

Jennifer Tabakin
Town Manager

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Great Barrington, MA 01230

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TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTBOARD'S MEETING AGENDA

MONDAY, AUGUST 8, 2016

7:00 PM – REGULAR SESSION

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

7:00 PM - OPEN MEETING

1. CALL TO ORDER

2. APPROVAL OF MINUTES:

- July 11, 2016 Regular Meeting.
- July 25, 2016 Regular Meeting.

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

- A. General Comments by the Board.
- B. SB – Schedule Site Visits for 2 Special Permits for existing multi-family residential uses:
59-61 Taconic Avenue-Diamond Family, LLC and 16 South Street-Dante Realty LLC

4. TOWN MANAGER'S REPORT:

5. PUBLIC HEARINGS:

- A. Special Permit application of Hapman Holdings, LLC, 420 Stockbridge Road #7, for work in a floodplain to construct a ground mounted solar photovoltaic array on Stockbridge Road, Assessor's Map 36, Parcel 30C, Great Barrington, MA in accordance with 9.1 and 10.4 of the Great Barrington Zoning Bylaw. (Discussion/Vote)
 - a. Open Public Hearing
 - b. Explanation of Project
 - c. Speak in Favor/Opposition
 - d. Motion to Close Public Hearing
 - e. Motion re: Findings
 - f. Motion re: Approval/Denial/Table

6. LICENSES OR PERMITS:

- A. **Continued** - Catherine A. Tzelis/d/b/a Ena at the Cove for 2016 Annual Common Victualler License 109 Stockbridge Road. (Discussion/Vote)
- B. **Continued** - Christine Heaton/Black Sheep Brewing Company d/b/a Big Elm Brewing for One Day Beer and Wine Liquor License for September 11, 2016 from 10:00 am – 4:00 pm at the Great Barrington Fairgrounds, 659 South Main Street. (Discussion/Vote)
- C. Robin Vickery/Great Barrington Fish and Game for One Day Beer and Wine Liquor License for August 28, 2016 from 11:00 am – 7:00 pm at the Great Barrington Fish and Game Clubhouse, 338 Long Pond Road for a Benefit “Family Style BBQ/Picnic”. (Discussion/Vote)
- D. Amy Rudnick/Fairview Hospital for the Fairview Hospital Gala, as follows:
 - for One Day Temporary Weekday Entertainment License for Saturday, September 24, 2016 from 6:00 – 8:00 PM at the Gazebo, Town Hall Green. (Discussion/Vote)
 - for One Day All Alcoholic Liquor License for Saturday, September 24, 2016 from 6:00 – 8:00 PM at the Gazebo, Town Hall Green. (Discussion/Vote)
- E. Cara Davis/Construct for permission to use Town roads for the Annual Walk to Prevent Homelessness on Sunday, September 25, 2016 at 1:00 PM to start at Berkshire South and end at the Great Barrington Fairgrounds. (Discussion/Vote)
- F. Patty Spector/Josh RunAgroundTriathlon for permission to use Town Roads for the 40th Annual Great Josh Billings RunAground on Sunday, September 18, 2016. (Discussion/Vote)

7. NEW BUSINESS:

- A. SB – Appointment of Election Officers. (Discussion/Vote)
- B. SB – Appointment of member to the GB Cultural Council. (Discussion/Vote)
- C. SB- Accept Covenant on the Wheeler Farmstead Property Pursuant to the CPA Grant Agreement. (Discussion/Vote)

8. CITIZEN SPEAK TIME:

9. SELECTBOARD’S TIME:

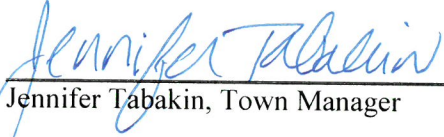
10. MEDIA TIME:

11. ADJOURNMENT:

12. EXECUTIVE SESSION- Town Manager's Conference Room

M.G.L. c.30A, sec. 21(a)(3): Pending litigation matter – Housatonic Water Works rate increase petition to Department of Public Utilities, D.P.U. No. 15-179.

NEXT SELECTBOARD'S MEETING: Monday, August 22, 2016, 7:00 P.M.


Jennifer Tabakin, Town Manager

Pursuant to MGL. c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings 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.

SP# 856-16

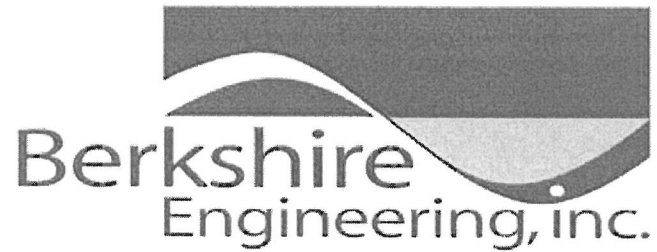
NOTICE OF PUBLIC HEARING

The Great Barrington Selectboard will hold a public hearing on Monday, August 8, 2016 at 7:00 PM at Town Hall, 334 Main Street, Great Barrington, MA, to act on the special permit application of Hapman Holdings, LLC, 420 Stockbridge Road #7, for work in a floodplain to construct a ground mounted solar photovoltaic array on Stockbridge Road, Assessor's Map 36 Parcel 30C, Great Barrington, MA, in accordance with Sections 9.1 and 10.4 of the Great Barrington Zoning Bylaw.

Sean Stanton, Chair

Please Publish Friday, July 15, 2016 and Friday, July 22, 2016

Berkshire Record



SPECIAL PERMIT APPLICATION

APPLICANT:
Hapman Holdings, LLC

FOR PROPERTY LOCATED AT:
Stockbridge Road
Great Barrington, MA 01230

July 2016

TOWN OF GREAT BARRINGTON
Application for a Special Permit
to the Board of Selectmen or Planning Board

FORM SP-2
Long Form
REV. 11-2013

FOR OFFICE USE ONLY

Number Assigned _____ Date Received _____
Special Permit Granting Authority _____
Copy to Recommending Boards _____
Advertised _____ & _____
Public Hearing _____
Fee: \$150.00 Paid: _____

APPLICATION FOR SPECIAL
PERMIT UNDER TOWN ZONING
BYLAWS FOR TOWN OF
GREAT BARRINGTON,
MASSACHUSETTS

IDENTITY OF PROPERTY: MAP 36 LOT 30C BOOK 2307 PAGE 161

Address of property: 0 Stockbridge Road

Zoning District(s): B2 General Business, FPOD
including any
overlay districts

I. GENERAL INFORMATION

- A. Type of Special Permit Requested: Work in a mapped floodplain
Under Section(s) 9.1 and 10.4 of the Great
Barrington Zoning Bylaws.
- B. Name of applicant: Hapman Holdings, LLC.
- C. Address & telephone no. of applicant: 420 Stockbridge Road #7, Great Barrington, MA 01230
- D. If applicant is not owner, state interest or status of applicant in land. Attach copy of any option or purchase agreement. _____
- E. Name of owner exactly as it appears on most recent tax bill: Hapman Holdings, LLC
- F. Address of owner: 420 Stockbridge Road #7, Great Barrington, MA 01230
- G. Telephone number of owner: (413) 528-8282
- H. Is the proposed development served by :
Public Water System () Yes () No
Public Sewer System () Yes () No
- J. Is an environmental study or document required for this project under state or federal laws?
() Yes () No If yes, specify type of study and agency requiring it. _____
Notice of Intent, Great Barrington Conservation Commission
- K. Attach a brief description of proposed use of property, including the existing use of the property, and how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master
See plans and narrative.

Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)

- L. Attach a list of abutters, owners of land directly opposite on any public or private street or way and owners of land within 300 feet of the property line, including bordering towns. The list must be prepared and certified by the Great Barrington Board of Assessors office.
- M. Include information as applicable in Sections II, III, IV, V, VI and VII.
- N. One original and fourteen (14) exact copies of all required documentation must be submitted.

II. PLAN OF PROPERTY

- A. A site plan for the proposed development, drawn to a scale of 1"=40', each page of which shall be titled, dated, numbered and signed by the preparer. If the preparer is an engineer, architect, surveyor or other professional registered in Massachusetts, *each page shall bear his or her professional seal*. This plan shall clearly show the following:
 - 1. Owner and applicant
 - 2. Engineer or Architect
 - 3. Date
 - 4. Scale and north arrow
 - 5. Zoning district (s)
 - 6. Names of adjacent streets
 - 7. All existing lot lines and dimensions
 - 8. Lot size
 - 9. Locations and dimensions of all existing and proposed structures, including additions thereto
 - 10. Number of dwelling units existing and proposed
 - 11. Location and number of parking spaces, with each space numbered
 - 12. Location of driveways and/or access roads with directional arrows as needed
 - 13. Location of all streams, ponds, wetlands, steep slopes, and other significant topographic features of this property
 - 14. Provisions for drainage, watercourses, easements and systems
 - 15. Existing and proposed uses of structures
 - 16. Screening and/or buffer provisions, as well as all other landscaping proposed
 - 17. Site photos as needed to illustrate the existing and proposed conditions
 - 18. Locus map (locating site within the neighborhood and town)
 - 19. Proposed open space or park area(s) if any
 - 20. Such other data as the Planning Board may require
- B. Other requirements (if and as requested by the Planning Board, Conservation Commission, Board of Selectmen, Board of Health or Building Inspector):
 - 1. General characteristics of land under a separate plan at a scale of 1"=100' showing the general characteristics of all lands within 200 feet of the site including structures, parking areas, driveways, pedestrian ways, natural features and existing land uses. Land uses shall be designated by shading the plan with colored pencil and using standard land use colors.
 - 2. Architectural drawings, prepared by a Registered Architect, at a scale sufficient to show the details of the proposed building (s) and signs but not less than 1/8" - 1".
 - 3. A separate plan, prepared by a Registered Engineer or Architect, drawn to a scale of 1"=500' which shall clearly show:
 - a. the project site
 - b. location of public and private wells within 1/2 mile of any lot lines
 - c. Contour lines at 2-foot intervals

- d. Location of wells on the site or within 400 feet of lot lines
- e. Location of wetland area
- 4. Common ownership land/adjacent lots usage.
 - a. A copy of those portions of the Assessors' map(s) showing all contiguous land held in common ownership with the land affected by the special permit, or all contiguous land held in common ownership by the applicant
 - b. Land use of adjacent lots

III. PUBLIC WATER – WASTE DISPOSAL

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

IV. ENVIRONMENTAL REPORTS

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

V. PLANNED PHASING

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

VI. IMPERVIOUS SURFACES

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

VII. GROUNDWATER

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

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

Date: July 6, 2016

 / SHN
Owner Signature

Co-owner Signature

 / SHN
Applicant's Signature

SPECIFICS:

- 1. All site plans and specifications must be signed and dated by the preparer.
- 2. **ALL OWNERS** of property must sign the application
- 3. A copy of the special permit procedures is available upon request.
- 4. Fee for application is \$300.00 to cover the cost of the public hearing notices and notification to parties in interest. If the cost exceeds \$300.00, the applicant shall pay the balance due upon notification from the Granting Authority.
- 5. Once all the necessary papers, maps, etc. as indicated above are correlated into seventeen sets, **call the Town Planner's office at 413-528-1619 ext. 7 to arrange an appointment to file your application.** The application will be reviewed for completeness and a date for a public hearing before the Board of Selectmen will be scheduled. Meetings before the recommending Boards such as the Planning Board, Conservation Commission and Board of Health will also be arranged at this time.

PLEASE READ AND SIGN BELOW

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD FOR THE PURPOSE OF ANALYZING OR EVALUATING ANY PROJECT THAT IS A SUBJECT OF A SPECIAL PERMIT APPLICATION SHALL BE ASSESSED TO THE APPLICANT AND SHALL CONSTITUTE PART OF THE APPLICATION FEE. A COPY OF THIS REGULATION SHALL BE PROVIDED TO EACH APPLICANT WHO SHALL SUBMIT WITH HIS APPLICATION A SIGNED STATEMENT THAT HE HAS READ THIS REGULATION AND AGREES TO BE BOUND BY IT.

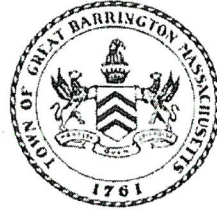
I have read the above regulation and agree to be bound by it.

Applicant's Signature  / SHN

Date July 6, 2016

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

June 8, 2016

ABUTTERS TO PROPERTY OF: HAPMAN HOLDINGS LLC
Stockbridge Road, Map 36 Lot 30C, Book 2307 Page 161

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
36	30.1	Estate of George T. Ladd, 28 Briarcliff Lane, Brewster, MA 02631-1904
36	29	Berkhill 11 LLC, 30 East Northampton St., Wilkes-Barre, PA 18701-2403
9	2	Shyamji Inc, 474 Pittsfield Rd., Lenox, MA 01240-2902
9	3C	Robert F. & Jane A. Holcomb, 9 Crissey Rd., Gt. Barrington, MA 01230-1299
36	28	Shannon Brownson, 434 Stockbridge Rd., Gt. Barrington, MA 01230-1295
29	5	Berkshire Broadcasting Co. Inc., PO Box 707, North Adams, MA 01247-0707
29	6	Navin Shah, Trustee, KSNS Stockbridge Road Realty Trust, PO Box 116, Lenox, MA 01240-0116
9-1 unit A1,A2		RAS Holdings LLC, 420 Stockbridge Rd, Gt. Barrington, MA 01230-9512
9-1 units 11,A3		Rhett H. Mundy, PO Box 295, Stockbridge, MA 01262-0295
9-1 unit B2		Wingate Realty LLC, 420 Stockbridge Rd. #2B, Gt. Barrington, MA 01230-9512
9-1 units A4,A5		G & A Holdings LLC, 424 Stockbridge Rd., Gt. Barrington, MA 01230-9513
9-1 unit 6		Harvey S. & Vivian Kimmelman, 107 Stockbridge Rd., Gt. Barrington, MA 01230-1227
9-1 unit 7		AVO Toast LLC, 420 Stockbridge Rd. #7, Gt. Barrington, MA 01230-9512
9-1 unit 8		Sherwood S. Sumner, 145 Hurlburt Rd., Gt. Barrington, MA 01230-2302
9-1 unit 9		Estate of Karl K. Lipsky, c/o Jenifer Jill Lipsky, 1017 Hartsville New Marlborough Rd., New Marlborough, MA 01230-2066
9-1 unit 10		Living God Fellowship, PO Box 715, Gt. Barrington, MA 01230-0715

