair bays since 1969. By decision dated June 27, 2001 the Zoning Board of Appeals issued a special permit to convert the service repair bays to a retail convenience store, including the construction of a small addition to the existing building.

DIMENSIONAL REQUIREMENTS: Table 4.0

	<u>Required</u>	<u>Actual</u>
Min Lot Size	5,000 sq. ft.	1.32 acres
Min Lot Frontage	25 ft.	83 ft.
Min Lot Width At Building	50 ft.	282 ft.
Set back line	10 ft.	104 ft.
Rear Setback	10ft	72 ft.
Max. Building Height	3 stories	1 story
Max. Building Coverage	75%	7.32%

L&S Limited Partnership (hereinafter "Lipton Mart") respectfully submits its application for a Special Permit under Section 5.2 of the Zoning Bylaw to expand the accessory use of the Motor Vehicle Fuel Station to include a Subway franchise. The Subway franchise will not be the principal use of the site but is instead customary and incidental to the motor vehicle fuel station.

The Subway will replace the existing food service offered by Lipton Mart. Presently Lipton Mart offers microwavable meals and snacks as well as a soda fountain and coffee station. The existing food service will be removed and replaced by the Subway franchise and a new coffee station featuring Green Mountain Coffee Roasters will be installed.

Lipton Mart proposes a 550 square foot addition to the building as represented on the site plan filed contemporaneously with this application.

The Zoning Board of Appeals by decision dated June 27, 2001, ZBA Number 01-04 categorized the current use as non-conforming. Accordingly, the present application is filed pursuant to Section 5.2.

Section 5.2 of the Zoning Bylaw provides:

The Board of Appeals may award a special permit pursuant to Section 10.4 to change a nonconforming use in accordance with this section only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood.

The standards for awarding a special under Section 10.4 require analysis of the following criteria.

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public service;
4. Neighborhood character and social structures;

5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base and employment.

The construction of a small addition to the building and the introduction of a Subway franchise will not be substantially more detrimental than the existing use to the neighborhood. The existing use is a motor vehicle fuel station. Currently, Lipton Mart offers quick pick up meals at the store including hot dogs, nachos, and microwavable meals and snacks. Lipton Mart will remove these items and replace the food offering with a Subway franchise. The Subway franchise is owned and operated by Lipton, Inc. and will offer sandwiches, soups and other specialty food items. The newly constructed addition will provide 23 seats for the convenience of Lipton Mart customers.

Stockbridge Road is the service industry center of the town with many restaurants, businesses and shopping plazas. Lipton Mart does not anticipate the construction of the addition or the introduction of the Subway franchise to increase traffic on its site or along Stockbridge Road. Lipton Mart has two other stores that include Subway franchises and in their experience the travelling public is appreciative of the quick and healthy options, especially when compared to the microwavable food currently available for customers on the go.

The lack of detriment to the neighborhood is also proven when one reviews the special permit criteria.

1. Social, economic, or community needs which are served by the proposal;

The introduction of a Subway franchise along Stockbridge Road will provide a community need for accessible and reasonably priced meals. Depending upon the patrons choices, Subway sandwiches can also provide healthy alternatives to other quick pick meals.

2. Traffic flow and safety, including parking and loading;

The property is a large 1.32 acre site with two curb cuts on Stockbridge Road. By letter dated March 10, 2014, MassDOT approved the construction of the addition to the site provided no changes to the existing site access or traffic patterns will occur. Under the proposal, no changes to the existing site access or traffic pattern will occur. The site has adequate parking, travel lanes and delivery access.

3. Adequacy of utilities and other public service;

The existing building is served by utilities and public service. No changes are planned.

4. Neighborhood character and social structures;

The existing neighborhood is developed with similar or complimentary businesses. No adverse impacts will be generated.

5. Impacts on the natural environment;

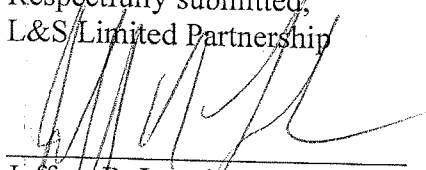
The location of the building addition is currently improved by asphalt paving. No green areas on the site will be disturbed.

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

The addition of the Subway will create 8-10 full and part time jobs. The Subway must be managed by a employees who will not have any job responsibilities related to the convenience store or gas service station. The creation of 8-10 full and part time jobs will have a positive impact on the town's tax base and employment. No additional town services will be required.

