

Jennifer Tabakin
Town Manager

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2
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TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTBOARD'S MEETING

MONDAY, AUGUST 24, 2015

7:00 PM – REGULAR SESSION

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

7:00 PM - OPEN MEETING

1. CALL TO ORDER.

2. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

- A. SB – VOTE TO AUTHORIZE INTERIM LOAN FROM THE MASSACHUSETTS WATER POLLUTION ABATEMENT TRUST FOR PHASE 1 OF THE SEWER IMPROVEMENT PROJECT IN AN AMOUNT WHICH IS NOT TO EXCEED \$4,210,000.

3. TOWN MANAGER'S REPORT:

4. PUBLIC HEARINGS:

- A. TAX CLASSIFICATION HEARING TO DETERMINE THE TAX ALLOCATION FOR FY 2016 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

5. LICENSES OR PERMITS:

- A. DALE ABRAMS/GB LAND CONSERVANCY FOR PERMISSION TO HOLD THE 5TH ANNUAL RUN FOR THE HILLS 5K - EVENT ON SUNDAY, OCTOBER 4TH, 2015 FROM 8:00 AM TO 12:00 PM BASED OUT OF THE KILPATRICK ATHLETIC CENTER AT BARD COLLEGE AT SIMON'S ROCK. (DISCUSSION/VOTE)
- B. REBECCA TAMOL-KAY/SAINT PETER CHURCH FOR PERMISSION TO CONDUCT BINGO ON SEPTEMBER 7, 2015 FROM 5:30 PM – 9:30 PM AT ST. PETER'S PARISH CENTER, 16 RUSSELL STREET. (DISCUSSION/VOTE)
- C. PETER STANTON/LIFE NEEDS COOP INC. FOR ONE DAY BEER AND WINE LIQUOR LICENSE FOR SEPTEMBER 13, 2015 FROM 4:00 PM – 7:00 PM AT 205 NORTH PLAIN ROAD FOR STANTON HOME PIGROAST. (DISCUSSION/VOTE)

6. NEW BUSINESS:

- A. ALANA CHERNILA/ENERGY COMMITTEE – UPDATE. (DISCUSSION/VOTE)

- B. SB – RECOMMENDATION TO ZBA ON THE SPECIAL PERMIT APPLICATION OF JOHN TRACY/LINDA HODDY’S APPLICATION TO CONSTRUCT A DECK ON A PRE-EXISTING, NON-CONFORMING HOUSE AT 224 NORTH PLAIN ROAD. (DISCUSSION/VOTE)

- C. SB – RECOMMENDATION TO ZBA ON THE SPECIAL PERMIT APPLICATION OF KSNS STOCKBRIDGE ROAD REALTY TRUST TO ADD A THIRD FLOOR AND 20 GUEST ROOMS TO THE HOLIDAY INN EXPRESS AT 415 STOCKBRIDGE ROAD. THE BUILDING IS LEGALLY PRE-EXISTING, NON-CONFORMING BECAUSE THE BYLAW CHANGED AFTER IT WAS BUILT. (DISCUSSION/VOTE)


7. CITIZEN SPEAK TIME:

8. SELECTBOARD’S TIME:

9. MEDIA TIME:

10. ADJOURNMENT:

NEXT SELECTBOARD’S REGULAR MEETING: WEDNESDAY, SEPTEMBER 16, 2015, 7:00 P.M.


Jennifer Tabakin, Town Manager

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


EXECUTIVE SUMMARY

TITLE: Board authorization of an interim loan from the Massachusetts Water Pollution Abatement Trust for Phase 1 of the Sewer Improvement Project in an amount which is not to exceed \$4,210,000.

BACKGROUND: On May 7, 2012 Town Meeting authorized a total borrowing of \$4,500,000 for Phase 1 of the Sewer Improvement Project. The Town has a loan commitment from the Massachusetts Water Pollution Abatement Trust at an interest rate of 2% for the construction engineering and construction work.


FISCAL IMPACT: The interim loan interest rate is .10% and will be replaced with a permanent loan at the completion of the project at a rate of 2%. These project costs are fully paid for by the sewer enterprise fund.

RECOMMENDATION: That the Board approves the interim loan of amount not to exceed \$4,210,000. Please see attached specific vote wording as provided and required by bond counsel.

PREPARED BY: 
Lauren Sartori Hobgood, Financial Coordinator

DATE: 8-24-15

Approved:


Jennifer Tabakin, Town Manager

VOTE OF THE SELECTBOARD

I, the Clerk of the Selectboard of the Town of Great Barrington, Massachusetts, certify that at a meeting of the board held August 24, 2015, of which meeting all members of the board were duly notified and, at which a quorum was present, the following vote was passed, all of which appears upon the official record of the board in my custody:

- VOTED:
- (1) That the Town shall issue a bond or bonds in an aggregate principal amount not to exceed \$4,210,000 (the "Bonds") pursuant to Chapters 29C and 44 of the General Laws and a vote of the Town passed May 7, 2012 (Article 9), which authorized a total borrowing of \$4,500,000 for the construction of sewers and other water pollution control facilities identified in such votes (the "Project");
 - (2) that in anticipation of the issuance of the Bonds, the Treasurer is authorized to issue an interim loan note or notes (the "Notes") from time to time in an aggregate principal amount not to exceed \$4,210,000;
 - (3) that each Bond or Note shall be issued as a single registered security, and sold to the Massachusetts Clean Water Trust (the "Trust") at a price determined pursuant to the Financing Agreement;
 - (4) that the Treasurer is authorized to determine the date, the form, the maximum interest rate and the principal maturities of each Bond and Note, and to execute a Financing Agreement (or Agreements) with the Trust with respect to the sale of the Bonds and Notes, such date, form and maturities and the specific interest rate or rates of the Bonds and Notes to be approved by a majority of the Selectboard and the Treasurer and evidenced by their execution of the Bonds or Notes;
 - (5) that all action taken to date by the Town and its officers and agents to carry out the Project and its financing, including the execution of any loan commitment or agreement by the Treasurer, are hereby ratified, approved and confirmed; and
 - (6) that the Treasurer and the other appropriate Town officials are each hereby authorized to take any and all actions necessary or convenient to carry out the provisions of this vote, including execution and delivery of the Financing Agreement(s) and the Project Regulatory Agreement(s) relating to the Project.