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

Sincerely,

Christopher Lamarre
Principal Assessor

ADDENDUM TO SPECIAL PERMIT PETITION PROJECT IMPACT STATEMENT

Property Location:
0 Stockbridge Road
Great Barrington, MA
Assessors Map 36, Lot 30C

July 6, 2016

Project Location and Site Description:

The applicant, Hapman Holdings, LLC., is proposing to construct a 144 kW Photovoltaic (PV) Array on the parcel located at 0 Stockbridge Road in the Town of Great Barrington. The purpose of the PV Array is to provide an alternative power source to the adjacent building that plays host to the Barrington Brewery and Crissey Farm. The subject site is located on the eastern side of Stockbridge Road, being the same premises as shown on the Town of Great Barrington Assessor's Map 36, Lot 30C, comprising ~2.18 Acres. Surrounding land use is business oriented, with six businesses within one hundred feet of the property. The subject site is a developed commercial lot containing portions of an existing gravel parking area. Ground cover on the subject parcel is primarily maintained meadow along with areas of gravel parking, and areas of unmaintained wetland. A large portion of the northwesterly corner of the partially developed parcel consists of bordering vegetated wetland. An intermittent stream travels through the boarding vegetated wetland; making its way along the northerly property boundary, cutting through the northwesterly corner of the parcel, and passing under Stockbridge Road via an existing culvert.

Applicable Zoning ByLaws:

The property lies within the B2 General Business Zone and is included in the 9.1 Flood Plain Overlay District (FPOD) under current Great Barrington Zoning ByLaws. The project is understood to be a by-right use under Massachusetts General Laws Part 1, Title VII, Chapter 400, Section 3, Paragraph 9.

A. Flood Plain Overlay District (FPOD)

The applicant requests a Special Permit issued by the Select Board under the authority granted in Section 9.1.4 FPOD and pursuant to Section 10.4 of the Great Barrington Zoning ByLaws. The current and proposed use of the property is commercial. The existing gravel parking area is to be used in the same fashion, while the proposed Photovoltaic (PV) Array is to be constructed within the area of maintained meadow, to the North of the parking area. The array will consist of nine individual panel clusters that will be situated on a total of (144) 2-inch P3 Techno Metal Post screw driven helical piers. With the installation of the solar panels, portions of the project area will be regraded to establish a more level ground surface, thus reducing the overall required work area necessary to satisfy the required power output objectives. Additionally, an electrical conduit trench from each panel cluster to the adjacent building housing Barrington Brewery and Crissey Farm, will be constructed.

The applicant shall adhere to the following under Section 9.1.5 FPOD of the Great Barrington Zoning ByLaws:

- The project does not propose the construction of living or working space within the FPOD.
- Site utilities, foundation piers, PV panels and electrical services will be protected from any effects of flooding and constructed in accordance with 780 CMR Massachusetts State Building Code.
- The proposed construction, and any change in grade proposed will not obstruct or divert flood flow, reduce natural water storage or increase stormwater runoff so that water levels on other land are substantially raised or danger from flooding is increased. Available storm flood storage volumes will be increased by approximately 26.5 cubic yards (5,352.3 gallons) as a result of the proposed project.
- Vehicular and pedestrian movement will not be altered by the scope of work proposed, and will continue to provide safe movement over and from the premises in the event of flooding.
- There are no proposed drainage or sewage disposal facilities associated with this project. Construction of new sewage or drainage structures are neither permitted nor proposed by the scope of work outlined herein.

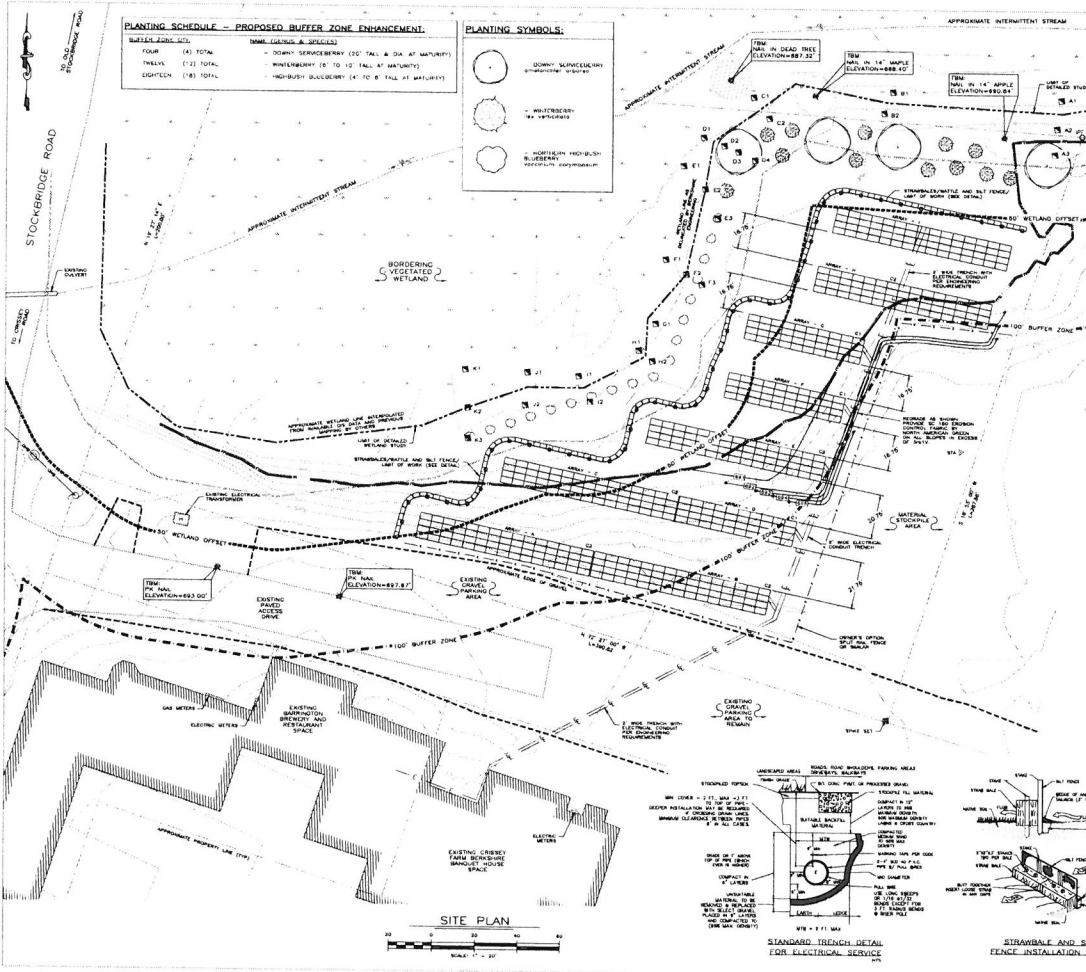
Conclusion:

The applicant requests the Select Board determine that no adverse effects would result from this project and grant a Special Permit for the project based on the following findings:

1. Social, economic, or community needs which are not changed by this proposal;
2. Traffic flow and safety, including parking and loading will not change based on this proposal;
3. Adequacy of the electric utility will be improved for the Barrington Brewery and Crissey Farm building, located to the South of the subject parcel, by providing an additional source of power with the PV Array. No other utilities or public services are impacted by this proposal;
4. Neighborhood character and social structures will not dramatically change;
5. Impacts on the natural environment will be beneficial based on the additional of the site's flood storage capability; and
6. Potential fiscal impact, including impact on town services, tax base, and employment will not be detrimental.

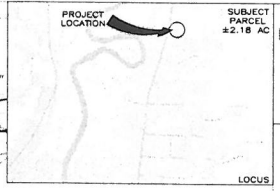
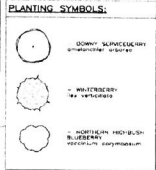
The project requires review and approval under the Great Barrington Zoning ByLaws. The special permit granting authority for alteration within the FPOD is the Town Select Board. Section 10.5.3 Site Plan Review Submittal Requirements states, *“When specific requirements are not provided elsewhere in this Bylaw, the following general submittal requirements apply unless waived by the Planning Board,”* The attached project plan, application and narrative is offered to meet the specific requirements listed in the FPOD section of the By-Law. Under Section 10.5.4 Waiver of Submittal Compliance, the applicant requests the Board waive any other submittal requirements not included, specifically, a

traffic impact study. The project is believed to involve a relatively simple development plan and/or constitutes a minor site plan. The work associated with the construction of the Photovoltaic (PV) Array is outlined in detail under a required Notice of Intent filing with the Great Barrington Conservation Commission. Anticipated approvals will condition the construction work within sensitive areas.



PLANTING SCHEDULE - PROPOSED BUFFER ZONE ENHANCEMENT.

BUFFER ZONE	PLANTING SCHEDULE
FOUR	(4) TOTAL - DOWNY SLIPPERBERRY (20" TALL & 24" AT MATURITY)
THREE	(3) TOTAL - HONEYLOCUST (10 TO 12" TALL AT MATURITY)
EIGHTEN	(18) TOTAL - HIGHBUSH BLUEBERRY (4 TO 6" TALL AT MATURITY)



GENERAL NOTES:

1. THIS PLAN IS PREPARED IN ACCORDANCE WITH THE NATIONAL SWAMP AND WETLANDS ACT OF 1971 AND REGULATIONS THEREUNDER.
2. THE PROPERTY OWNER HAS BEEN ADVISED OF THE REQUIREMENTS OF THE NATIONAL SWAMP AND WETLANDS ACT OF 1971 AND REGULATIONS THEREUNDER.
3. THE PROPERTY OWNER HAS BEEN ADVISED THAT THIS PLAN IS PREPARED FOR THE PURPOSES OF OBTAINING A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS.
4. THE PROPERTY OWNER HAS BEEN ADVISED THAT THIS PLAN IS PREPARED FOR THE PURPOSES OF OBTAINING A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS.
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RESOURCE AREA CHARACTERIZATION:

THE RESOURCE AREA CHARACTERIZATION IS BASED ON VISUAL INSPECTION OF THE PROPERTY AND SURROUNDING AREAS. THE CHARACTERIZATION IS BASED ON THE FOLLOWING CRITERIA:

- 1. VEGETATION
- 2. SOILS
- 3. TOPOGRAPHY
- 4. WATER BODIES
- 5. ADJACENT WETLANDS
- 6. HISTORICAL RECORDS
- 7. AERIAL PHOTOGRAPHS
- 8. OTHER AVAILABLE DATA

RESOURCE AREA DISTURBANCE CALCULATIONS

RESOURCE AREA	ACRES	PERCENTAGE DISTURBED	TOTAL ACRES DISTURBED
WETLANDS	1.5	100%	1.5
WATER BODIES	0.5	100%	0.5
ADJACENT WETLANDS	1.0	100%	1.0
TOTAL	3.0	100%	3.0

COMPENSATORY STORAGE CALCULATIONS

RESOURCE AREA	ACRES	PERCENTAGE DISTURBED	TOTAL ACRES DISTURBED
WETLANDS	1.5	100%	1.5
WATER BODIES	0.5	100%	0.5
ADJACENT WETLANDS	1.0	100%	1.0
TOTAL	3.0	100%	3.0

STRUCTURE AREA CALCULATIONS

STRUCTURE TYPE	AREA (SQ. FT.)	PERCENTAGE DISTURBED	TOTAL AREA DISTURBED
RESIDENTIAL	10,000	100%	10,000
COMMERCIAL	5,000	100%	5,000
INDUSTRIAL	2,000	100%	2,000
TOTAL	17,000	100%	17,000



PROJECT LOCATION

SUBJECT PARCEL #2.18 AC

LOCUS

PREPARED FOR: HAPMAN HOLDINGS LLC
 C/O ANDREW MANNING
 15-09-11 HAPMAN

WETLANDS PERMITTING PLAN
 FOR PROPERTY LOCATED AT
 15 STOCKBRIDGE ROAD
 GREAT BARRINGTON, MASSACHUSETTS

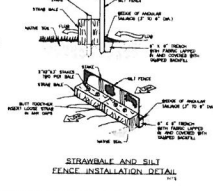
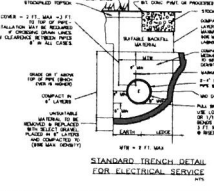




Figure 1. Locus Map - Hapman Holdings, LLC Property

Town of Great Barrington ZONING MAP

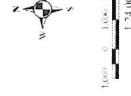
Approved by the Board of Selectmen and Planning Commission
 Date of Change: 1/21/14
 Map Number: Zoning Map 2-2011