In sum, Lipton Mart's proposal is in harmony with the general purpose and intent of the bylaw. The ZBA must find that the construction of a small addition and introduction of a Subway franchise along the busy Stockbridge Road corridor is not more detrimental to the neighborhood than the existing use.

Respectfully submitted,  
L&S Limited Partnership



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Jeffrey R. Lynch,  
Its counsel

Bruce Firger, Assessor  
John Katz, Assessor  
Christopher J. Lamarre  
Principal Assessor

E-mail: [clamarre@townofgb.org](mailto:clamarre@townofgb.org)



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-2220 x 5  
Fax: (413) 528-2290

## TOWN OF GREAT BARRINGTON MASSACHUSETTS

March 18, 2014

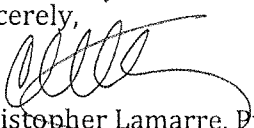
### ASSESSORS' OFFICE

Abutters to property of: L & S Associates  
246 Stockbridge Road  
Map 9 Lot 39B, Book 660 Pg. 257

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
9	39C,37	Thomas A. & Margery A. Teggi, 5 Magnolia St., Gt. Barrington, MA 01230-1267
9	28	Paul E. Nardin Jr. & Julie M. Budz, 6 Commonwealth Ave., Gt. Barrington, MA 01230-1256
9	29	Lucinda Kahlstrom, 10 Commonwealth Ave., Gt. Barrington, MA 01230-1256
9	30	Matthew & Johanna Wise-Segatti, 14 Commonwealth Ave., Gt. Barrington, MA 01230-1256
9	38,39	Terrance M. & Robin E. Chamberland, 3 Magnolia St., Gt. Barrington, MA 01230-1267
9	39A,40,41,42	O ICE LLC, c/o Realty Income Corp., Att: Portfolio Management, PO Box 460069, Escondido, CA 92046-0069
9	43,44,45	Guenther G. Stockfisch, Trustee, Fairview Realty Nominee Trust, 3 Fairview Terrace, Gt. Barrington, MA 01230-1263
9	46,47	John & Marcia Cook, PO Box 410, Southfield, MA 01259-0410
9	48,49	Nikki Wang, 15 Fairview Terrace, Gt. Barrington, MA 01230-1263
9	18	Joseph A. Delmolino, 252 Stockbridge Rd., Gt. Barrington, MA 01230-1269
9	18A	Greylock Federal Credit Union, 150 West St., Acctg. 2 <sup>nd</sup> floor, Pittsfield, MA 01201-9114
9	19,20	Juan I. Rodriguez, 5 Commonwealth Ave., Gt. Barrington, MA 01230-1257
9	21,22,23	Anita J. DelGrande, John E. Mallory Jr. & Joseph Mallory, 125 South Sandisfield Rd., New Marlborough, MA 01230-2232
9	24,25	Dylan S. Woods, PO Box 341, Gt. Barrington, MA 01230-0341
9	17	Bharthi H. & Hasmukh D. Patel, 256 Stockbridge Rd., Gt. Barrington, MA 01230-1269
8	17A	Berkshire Bank, Att: Peter Merwin, 24 North St., Pittsfield, MA 01201-5106
8	18	MMM Realty LLC, 249 Stockbridge Rd., Gt. Barrington, MA 01230-1229
8	18A	Stockbridge Road Realty LLC, 249 Stockbridge Rd., Gt. Barrington, MA 01230-1229
8	19A	O'Connell Oil Associates Inc., 545 Merrill Rd., Pittsfield, MA 01201-3722
8	19	Charles J. French Sr., Mary A. French & Stephen French, Trustees, French Family Nominee Trust, 227 Stockbridge Rd., Gt. Barrington, MA 01230-2212
12	1,3	232 Stockbridge Road LLC, 232 Stockbridge Rd. Ste. 1, Gt. Barrington, MA 01230-1348
12	2,4	CEGAM LLC, 17 The Avenue, Gt. Barrington, MA 01230-9050
12	5,6	Fair Terrace View LLC, Donna Kelly, 302 Housatonic St., Lenox, MA 01240-2573
12	7,8,9,10	Cathy M. Torrico & Beverly A. Dunn, Trustees, Great Haven Realty Trust, 12 Fairview Terrace, Gt. Barrington, MA 01230-1262