I further certify that the vote was adopted at a meeting open to the public, that no vote was taken by secret ballot, that notice stating the place, date, time and agenda of the meeting (which agenda included the adoption of the above vote) was filed with the Town Clerk and a copy thereof posted in a manner conspicuously visible to the public at all hours in or on the municipal building that the office of the Town Clerk is located or, if applicable, in accordance

with an alternative method of notice prescribed or approved by the Attorney General as set forth in 940 CMR 29.03(2)(b), at least 48 hours, not including Saturdays, Sundays and legal holidays, prior to the time of the meeting and remained so posted at the time of the meeting, that no deliberations or decisions in connection with the sale of the Bonds or Notes were taken in executive session, and that the official record of the meeting was made available to the public promptly and remains available to the public, all in accordance with G.L. c.30A, §§18-25, as amended. I further certify that the vote has not been amended, supplemented or revoked and remains in effect on this date.

Dated: August 24, 2015

Stephen C. Bannon
Clerk of the Selectboard

AM 53939481.1

LEGAL NOTICE
TOWN OF GREAT BARRINGTON, MA
FY 2016 TAX CLASSIFICATION HEARING

Notice is hereby given that the Great Barrington Selectboard and the Great Barrington Fire District Prudential Committee will hold a joint Tax Classification Hearing to determine their respective FY 2016 tax rates. The hearing will be held Monday, August 24, 2015 at 7:15 PM in the Selectmen's Meeting Room at Town Hall, 334 Main Street, Great Barrington. The hearing will be followed by a vote of the Selectboard and the Prudential Committee.

Sean Stanton
Chair
Great Barrington Selectboard

Walter F. Atwood III
Chair
Prudential Committee

Please publish August 7, 2015



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

BOARD OF ASSESSORS

EXECUTIVE SUMMARY

TITLE: FY 2016 Tax Classification Hearing Held August 24, 2015

BACKGROUND: At the Tax Classification Hearing the Selectboard is required to vote to implement one or a combination of four classification options for distributing the tax levy among property owners. The options are: **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 exemptions or discounts given to specific classes 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 Selectboard has endorsed the single tax rate option providing no exemption or discount to a particular property class or group. 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, 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 will then be classified as commercial for taxation purposes.

Exemption & Discount Options

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 the Open Space Discount

Residential Exemption

The *Residential Exemption* grants an exemption to property that is the principal residence or domicile of a taxpayer. Under M.G.L c.59, § 5C the exemption amount may not exceed 20% (\$63,902) of the average assessed value (\$319,507) of all residential class properties. Granting the exemption would increase the residential tax rate as it shifts the tax burden, within the entire residential class, away from lower valued owner occupied dwellings to dwellings valued at greater than the breakeven, multi-family properties, apartment buildings, vacant land and non-domiciled property owners. Properties of domiciled taxpayers valued below the breakeven will pay fewer taxes while those valued higher 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, Cambridge & Chelsea) or a disproportionately large number of second homes (Cape Cod & the Island communities). The Residential Exemption is most often implemented and paired with a Split Tax Rate further reducing residential taxes but shifting the tax burden to the CIP.

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

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 the Small Commercial Exemption

Single or Split Tax Rate

Adopting a *Single Tax Rate* requires the Selectboard to vote to maintain a residential factor of 1.00. A Single Tax Rate allows for all classes of property to pay only their share of the tax levy without shifting the tax burden to any particular property class. Voting to split the tax rate shifts the tax burden from the residential class to the commercial, industrial and personal property (CIP) classes and requires the Selectboard to 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 .865904 which allows for a "CIP" shift of 1.50.

**Recommendation: The Board of Assessors recommends
adopting and maintaining the Single Tax Rate**

Notables for Fiscal Year 2016 Interim Revaluation:

Total Taxable Value \$1,386,204,580

Class	FY 2016	FY 2015	Difference	% Change
Residential	\$1,093,057,135	\$1,078,780,208	\$14,276,927	+1.3%
Commercial	\$ 239,594,572	\$ 241,102,060	(\$1,507,488)	-0.6%
Industrial	\$ 10,776,922	\$ 10,725,322	\$ 51,600	+0.5
Personal Property	\$ 42,775,951	\$ 39,891,544	\$ 2,884,407	+7.2%
Total	\$1,386,204,580	\$1,370,499,134	\$15,705,446	+1.1%

Levy \$19,808,863

The total amount to be raised through taxation for FY '16 is \$19,808,863, an increase of \$1,005,615 or 5.3% over the FY '15 levy of \$18,803,248.

FY	Levy	% Change From Prior
2016	\$19,808,863	5.3%
2015	\$18,803,248	6.3%
2014	\$17,931,462	0.28%
2013	\$17,882,010	0.84%
2012	\$17,733,278	4.76%

Tax Rate \$14.29

The tax rate is calculated by dividing the tax levy (\$19,808,863) by the total value of all taxable property (\$1,386,204,580) x 1000. This yields a tax rate of \$14.29 per \$1,000 of valuation, an increase of ¢0.57 from last years rate.

FY	Tax Rate	Change From Prior
2016	\$14.29	¢0.57
2015	\$13.72	¢0.16
2014	\$13.56	¢0.42
2013	\$13.14	¢0.02
2012	\$13.12	¢0.96

Excess Levy Capacity \$1,443,424

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. The FY '16 excess levy capacity and levy amounts are in compliance with stated FY '16 budget policy.

