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Town Manager

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Great Barrington, MA 01230

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TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

Revised

SELECTBOARD'S MEETING AGENDA

MONDAY, JANUARY 11, 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:

- March 24, 2015 SB and Fin Com Joint Meeting.
- December 14, 2015 Regular Meeting.
- December 16, 2015 SB Special Permit Meeting.

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

4. TOWN MANAGER'S REPORT:

5. LICENSES OR PERMITS:

- A. Joseph Muller and Jamie McCormack for a Driveway Permit between 101 Park Street North (Route 183) and cemetery (Pelton Brook), Great Barrington. (Discussion/Vote)
- B. Karen Clark/Unitarian Universalist Meeting of South Berkshire for 2016 Annual Weekday Entertainment License at 1089 Main Street, Housatonic. (Discussion/Vote)

6. OLD BUSINESS:

- A. Sewer Rate Study. (Discussion/Vote)

7. NEW BUSINESS:

- A. SB – Recommendation to ZBA on the Comprehensive Permit Application for "100 Bridge Street" submitted by Community Development Corporation of South

Berkshire at 100 Bridge Street (the former New England Log Homes property),
Great Barrington, MA. (Discussion/Vote)

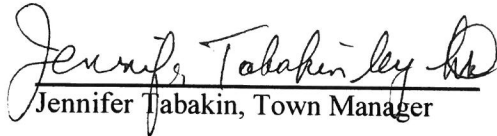
8. CITIZEN SPEAK TIME:

9. SELECTBOARD'S TIME:

10. MEDIA TIME:

11. ADJOURNMENT:

NEXT SELECTBOARD'S REGULAR MEETING: MONDAY, JANUARY 25, 2016, 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.

Town of Great Barrington

Form date: June 2011

Board of Selectmen

Fee \$50.00

Application for Access to a Public Way / Driveway Permit

Number _____

INSTRUCTIONS

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

Application Date November 30, 2015

Name of Applicant / Property Owner Joseph Muller and Jamie McCormack

Mailing address c/o Berkshire Engineering Inc 80 Run Way Loc, MA 01238

Phone number 413-717-1360

Location of proposed driveway / highway entrance Between 101 Park St. North (aka Route 183) and cemetery, see attached.

Contractor who will perform the work W.D. Hewins and Sons Excavating

Address & phone number of contractor 840 Hewins St. Sheffield, MA 01257 c/o Mike Hewins 413-212-1240

Proposed construction date December 2015

Type of driveway (gravel, asphalt, etc.) Dense graded gravel



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

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

Applicant's Signature: [Handwritten Signature]

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

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

Staff Reviews Received:

Table with 4 columns: Staff, Received, Conditions Recommended, Other Permits Required. Rows: Conservation, Fire Chief, Planning.