- RESIDENTIAL**
- R-1-A One-Family Medium Density (10,000 sq. ft.)
 - R-1-B One-Family High Density (6,500 sq. ft.)
 - R-2 General Residential (1 acre)
 - R-3 General Residential (5,000 sq. ft.)
 - R-4 Large Average Residential (2 acres)

- BUSINESS**
- B Downtown Business
 - B-1 Neighborhood Business
 - B-2 General Business
 - B-3A Downtown Mixed Use
 - B-3B Downtown Mixed Use
 - DBP Downtown Business Parking
 - HVC Housatonic Village Center

- INDUSTRIAL**
- I Light Industrial
 - I-2 Industrial - Multi-Family

- OVERLAY DISTRICTS**
- VCOD Village Center Overlay District (see Section 9.6)
 - HMR0D Housatonic Mills Revitalization Overlay District (see Section 9.8)
 - HVOD Housatonic Village Overlay District (see Section 9.10)
 - WQPOD Water Quality Protection Overlay District (see Section 9.2)



Refer to Zoning text for rules of interpretation on boundaries

Zoning

B	R-2	WQPOD
B-1	R-3	Zone II
B-2	R-4	Surface Water Zone A
B-2A	HMR0D	Surface Water Zone B
B-3	HVOD	Stream and Lake - 300 ft
	VCOD	Stream and Lake - 500 ft

Legend

- Lakes/Ponds
- Perennial Streams
- Roadways

Great Barrington Village

Housatonic Village

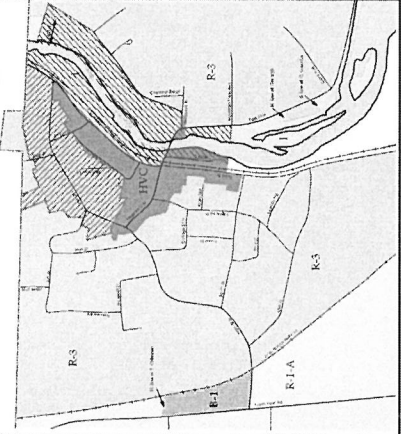
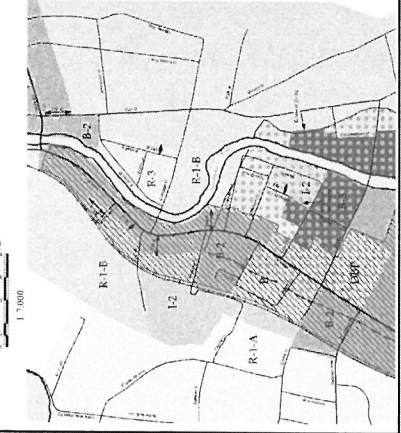
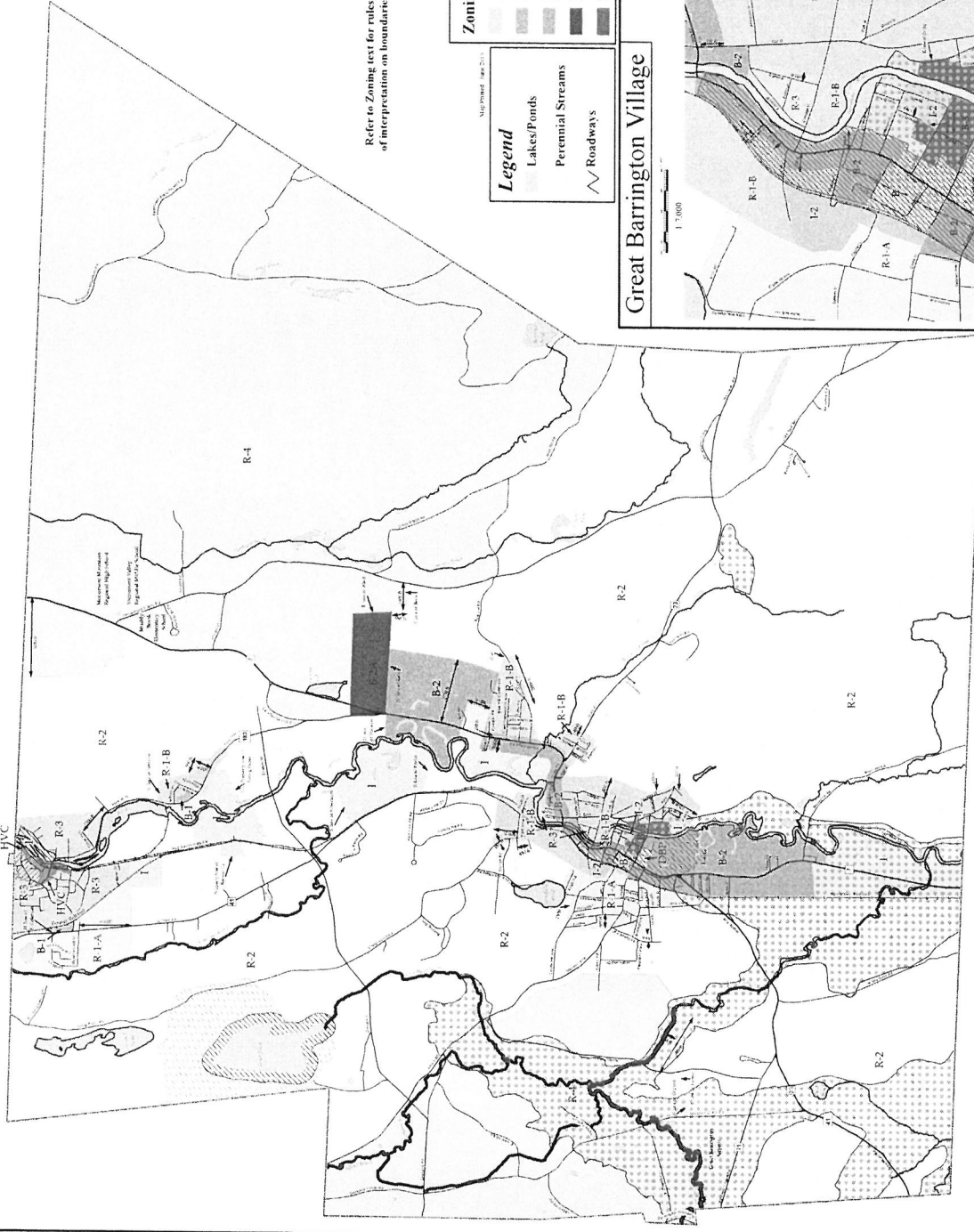