FY	Max Allowable Levy	Levy	Excess Levy Capacity
2016	\$21,252,287	\$19,808,863	\$1,443,424
2015	\$20,492,559	\$18,803,248	\$1,689,311
2014	\$19,698,980	\$17,931,462	\$1,767,518
2013	\$19,089,682	\$17,882,010	\$1,207,672
2012	\$18,571,015	\$17,733,278	\$ 837,737

New Growth \$17,748,317/\$243,507

New growth is defined as value created through the construction of new homes, additions, substantial remodels or the creation of condos. It can also come about as a result of lot splits, subdivisions and the expansion of new personal property assets and accounts. The impact new growth has on expanding the levy limit is calculated by multiplying total new growth value (\$17,748,317) by the prior year tax rate (\$13.72). This yields \$243,507 in tax levy growth or new tax dollars to the Town. Last year the tax levy growth in new tax dollars was \$250,865.

Class	Current	Prior	Difference	% Change	New Tax \$\$
Residential	\$13,551,100	\$11,240,581	\$2,310,519	20.6%	\$185,921
Commercial	\$ 1,146,110	\$ 5,993,340	(\$4,847,230)	(80.1%)	\$ 15,725
Industrial	\$ 134,800	\$ 314,200	(\$ 179,400)	(57.1%)	\$ 1,849
Personal Property	\$ 2,916,307	\$ 952,240	\$1,964,067	206.3%	\$ 40,012
Total	\$17,748,317	\$18,500,361	(\$752,044)	-4.07%	\$243,507

Median & Average Single Family Home Values
\$296,300/\$377,199

Single family home valuation increases were primarily the result of \$6.85M in single family new growth. Statistical analysis of the Assessment-to-Sale Ratios (ASRs) across all classes of property did not indicate a need to adjust residential cost tables for FY 16.

FY	Median Value	Median Tax	Change From Prior Yr.	Average Value	Average Tax	Change From Prior Yr.
2016	\$296,300	\$4,234	\$195	\$377,199	\$5,390	\$252
2015	\$294,400	\$4,039	\$185	\$374,518	\$5,138	\$268
2014	\$284,200	\$3,854	(\$112)	\$359,183	\$4,870	(\$72)
2013	\$301,800	\$3,966	\$17	\$376,078	\$4,942	\$388
2012	\$301,000	\$3,949	(\$140)	\$374,533	\$4,554	(\$161)

Median & Average Commercial Property Values
\$413,900/\$685,777

FY 16 commercial values remained flat experiencing a modest average increase of \$3,266 attributable to new growth of \$1,146,100. Statistical analysis of the Assessment – to-Sale Ratios (ASRs) did not indicate a need to adjust cost tables or income and expense allocations.

FY	Median Value	Median Tax	Change From Prior YR	Average Value	Average Tax	Change From Prior Yr.
2016	\$413,900	\$5,915	\$253	\$685,777	\$9,800	\$435
2015	\$414,700	\$5,690	\$ 72	\$682,551	\$9,365	\$274
2014	\$414,300	\$5,618	\$ 37	\$670,464	\$9,091	\$313
2013	\$424,700	\$5,581	(\$204)	\$668,027	\$8,778	(\$11)
2012	\$440,900	\$5,785	\$424	\$669,889	\$8,789	\$403


CPA Revenue \$442,129

FY '16 represents the third year a 3% surcharge will be levied against 3,878 real property taxpayers. For the purposes of calculating the CPA surcharge, residential property owners will benefit from the first \$100,000 of their value being exempt from the surcharge. There will be no exemption afforded commercial/industrial property owners as voters declined to approve it in a previous general election. The median single family home valued at \$296,300 will pay a surcharge of \$84 while the average single family home valued at \$377,199 will pay \$119. The average commercial property valued at \$685,777 will pay \$294 and the median valued at \$413,900 will pay \$177.

FISCAL IMPACT: Not applicable beyond the FY 2016 property tax levy that be maintained at \$19,808,863.

NEXT STEPS/TIME FRAME: Vote the tax classification at the Classification Hearing held Monday August 24, 2015 which will allow the first half FY'2016 tax bills to be sent on or before October 1, 2015.

RECOMMENDATION: Adoption of a single tax rate of \$14.29 per \$1,000 of valuation for all classes of property for fiscal year 2016.

PREPARED & PRESENTED BY:  Date: AUGUST 21, 2015
Christopher J. Lamarre
Principal Assessor

REVIEWED AND APPROVED:  Date: 8/21/2015
Jennifer Tabakin
Town Manager

Helen Kuziemko

From: Dale Abrams <abramsdale@gmail.com>
Sent: Sunday, June 07, 2015 10:22 AM
To: Jennifer Tabakin
Cc: Phillips Deb; Helen Kuziemko; Joseph Sokul; Chris Rembold
Subject: Run for the Hills 5K - 10K - October 4, 2015

Dear Jennifer,

Great Barrington Land Conservancy's board of directors is putting our event preparations into motion. The Land Conservancy's board is hoping to hold our 5th Annual Run for the Hills 5K - 10K Run event on Sunday, October 4th, 2015. As in the past, the event will be hosted at Bard College at Simon's Rock based out of the Kilpatrick Athletic Center.

Our Run for the Hills plan and schedule are similar to last year with 5K and 10K Run/Walk options and a 1K Kids Fun Run. All events will take place between 8 AM and 12 PM on Sunday morning. All of the route maps are provided in links below.

Please let us know if there are any foreseeable conflicts on the town calendar that we should be aware of. We have cross referenced many athletic event calendars in choosing this date.