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

Sincerely,

  
Christopher Lamarre, Principal Assessor

PLANS TO ACCOMPANY APPLICATION  
FOR SPECIAL PERMIT

# PROPOSED BUILDING ADDITION LIPTON MART SUBWAY RESTAURANT

246 STOCKBRIDGE ROAD GREAT BARRINGTON, MA

**OWNER / APPLICANT:**

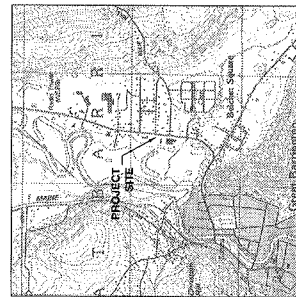
L & S LIMITED PARTNERSHIP  
458 SOUTH STREET  
PITTSFIELD, MA 01201  
(413) 443-9191



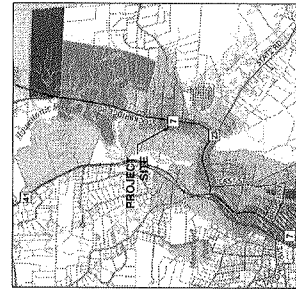
**AERIAL PHOTO - ADJACENT LAND USES**  
SCALE: 1" = 100'

**ZONING INFORMATION:**

**ZONE R-2**  
MINIMUM LOT SIZE: 3,500 SQ. FT.  
PROVIDED: 27,585 SQ. FT. (7.82 ACRES)  
MINIMUM LOT AREA: 10,000 SQ. FEET  
PROVIDED: 282,100 SQ. FEET  
FRONT SET BACK: 20 FEET  
PROVIDED BUILDINGS: 283 FEET  
SIDE SETBACK: 15 FEET  
PROVIDED: 104 FEET  
REAR SETBACK: 15 FEET  
PROVIDED: 72 FEET  
TOTAL LOT COVERAGE BY BUILDINGS  
INCLUDING DECK, CANOPY = 4,106 SQ. FT.  
(17.5% OF LOT)  
**PARKING CALCULATION:**  
RETAIL SALES ESTABLISHMENT: ONE SPACE FOR EVERY  
200 SQUARE FEET OF NET USABLE FLOOR AREA.  
TOTAL SPACES REQUIRED = 20  
PARKING PROVIDED = 20 SPACES SQUARE FEET:  
20 SEATS = 8 SPACES.  
RESTAURANT: ONE SPACE FOR EVERY THREE SEATS.  
TOTAL SPACES REQUIRED = 17  
TOTAL SPACES PROVIDED = 20  
TOTAL ACCESSIBLE SPACES REQUIRED = 1 (VAN)  
TOTAL ACCESSIBLE SPACES PROVIDED = 1 (VAN)



**USGS LOCATION MAP**  
SCALE: NONE



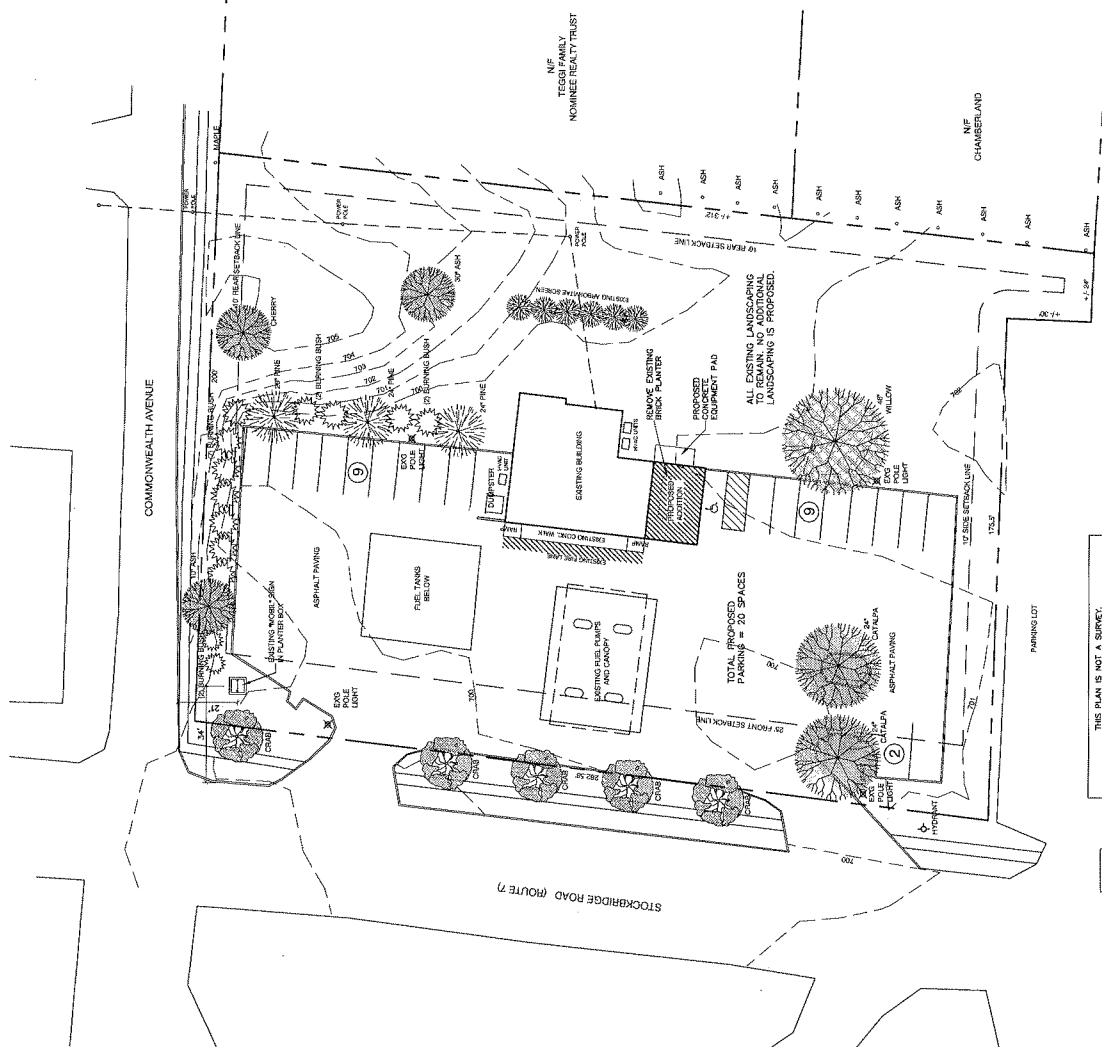
**ZONING LOCATION MAP (B-2)**  
SCALE: NONE