Figure 2. Zoning Map - Hapman Holdings, LLC Property

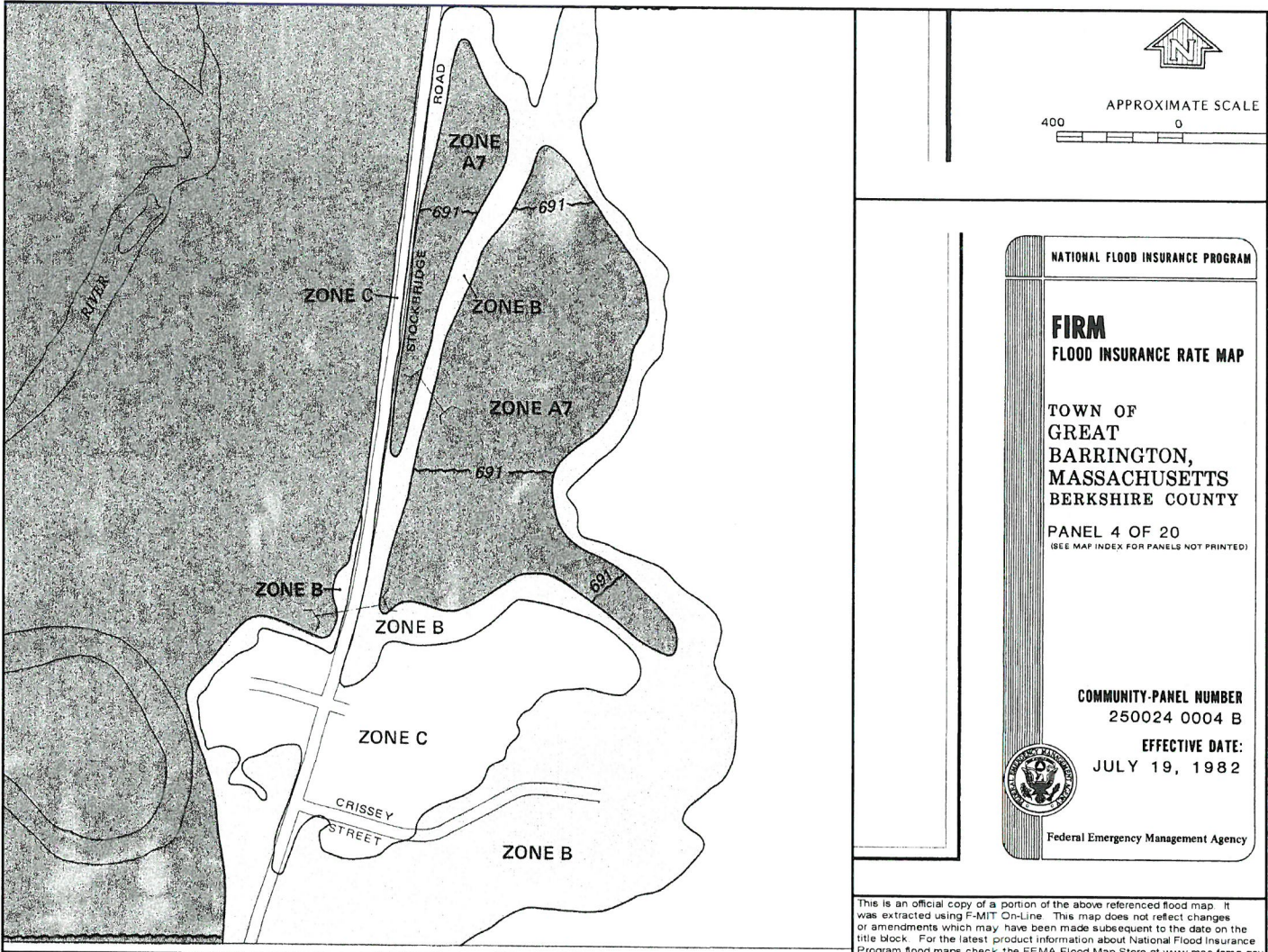


Figure 3. FEMA Map - Hapman Holdings, LLC Property

* New for 2016 *

RECEIVED
TOWN MANAGER

JUL 08 2016

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

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

FEE: \$25.00 ^(pd) (Payable to the Town of Great Barrington) DATE: July 8, 16

NOTICE:

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

TO THE LICENSING AUTHORITY:

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

OWNER(S) NAME: Catherine A Tzelis

NAME OF BUSINESS: Epa at the Cove

D/B/A (if applicable): Epa at the Cove

BUSINESS MAILING ADDRESS: 109 Stockbridge Rd

BUSINESS TELEPHONE: 860-248-0635 HOME TELEPHONE: 413-717-4155

LOCATION WHERE LICENSE IS TO BE USED: _____

109 Stockbridge Rd Great Barrington MA

DAYS OF OPERATION: Mon-Sun 9^{am}-11^{pm}

HOURS OF OPERATION: 9am to 11pm

DESCRIPTION OF PREMISES: Snack-bar

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

Catherine A Tzelis
Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

SS: 158-48-2403 or FID# _____

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: Christine Heaton

Organization Name: Black Sheep Brewing Company, dba Big Elm Brewing

Applicant's Address: 65 Silver Street, PO Box 864, Sheffield MA 01257

Telephone Number: 413-229-2348

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

Event: Berkshire Fermentation Festival

Date: September 11, 2016 Start Time: 10:00am End Time: 4:00pm

Event Address: The Great Barrington Fairgrounds, ⁶⁵⁹~~684~~ S. Main Street, Great Barrington MA 01230

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.

Christine Heaton
Signature of Applicant

6/6/16
Date

FOR TOWN USE:

Approved _____

Denied _____

Postponed _____



Fee: \$25.00 (per day)

Pd

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: A. Barrington Fish + Game

Organization Name: Gt Barrington Fish + Game

Applicant's Address: 338 Long Pond Road Housatonic Ma
01236

Telephone Number: 274-6291

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

Event: Benefit "Family Style BBQ / Picnic"

Date: Aug 28th Start Time: 11am End Time: 7pm

Event Address: 338 Long Pond Rd Housatonic Ma

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.

Robin M Vickery
Signature of Applicant

8/3/16
Date

FOR TOWN USE:

Approved _____ Denied _____ Postponed _____



TOWN OF GREAT BARRINGTON
Temporary Weekday Entertainment License Application
\$25.00 per day

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: Amy Rudnick, on behalf of

Business/Organization: Fairview Hospital

D/B/A (if applicable): _____

Address: 29 Lewis Avenue, GB, MA 01230

Mailing Address: as above

Phone Number: 413.441.1145

Email: amy@amyrudnick.com

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

Live band with up to 4 pieces, including singers Public Show

Other (please explain) Buffet reception

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) _____

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): TOWN Hall Green
and Gazebo

Date(s) of Entertainment*: Sat, Sept. 24, 2016
*Does not include SUNDAY

Start & End Times of Entertainment: 6:00 to 8:00 pm

Does your event involve any of the following? (Check all that apply)

- Food Temporary Bathrooms Tents Stages Temporary Signs
- Electrical Permits Building Permits Police Traffic Details Street Closures

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.