Thank you for your support and consideration. We would be glad to come before the Select Board at a later date, but wanted to run the dates by you in advance for general clearance.

Sincerely,

Dale Abrams
413-429-6539

Route Maps:

Run for the Hills [5K route](#): Goes clockwise starting on Simon's Rock campus and ending at Shaw Farm on Seekonk Road

Run for the Hills [10K route](#): Goes clockwise starting at Simon's Rock, with ending same as 5K on Seekonk Road)

Kids Fun Run [1K route on Simon's Rock Campus](#): Course loops around lower pond, staying on trails and campus roads

--

Dale Abrams
413-429-6539

Helen Kuziemko

From: Great Barrington Land Conservancy
<info@greatbarringtonlandconservancy.org@mail72.atl31.mcdlv.net> on behalf of Great Barrington Land Conservancy <info@greatbarringtonlandconservancy.org>
Sent: Monday, June 15, 2015 10:15 AM
To: Helen Kuziemko
Subject: Save The Date - Run for the Hills 5K/10K - Oct 4th

Run for the Hills 5K/10K - Coming October 4, 2015

[View this email in your browser](#)



Great Barrington Land
Conservancy's

Run for the Hills

5K-10K-
1K Run/Walk

3.5 Months and

Counting!

Mark Your Calender:

[Learn More](#)

**Sun, Oct 4,
2015**



Register now at



RunReg.com

*RUN – WALK –
SUPPORT*



Land Conservation,
Community Trails,
& Farm
Preservation

Learn more:

Great Barrington

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Hi Dale,

The DRT met this morning and has no concerns with this event. We want to remind you, however, to: (1) apply for a temporary signs permit from the Building Inspector's office, and (2) coordinate cones or other needs with the DPW.

Helen will let you know when you are scheduled to appear before the Selectboard.

Best,

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

Massachusetts State Lottery Commission

60 Columbian Street

Braintree, Massachusetts 02184-7357



Tel: (781) 849-5555
Fax: (781) 849-5546
TTY: (781) 849-5678

STEVEN GROSSMAN

Treasurer and Receiver General

PAUL R. STERNBURG

Executive Director

APPLICATION FOR LICENSE TO CONDUCT A ONE DAY GAME COMMONLY CALLED "BEANO"

IMPORTANT: PLEASE FILL OUT FORM COMPLETELY AND ACCURATELY. FAILURE TO DO SO WILL DELAY PROCESSING OF YOUR LICENSE

NAME OF ORGANIZATION											
SAINT PETER CHURCH											
STREET ADDRESS											
16 RUSSELL STREET											
CITY/TOWN						ZIP					
GREATBARRINGTON						01230					
OCCASION ADDRESS											
16 RUSSELL STREET											
CITY/TOWN						ZIP					
GREATBARRINGTON						01230					
NAME OF HEAD OF ORGANIZATION											
REV WILLIAM P. MURPHY											
MAILING ADDRESS											
16 RUSSELL STREET											
CITY/TOWN						ZIP					
GREATBARRINGTON						01230					
MEMBER IN CHARGE OF BEANO											
REBECCA TAMOL-KAY											
MAILING ADDRESS											
PO BOX 643											
CITY/TOWN						ZIP					
HOUSATONIC						01236					
NAME OF BOOKKEEPER											
ELARY GROSSMAN											
MAILING ADDRESS											
24 KING STREET											
CITY/TOWN						ZIP					
HATFIELD						01038					
AREA CODE			ORGANIZATION TELEPHONE								
413			2743443								
AREA CODE			BEANO HALL TELEPHONE								
OCCASION DAY											
SATURDAY											
DATE OF OCCASION											
110715											
HOURS OF OCCASION											
5 ³⁰ TO 9 ³⁰											
F.I.D. NO. OF ORGANIZATION											
042207416											
AREA CODE			HEAD TELEPHONE								
413			2743443								
M.I.C.'S E-MAIL ADDRESS											
ratamol@juno.com											
AREA CODE			MEMBER-IN-CHARGE HOME TEL.								
413			2746031								
AREA CODE			MEMBER-IN-CHARGE BUSINESS TEL.								
BOOKKEEPER'S E-MAIL ADDRESS											
www.parishbk.com											
AREA CODE			BOOKKEEPER HOME TEL.								
AREA CODE			BOOKKEEPER BUSINESS TEL.								
413			6877228								

LICENSE FEE - \$50.00



ID NUMBER			

Supporting the 351 Cities and Towns of Massachusetts

Visit our Web Site: www.masslottery.com



APPLICATION FOR LICENSE TO SELL LOTTERY TICKETS CALLED "THE CHARITY GAMES"

IN ADDITION TO A LICENSE TO OPERATE BEANO, IT IS REQUESTED THE ABOVE ORGANIZATION BE LICENSED TO SELL SPECIAL LOTTERY TICKETS FOR CHARITABLE, RELIGIOUS AND EDUCATIONAL PURPOSES PURSUANT TO SECTION 37 OF CHAPTER 10 OF THE GENERAL LAWS. SUCH LOTTERY TICKETS MAY BE SOLD ONLY AT AND DURING LICENSED BEANO GAMES AND PURSUANT TO THE RULES AND REGULATIONS OF THE COMMISSION.