**COORDINATOR:**  
BRADLEY ARCHITECTS, INC.  
100 STATE STREET, SUITE 200  
PITTSFIELD, MA 01201  
PHONE: (413) 443-9191  
WWW.BRADLEYARCHITECTS.COM

**ARCHITECT:**  
**Bradley Architects Inc.**  
BRADLEY ARCHITECTS, INC.  
100 STATE STREET, SUITE 200  
PITTSFIELD, MA 01201  
PHONE: (413) 443-9191  
WWW.BRADLEYARCHITECTS.COM

**PROPOSED BUILDING ADDITION**  
**LIPTON MART**  
**SUBWAY RESTAURANT**  
246 STOCKBRIDGE ROAD  
GREAT BARRINGTON, MA

**SCHEMATIC SITE PLAN**  
GENERAL INFORMATION  
JOB NO.: 141414  
DATE: MARCH 15, 2014



**THIS PLAN IS NOT A SURVEY. IT IS A SCHEMATIC SITE PLAN. SPECIAL PERMITS OR A SPECIAL PERMIT FROM THE TOWN OF GREAT BARRINGTON MAY BE REQUIRED. CONSULT WITH THE TOWN ENGINEER AND THE TOWN PLANNING BOARD FOR MORE INFORMATION. BELLY, SPANIER, PARRISH, ASSOCIATES, INC. CONSULTING ENGINEERS, 100 STATE STREET, SUITE 200, PITTSFIELD, MA 01201. AND ON-SITE OBSERVATION OF EXISTING CONDITIONS AS RECORDED IN MARCH 2014.**

**SITE PLAN**  
SCALE: 1" = 20'

**COMMITTEE:**  
BRADLEY ARCHITECTS, INC.  
100 STATE STREET, SUITE 200  
PITTSFIELD, MA 01201  
PHONE: (413) 443-9191  
WWW.BRADLEYARCHITECTS.COM

**EXECUTIVE SUMMARY**

**TITLE:** Appointment of a member to the Conservation Commission.

**BACKGROUND:** The Town has a vacancy for a member to serve on the Conservation Commission. The term is for 2 years. Adam Gudeon has applied for the position. MGL Ch. 40 Sec. 8D states that towns having town manager form of government, the appointment shall be made by the Town Manager, subject to the approval of the selectmen. As Town Manager, I wish to appoint Adam Gudeon for a two (2) year term to the Conservation Commission and request your approval.

**FISCAL IMPACT:** Not applicable.

**RECOMMENDATION:** The Board of Selectmen concurs with the Town Manager's appointment of Adam Gudeon to the Conservation Commission for a term to expire June 30, 2016.

**PREPARED AND REVIEWED BY:**

Jennifer Tabakin

Jennifer Tabakin, Town Manager

**DATE:**

5/20/14