Amy Rudnick

Signature of Individual or
Corporate Officer

7.12.16

Date

SS# or FID#

TOWN USE ONLY:

DRT Review with Conditions: DRT reviewed 7/26 + has no issues. They
will request to reserve TH parking spaces. (CR)

APPROVAL DATE: _____

LICENSE # _____



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-3206
Fax: (413) 528-3064

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

OFFICE OF THE PARKS COMMISSIONERS

May 17, 2016

Amy Rudnick
Fairview Hospital
29 Lewis Avenue
Great Barrington, MA 01230

Dear Amy:

At its meeting of May 16, 2016 the Parks Commissioners approved your request to use the Town Hall Bandstand/Green on Saturday, September 24, 2016 from 9:00 a.m. to 8:00 p.m. for a fundraiser reception for Fairview Hospital. You noted that the tent will be set up on Friday, September 23, 2016 and taken down on Monday, September 26, 2016.

If you should have any questions, please do not hesitate to call.

Very truly yours

Carolyn Wichmann
Clerk

Parks and Recreation Commissioners

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: Amy Rudnick, on behalf of

Organization Name: Fairview Hospital

Applicant's Address: 29 Lewis Ave, GB, MA 01230

Telephone Number: 413.441.1145

Type of License: **ONE DAY BEER & WINE**

ONE DAY ALL ALCOHOLIC

Event: Fairview Hospital Gala

Date: 9.24.16 Start Time: 6pm End Time: 8pm

Event Address: TOWN Hall Green

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.

Amy Rudnick
Signature of Applicant

7.12.16
Date

FOR TOWN USE:

Approved _____

Denied _____

Postponed _____

JUL 20 2016

BOARD OF SELECTMEN
GREAT BARRINGTON, MA



41 Mahaiwe Street • Great Barrington, MA 01230

July 11, 2016

413-528-1985 • fax 413-528-0192 • email: construct12@yahoo.com
www.constructinc.org

OFFICERS

Elizabeth Rosenberg
Chair of Board

Mark Rosengren
Vice President

Thomas Berkel
Treasurer

Janet Zimmerman
Secretary



BOARD
MEMBERS

Michael Alper

Nick Arienti

Tony Chojnowski

Shirley Friedman-Yohalem

Neil Hirsh

John James

Sara Koffman

Marcia Lawrence Soltes

Paul Moritz

Deborah Ryan

Elaine Silberstein

Bruce Teague

Susie Weekes



Cara B. Davis
Executive Director

Great Barrington Selectboard
Town Hall
Great Barrington, MA 01230
Dear Selectboard:

I am writing to request permission to hold our Annual Walk to Prevent Homelessness on **Sunday, September 25th** at 1pm.

ROUTE:

The Walk will start at **Berkshire South** and end at the **Great Barrington Fairgrounds**. Walkers will proceed along Route 7 facing traffic in sidewalks, with cross guards placed at busy intersections (Pricechopper and Rte. 23). They will cross at Belcher Square with the lights and proceed along the sidewalk to East St., turn left on East St. to Cottage St. At the corner of Cottage and Rte 7 they will proceed south through the retail center of town on sidewalks all the way to the Fairgrounds. A crossguard will be placed at the corner of Main and Bridge Streets to help Walkers cross safely.

At the fairgrounds there will be cones set along the breakdown lane to keep the walkers moving single file once the sidewalk ends. Walk marshals will be posted along the narrow way for additional safety of the walkers. There will be one check point along the way in front of the Congregational Church on Main St.

PARKING:

Most will park at the start point at Berkshire South. Walkers will be shuttled from the Endpoint at the Fairgrounds back to their cars at Berkshire South. Those who park at the Endpoint will use the Fairgrounds parking field.

COMFORT and SAFETY:

Walk Marshals will accompany the walkers along the route. An ambulance will be on call for emergencies.

We have confirmed the route and the safety issues with the Chief of Police, the Fire Chief and the Mass Highway Department.

2 portapotties will be placed at the Fairgrounds for the Walkers' use during the endpoint celebration. One will be ADA accessible.

Cara Davis, Executive Director

DPT reviewed 7/26 and has no issues. CD



July 11, 2016

OFFICERS

Elizabeth Rosenberg
Chair of Board

Mark Rosengren
Vice President

Thomas Berkel
Treasurer

Janet Zimmerman
Secretary



BOARD
MEMBERS

Michael Alper

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Neil Hirsh

John James

Sara Koffman

Marcia Lawrence Soltes

Paul Moritz

Deborah Ryan

Elaine Silberstein

Bruce Teague

Susie Weekes



Cara B. Davis
Executive Director

Fire Chief
Great Barrington Fire Department
Great Barrington, MA 01230

Dear Chief:

This is to ask your approval of this year's Walk to Prevent Homelessness route through Great Barrington on Sunday, **September 25, 2016** at 1PM.

This year's Walk will begin at Berkshire South in Great Barrington at 1:00pm. The Walk will end at the Great Barrington Fairgrounds in Great Barrington at 3:30pm. We expect that participants will begin to gather at Berkshire South at 12noon for pre-registration. Their cars will be left at Berkshire South or nearby business parking lots (with permission) for the duration of the Walk. Vans will transport them from the Endpoint at the Fairgrounds back to their cars at Berkshire South at the end of their walk.

At approximately 1:00pm, the Walk will begin. Walkers, accompanied by Walk Marshalls, will proceed south along Route 7 using sidewalks and bear right at Belcher Square. Cross guards or police (if possible) may help Walkers across the intersection of Rtes 23 and 7. Walkers will proceed along State Rd., using the side walk, to East St. Turn left on East and take a right on Cottage St., back again to Main St.

Walkers will proceed south on Main St. using the sidewalks all the way to the Fairgrounds. When the sidewalk ends near the Fairgrounds, cones will be placed in the breakdown lane to keep walkers safely off the highway.

If at all possible, it would be nice to have a flashing sign slowing cars down just south of the entrance to the Fairgrounds on that day.

Thank you for your support of our Walk again this year.

Sincerely,


Cara Davis, Executive Director

Signed:


Fire Chief

Great Barrington Fire Department

7/14/16
Date





41 Mahaiwe Street • Great Barrington, MA 01230

413-528-1985 • fax 413-528-0192 • email: construct12@yahoo.com

www.constructinc.org

July 11, 2016

Chief Walsh

Great Barrington Police Department

Great Barrington, MA 01230

OFFICERS

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Paul Moritz

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Elaine Silberstein

Bruce Teague

Susie Weekes



Cara B. Davis
Executive Director

Dear Chief Walsh:

This is to ask your approval of this year's Walk to Prevent Homelessness route through Great Barrington on Sunday, **September 25, 2016 at 1PM.**

This year's Walk will begin at Berkshire South in Great Barrington at 1:00pm. The Walk will end at the Great Barrington Fairgrounds in Great Barrington at 3:30pm. We expect that participants will begin to gather at Berkshire South at 12noon for pre-registration. Their cars will be left at Berkshire South or nearby business parking lots (with permission) for the duration of the Walk. Vans will transport them from the Endpoint at the Fairgrounds back to their cars at Berkshire South at the end of their walk.