CHECK
✓

PLEASE CHECK (✓) WHICH BEST DESCRIBES YOUR ORGANIZATION:

- | | | | |
|---|---|------------------------------|---|
| <input type="checkbox"/> 001 | FRATERNAL ORGANIZATION | <input type="checkbox"/> 006 | NON-PROFIT ORGANIZATION FOR THE INTEREST OF RETARDED CITIZENS |
| <input checked="" type="checkbox"/> 002 | CHURCH OR RELIGIOUS ORGANIZATION | <input type="checkbox"/> 007 | NON-PROFIT ATHLETIC ASSOCIATION |
| <input type="checkbox"/> 003 | VETERANS ORGANIZATION | <input type="checkbox"/> 008 | NON-PROFIT SENIOR CITIZENS ORGANIZATION |
| <input type="checkbox"/> 004 | VOLUNTEER NON-PROFIT FIRE COMPANY OR VOLUNTEER NON-PROFIT AMBULANCE SERVICE | <input type="checkbox"/> 009 | NON-PROFIT SOCIAL WELFARE ORGANIZATION |
| <input type="checkbox"/> 005 | BOSTON FIREMAN'S RELIEF FUND | <input type="checkbox"/> 050 | OTHER _____ |

UNDER PENALTIES OF PERJURY, HAVE ANY MEMBERS OF YOUR ORGANIZATION WHO WILL BE ASSISTING IN THE GAME OF BEANO BEEN CONVICTED OF AN OFFENSE OTHER THAN A TRAFFIC INFRACTION? NO YES -IF YES, SPECIFY ON SEPARATE SHEET

HAS YOUR ORGANIZATION EVER HAD A BEANO LICENSE BEFORE? YES NO IF YES, WHAT YEAR

I HEREBY CERTIFY that the information provided herein is true to the best of my knowledge and belief. I authorize the Commission to obtain credit or other information about me or my organization which may assist the Commission in making a decision on this application(s). I am aware that false or misleading statements, or failure to abide by the rules and regulations of the Commission will be cause for rejection of this application(s) or revocation of my Licenses(s). Violation of General Laws, Chapter 10, Sections 37 through 41, or of Commission Regulations may result in a fine or imprisonment or both.

Rev. William P. Murphy Rebecca O. Tanel-Kay DATE 06/22/2015
SIGNATURE & TITLE HEAD OF ORGANIZATION SIGNATURE OF MEMBER IN CHARGE OF BEANO MONTH DAY YEAR

BELOW THIS LINE FOR MUNICIPAL AUTHORITIES ONLY

THIS APPLICATION IS APPROVED AND IS CERTIFIED TO BE IN CONFORMITY WITH CHAPTER 10 OF THE MASS. GENERAL LAWS BY, BOARD OF SELECTMEN, OR CITY COUNCIL AND MAYOR, OR LICENSING BOARD OF THE CITY OF BOSTON

INDICATE DAY OF WEEK AND PERMITTED HOURS OF BEANO OPERATION RECOMMENDED: DAY PM to PM HOURS

DATE _____ 19_____
DATE _____ 19_____
William J. ... 6/23/15
CHIEF OF POLICE

FOR MASSACHUSETTS STATE LOTTERY COMMISSION USE ONLY

DISPOSITION:

AUTHORIZED DEFERRED DENIED _____ DIRECTOR _____ DATE _____

RECEIVED
TOWN MANAGER

AUG 18 2015

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

Fee: \$25.00 (per day)



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: PETER STANTON

Organization Name: Life Needs Coop Inc

Applicant's Address: 205 N. Plain Rd, GB

Telephone Number: 413 329 0422

Type of License: ONE DAY BEER & WINE ONE DAY ALL ALCOHOLIC
(Circle one)

Event: STANTON HOME PIGROAST

Date: Sept 13, 2015 Start Time: 4pm End Time: 7pm

Event Address: 205 North Plain Rd

Is the Event on Town property? YES (NO)

PLEASE ATTACH THE FOLLOWING TO YOUR APPLICATION:

1. TIPS or ServSafe Alcohol certification for anyone serving alcohol.
2. Certificate of Insurance showing proof of Liquor Liability coverage.
(If the event is on Town property, the certificate must name the Town of Great Barrington as additional insured.)
3. If the event is not on applicant's property, a letter of permission from the owner is required.

Liability: The below individual agrees to take responsibility for the above-noted event and further agrees to indemnify, save harmless, and defend the Town of Great Barrington, its officers, employees and agents, from and against any and all liabilities, claims, penalties, forfeitures, suits, and the costs and expenses incident thereto, which may occur in connection with this event.

Signature of Applicant

8-18-15

Date

FOR TOWN USE:

Approved _____

Denied _____

Postponed _____

SEAN A. STANTON
CHAIRMAN

DEBORAH PHILLIPS
STEPHEN C. BANNON
ANDREW D. BLECHMAN
DANIEL BAILLY



Town Hall, 334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

BOARD OF SELECTMEN

RESOLUTION AMENDING MEMBERSHIP OF THE ENERGY COMMITTEE

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

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

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

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

Whereas, the committee shall be comprised of seven (7) residents of the Town of Great Barrington, and appointed for 3 year terms staggered duly appointed by the Board of Selectmen;

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

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

PASSED AND APPROVED BY the Town of Great Barrington Board of Selectmen this 8th day of July, 2013.

Board of Selectmen:

Helen Kuziemko

From: Chris Rembold
Sent: Thursday, August 20, 2015 8:37 PM
To: Jennifer Tabakin; Helen Kuziemko
Subject: Notes for Selectboard Meeting

Jennifer, these notes are to guide you and the Selectboard for Monday night 8/24. The applicants have been notified of the Selectboard meeting.

Item 6B) John Tracy / Linda Hoddy, 224 North Plain Road

This item is to make a recommendation to the ZBA. The ZBA hearing is September 9.

The house is in the R-2 zone on North Plain Road, just south of Division Street and the Williams River.

The entire existing house and garage are within the required 50-foot front yard setback of the R-2 zoning district. The existing house predates zoning by many decades. It appears on maps at least as far back as 1876, as the office or paymasters house for the Richmond Iron Works company.

The applicants propose a new deck on the southern side of the house, between the house and the garage. Since the new work obviously will not comply with the setback requirements, but will not make any existing nonconformity worse, a special permit per Section 5.3 from the ZBA is required.

The work has already received necessary permits from the Conservation Commission.

[NB: At its September 16 meeting, the Selectboard will hear a Special Permit application, for this same project, but for which the Selectboard is the Granting Authority. This Special Permit is needed because the site is within the 300-foot Stream and Lake Protection Zone of the Williams River. Per Zoning Section 9.2.9, expansion of existing structures by more than 10% is prohibited (unless the Selectboard grants a special permit per Section 9.2.14). The subject proposal will add about 21% to the area of the house and garage. Staff and ZBA did attempt to consolidate all proceedings and have a joint meeting, but it was not possible. Thus the Selectboard will have two meetings on the same project, with two different actions.]

ZBA SP # 845-15

**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 Wednesday, Sept. 9, 2015, at 7:30 p.m. at Town Hall, 334 Main St., Great Barrington, to act on John Tracy/Linda Hoddy's application for a special permit to construct a deck on a pre-existing, non-conforming house at 224 North Plain Road. The board will make a site visit at 5:30 p.m. that same date. A copy of the petition is on file at the Town Clerk's office, Town Hall.

Ron Majdalany, Chairman

Please publish 8.7 & 8.14/2015



Town of Great Barrington
Massachusetts

ZBA-1
Rev. July 2013

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: 8/15
Received and checked for completeness by: 875-15
Number Assigned:
Date filed with the Town Clerk

FOR ZBA USE:

Advertising dates: 9/9/15 &
Public hearing date: 9/9/15

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 224 North Plain Road
Assessor's Map No. 28 Lot No. 2
Registry of Deeds Book No: 1074 Page: 139, 142
Zoning District(s) R2 One-acre Res.
Overlay Districts (if any)

C. APPLICANT AND OWNER INFORMATION

Applicant's Information

Name (please print) John Tracy and Linda Hoddy Phone (area code first) 518-527-1238
Street Address 224 North Plain Road
City, State, Zip Code Great Barrington, MA 01230
Email Address lindahoddy@yahoo.com Signature Linda Hoddy

- 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.

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 TOWN CLERK
City, State, Zip Code GREAT BARRINGTON
Email Address Signature JUL 27 2015 PM 3:36

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

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

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

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

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

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

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

G. REQUIREMENTS FOR ALL APPLICATIONS

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

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

H. APPLICATION FEE

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

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

I. TECHNICAL REVIEW FEES

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

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."

Jude J. Huddy (signed) July 23, 2015 (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

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

E-mail: 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

ASSESSORS' OFFICE

July 15, 2015

ABUTTERS TO PROPERTY OF: JOHN D. TRACY & LINDA J. HODDY
224 North Plain Road, Map 28 Lot 2, Book 1074 Pg. 142

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
28	10	Andres Flavio Lichtenthal & Lisa Landry, 89 Division St., Gt. Barrington, MA 01230-1117
28	11	Elizabeth Regina Gowan, 87, Division St., Gt. Barrington, MA 01230-1118
28	12,13	Edith M. Gilson & Bernard K. Roos, Trustees, Gilson Nominee Trust, 85 Division St., Gt. Barrington, MA 01230-1117
28	4,5	David Irland, 220 North Plain Rd., Gt. Barrington, MA 01230-1276
28	9	Alder Creek LLC, 212 North Plain Rd., Gt. Barrington, MA 01230-1276
27	71	Valerie Locher, 231 North Plain Rd., Housatonic, MA 01236-9736
27	40A	Joseph F. & Barbara A. Radice, Trustees, Radice Family Realty Trust, 44 Oak Hill Rd., Pittsfield, MA 01201-1714
27	43	D. Christopher Royer, 237 Tremont St., Newton, MA 02458-2111
32	24	Lewis C. Gershman & Russell J. Gershman, 37 Seaman Ave., Castleton, NY 12033-1309
32	25	Michael Francis Zucco, Alyce Marie Zucco & Justin Joseph Zucco, 225 North Plain Rd., Housatonic, MA 01236-9736
32	26	Clare E. O'Brien & Ann E. McHugh, 276 1st St., Brooklyn, NY 11215-1902
32	27	John F. & Jane E. Costa, 219 North Plain Rd., Housatonic, MA 01236-9736
28/1 & 27/40		Diana F. Harwood & William Scott Harwood, Co-Trustees, Diana F. Harwood Revocable Trust, 98 Division St., Gt. Barrington, MA 01230-1181
28	4	John D. Tracy & Linda J. Hoddy (applicants)

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

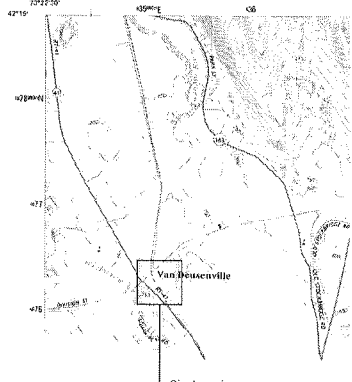
Sincerely,

Christopher Lamarre
Principal Assessor



U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

Applicable Zoning Regulations
Sections 5.5 - Nonconforming Single and
Two Family Residential Structures
Section 10.5.3 Site Plan Review



Site Location

Town of Great Barrington ZONING MAP

RESIDENTIAL

- R-1-A: Single-Family Medium Density (10,000 sq. ft.)
- R-1-B: Two-Family High Density (6,000 sq. ft.)
- R-1: Single-Family Medium Density (12,000 sq. ft.)
- R-2: General Residential (2,000 sq. ft.)
- R-3: Single-Family Residential (2,000 sq. ft.)