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If at all possible, it would be nice to have a flashing sign slowing cars down just south of the entrance to the Fairgrounds on that day.

Thank you for your support of our Walk again this year.

Sincerely,

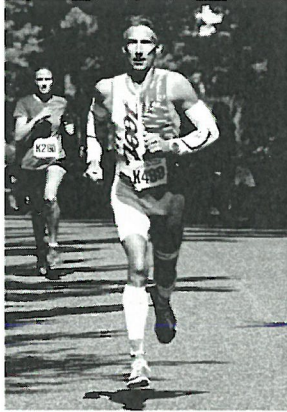

Cara Davis, Executive Director

Signed: 
Police Chief


Date

Great Barrington Police Department





JOSH BILLINGS

RUNAGROUND TRIATHLON
BIKE 27 MILES • PADDLE 5 MILES • RUN 6 MILES



RECEIVED
TOWN MANAGER

JUL 22 2016

BOARD OF SELECTMEN
GREAT BARRINGTON, MA

July 18, 2016

TO: Board of Selectmen
FROM: Patty Spector, Race Director
RE: The 40th Annual Great Josh Billings RunAground

The 40th Annual Great Josh Billings RunAground will take place on Sunday, September 18, 2016. I would like to request permission for the race to utilize your roads on this date.

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

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

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

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

Best Regards,

Patty Spector, Race Director

*DRT has no issues.
Police, Fire, & DPW are
all involved in coordination
as usual. (CR) 8/2/16*

Marie Y. Ryan, CMMC
Town Clerk
Justice of The Peace



Town Hall, 334 Main St.
Great Barrington, MA 01230
(413) 528-1619 ext. 3
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON
MASSACHUSETTS

OFFICE OF THE TOWN CLERK

TO: Selectboard
FROM: Marie Y Ryan, Town Clerk
DATE: August 1, 2017
RE: Election Officers

According to M.G.L. Chapter 54, section 12, the Selectmen shall annually, appoint the election officers for each voting place within the town. I respectfully request that the following people be appointed for the current fiscal year:

Judith Arienti	Jean Holcomb	Lynn Nettleton
Marlene Atwood	Patricia Hoskeer	John Passetto
Maureen Avery	Dorothy Hotchkiss	Virginia Passetto
Madonna Bachman	Donald Howe	Susan Pettee
Barbara Bailly	Carolyn Ivory	Kathleen Plungis
Debbie Ball	Paul Ivory	Frances Premerlani
Irene Bara	Harry Jennings	Larry Premerlani
Marion Barry	Deborah Kain	Dudley Race
Marilyn Bisiewicz	Laura Keefner	Donald Rembisz
Elizabeth Budz	Marjorie Keefner West	Patricia Salvi
Barbara Chamberland	Cathleen Kinne	Linda Santos
Christine Coons	Kathleen Kotleski	Sheila Shepardson
Richard Coons	Ethel Kramer	Michelle Shimmon
Judith Corbett	Patricia Kujawski	Terry Smith
Jessica Dezieck	Matt Kuziemko	Margaret Soule
Judith Dunham	Lois Larkin	Marilyn Stevens
Patricia Dymek	Fran Locke	Carol Strommer
Frederick Dymek	Michelle Loubert	Steve Strommer
William Fields	Barbara Louison	Christine Tarnawa
Patrick Fennell	Donna MacDowell	John Tossavainen
Denise Flynn	Rosemary McAlister	Marcia Trombley
Paul Gibbons	Linda McMeekin	Howard Trombley
Michele Gilligan	Carol Meade	Christine Ward
Jane Green	Theresa Moore	Michael Wise
Ann Grochmel	Bruce Morelli, Sr	
Thomas Hatch	Andrew C. Moro	

EXECUTIVE SUMMARY

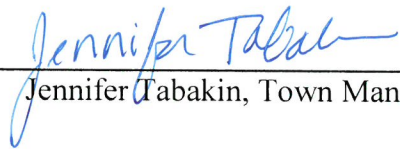
TITLE: Appointment of Cultural Council member.

BACKGROUND: The Town has advertised for residents to serve as members on the Cultural Council. M.G.L. Chapter 10, Section 58 allows for a membership of at least five members and not more than twenty-two members to be appointed by the Selectboard. The Cultural Council currently has six members. At this time there are a number of vacancies. Scott Pezze has applied to be a member on the Cultural Council and the Cultural Council is recommending that the Selectboard appoint Scott Pezze.

FISCAL IMPACT: Not applicable; members serve without compensation.

RECOMMENDATION: Appoint Scott Pezze for a term to expire on June 30, 2019.

PREPARED AND REVIEWED BY:


Jennifer Tabakin, Town Manager

DATE:

8/5/2016



August 3, 2016

Great Barrington Select Board
Town Hall
334 Main Street
Great Barrington, MA 01230

To the Select Board,

I am writing to recommend that Scott Pezzo become a member of the Great Barrington Cultural Council.

His wide-ranging interests in the arts, from music, dance, and theater to literature and poetry, and his decision to move to the Berkshires and become more involved in our cultural life, indicate that he would be a wonderful asset to the Council. He has the time and enthusiasm needed to help make the Council more vibrant.

Sincerely,

Rose Tannenbaum
Co-Chair

Helen Grady
Co-Chair



TOWN OF GREAT BARRINGTON
MASSACHUSETTS

OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT

Christopher Rembold, AICP
Town Planner

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

EXECUTIVE SUMMARY

TITLE: Acceptance of Covenant on the Wheeler Farmstead property pursuant to the CPA Grant Agreement

BACKGROUND: The FY 2017 CPA grant to the Great Barrington Historical Society for the electrical work at the Wheeler Farmstead and museum required that the Society encumber the property such that the Town would be reimbursed the CPA funds if the property was either sold or the Wagon House demolished.

The attached Covenant will satisfy the requirement of the CPA grant. The Covenant was drafted by Town Counsel and Dennis Downing as Attorney for the Historical Society, and signed by the Historical Society. Per Town Counsel's recommendation, when the Town holds a covenant on land it must be accepted by the Selectboard.

FISCAL IMPACT: n/a

RECOMMENDATION: The Selectboard vote to accept and sign the attached Covenant, and direct the Town Manager or appropriate staff to record it with the Registry of Deeds.

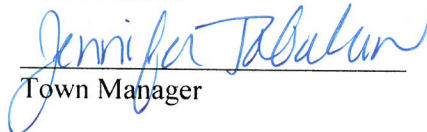
PREPARED BY


Town Planner

DATE:

8/3/16

APPROVED BY:


Town Manager

DATE:

8/4/16