COMMERCIAL

- C-1: Professional Office
- C-2: Neighborhood Business
- C-3: General Business
- C-4: Neighborhood Retail
- C-5: Neighborhood Office
- C-6: Neighborhood Service
- C-7: Neighborhood Retail

INDUSTRIAL

- I-1: Light Industrial
- I-2: Industrial Medium Density

OFFICE AND BUSINESS

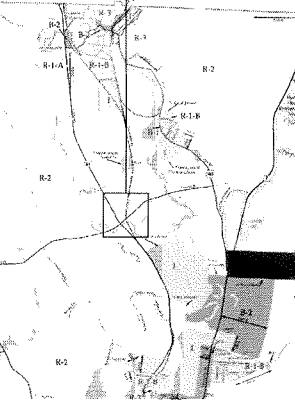
- OB-1: Office/Professional (Other than Office)
- OB-2: Office/Professional (Office)

RECREATION

- RE-1: Recreational
- RE-2: Recreational

UNDESIRABLE

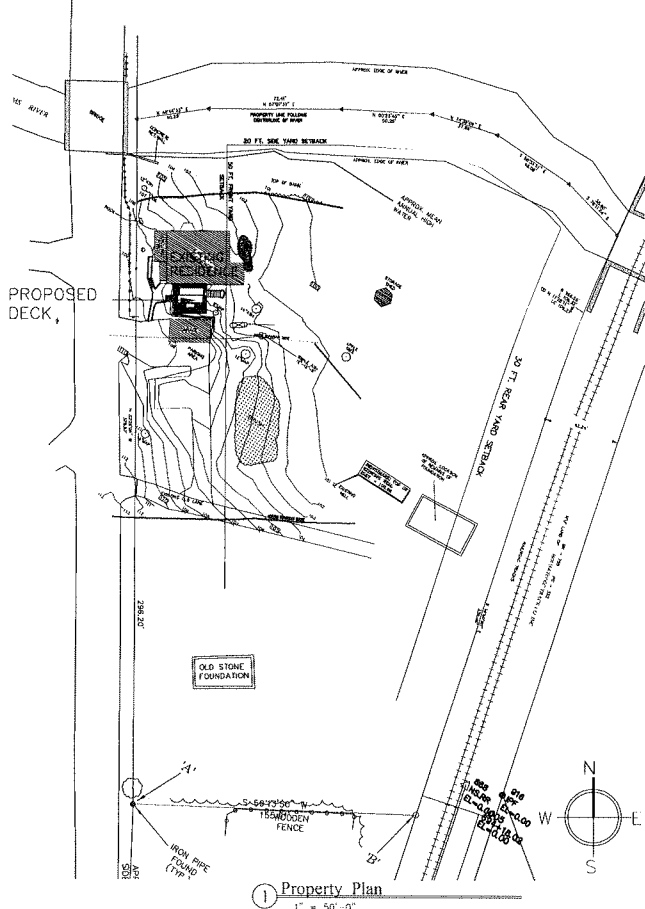
- UD-1: Undesirable
- UD-2: Undesirable



Zoning		1	2	3	4
Symbol	Symbol	Symbol	Symbol	Symbol	Symbol
Symbol	B-1	R-1-A	Symbol	Symbol	Symbol
Symbol	B-2	R-1-B	Symbol	Symbol	Symbol
Symbol	B-2A	R-2	Symbol	Symbol	Symbol
Symbol	B-3	R-3	Symbol	Symbol	Symbol
Symbol	DHP	R-4	Symbol	Symbol	Symbol

Legend

- Lakes/Ponds
- Perennial Streams
- Roadways



Property Plan
1" = 50'-0"

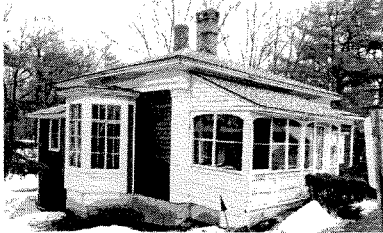
Architect: *[Signature]*
Services, LLC
Deep Galleguez, Architect
224 North Palm Road, Great Barrington, MA 01236
413-884-8985
deepgalleguez.com

Client: *[Signature]*
John Tracy
224 North Palm Road, Great Barrington, VA

SHEET NAME
Overall Property Plan
and Deck Addition
Zoning Map
Proposed Repair and Deck
Addition

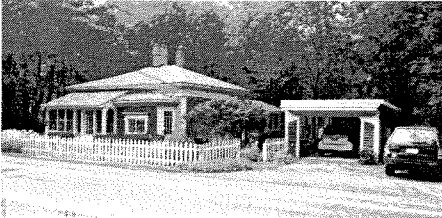
Project:
Repair to Enclosed Porch
and Deck Addition
Location:
224 North Palm Road, Great
Barrington, VA

REV: _____
DATE: 7.24.15
SCALE: As Noted
SHEET: A1.0



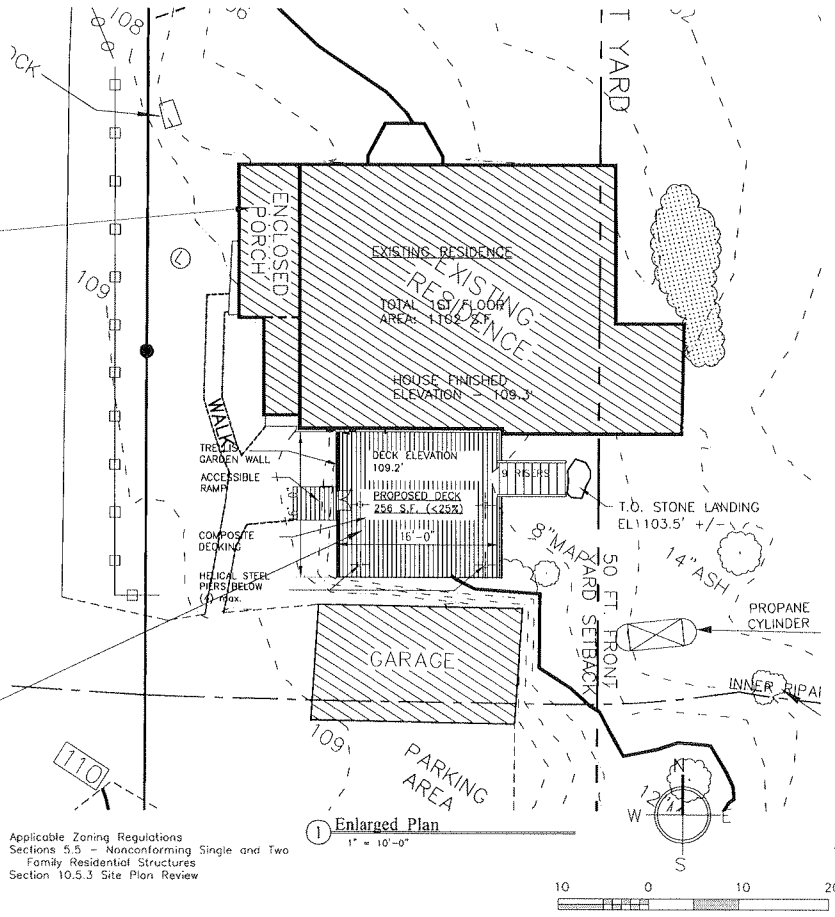
Existing Enclosed Porch

1. Enclosed Porch.
 - a. Existing Conditions. The existing shallow stone foundation of the enclosed and roofed Porch facing North Plains Road has seriously deteriorated. Rot to the main wood sills is apparent, chronic frost heaving has caused significant misalignment to the overall framing.
 - b. Proposed Work.
 - i. Remove existing stone foundation and install new concrete frost wall. No enlargement of the existing footprint is proposed.
 - ii. Remove and replace existing wood sill with PT sill. Repair or replace damaged floor joists, and wall framing.
 - iii. Square and align existing framing.
 - iv. Replace deteriorated windows.
 - v. Replace and repair exterior siding and trim.



Existing Enclosed Porch

2. New HC Accessible Exterior Deck.
 - a. Existing Conditions. The current layout of the house doesn't allow for a convenient and private way to access the exterior yard, especially from the kitchen (see plan).
 - b. Proposed Work. Construction of an approximately 256 s.f., handicap accessible open deck. Deck shall be accessible from the entry path via a short ramp, and shielded from the noisy road by a slatted trellis garden wall. The deck shall be accessible from current kitchen via a new door. The deck will have a simple wood stair to grade. Bottom of stair will have stone landing.

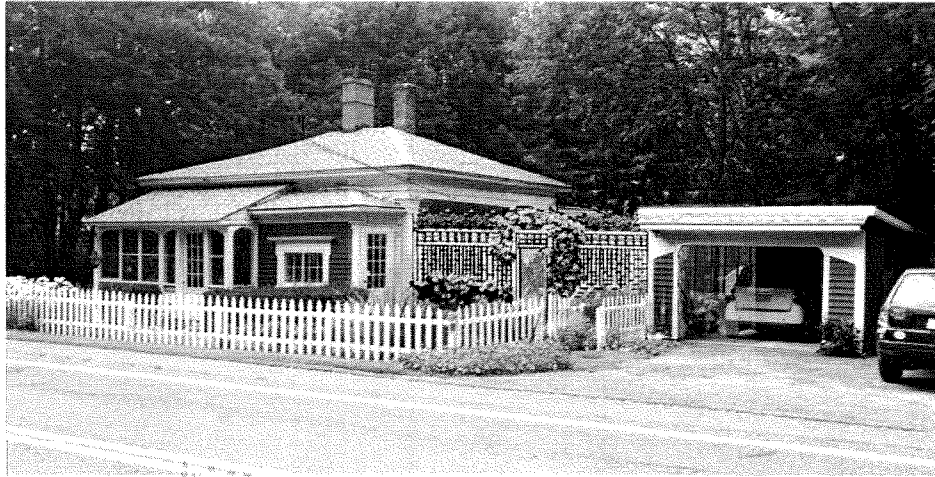


Applicable Zoning Regulations
 Sections 5.5 - Nonconforming Single and Two
 Family Residential Structures
 Section 10.5.3 Site Plan Review

1 Enlarged Plan
 1" = 10'-0"



Project	Repair to Enclosed Porch and Deck Addition
Location	224 North Plains Road, Great Barrington, MA
Architect	Blair, Collins, architect Services, LLC PO Box 287 Great Barrington, MA 01235 blaircollins@earthlink.net
Architect	Linda Haddy and John Tracy 224 North Plains Road, Great Barrington, MA
SHEET NAME	Proposed Repair and Deck Addition
REV	
DATE	7.24.15
SCALE	As Noted
SHEET	A1.1



Residence of John Tracy and Linda Hoddy
224 North Plain Road
Great Barrington, MA 01230

Proposed Elevations for
Deck and garden Screen Addition



HOUSATONIC ARCHITECTURAL SERVICES
RESIDENTIAL, COMMERCIAL, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE
HOUSATONIC 158-80750
412-844-8142
HOUSARCH@VERIZON.NET
DEEBO.GUTERBERG, ARCHITECT



Residence of John Tracy and Linda Hoddy
224 North Plain Road
Great Barrington, MA 01230

Existing Elevations for
Deck and garden Screen Addition



HOURATONIC ARCHITECTURAL SERVICES
RESIDENTIAL AND COMMERCIAL DESIGN AND PLANNING
HOURSFIELD, MA 01756
413-594-9965
*HOURS@HOURATONIC.NET
DESSO GUTIERREZ, ARCHITECT

Great Barrington, MA



100', 200', and 300' From William's River



only 3,000 - 4,000 sq ft outside of 300' zone