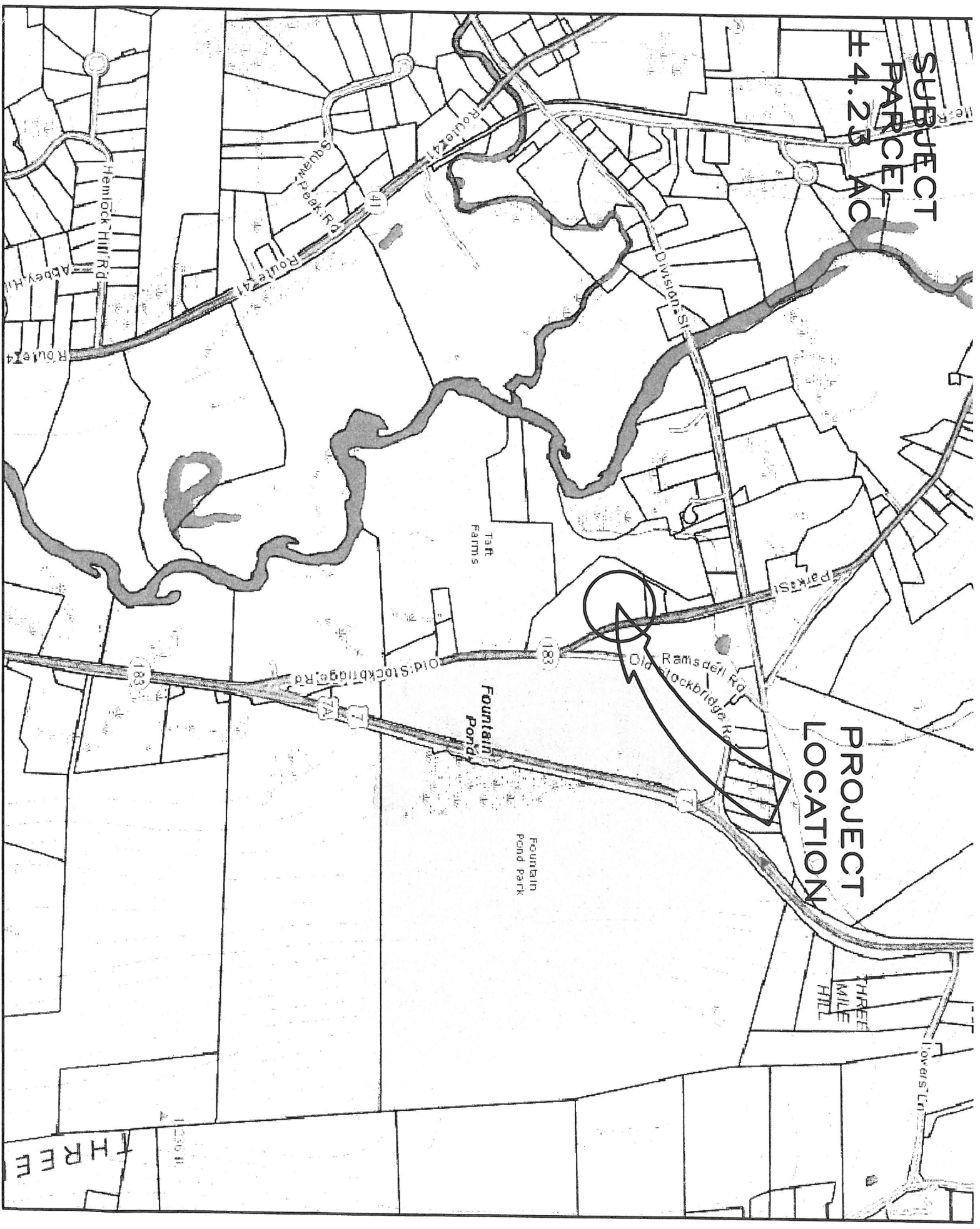
PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

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

For the Selectmen: _____, its _____ (signature) (title) (date)

SUBJECT
PARCEL
± 4.25 AC

PROJECT
LOCATION





TOWN OF GREAT BARRINGTON
Annual Weekday Entertainment License Application
(INDOOR ONLY)
\$25.00

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: Karen Clark

Business/Organization: Unitarian Universalist Meeting of South Berkshire

D/B/A (if applicable): NA

Address: 1089 Main Street, Housatonic, MA 01236

Mailing Address: P.O. Box 783, Housatonic, MA 01236

Phone Number: 413-358-3877

Email: info@uumsb.org

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

Live band with up to 8 pieces, including singers Public Show

INCLUDES: Live music Recorded music Dancing by entertainers/ performers

Dancing by patrons Amplification system Theatrical exhibition

Floorshow Play Moving picture show Light show Jukebox

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

YES

NO

Exact Location of Entertainment (include sketch): attached
Sanctuary or Social Hall

Days of Entertainment*: Monday - Saturday
*Does not include SUNDAY

Start & End Times of Entertainment: 10AM - 10PM

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.

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

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

Karen Clark
Signature of Individual or
Corporate Officer

January 5, 2016
Date

[REDACTED]
SS# or FID#

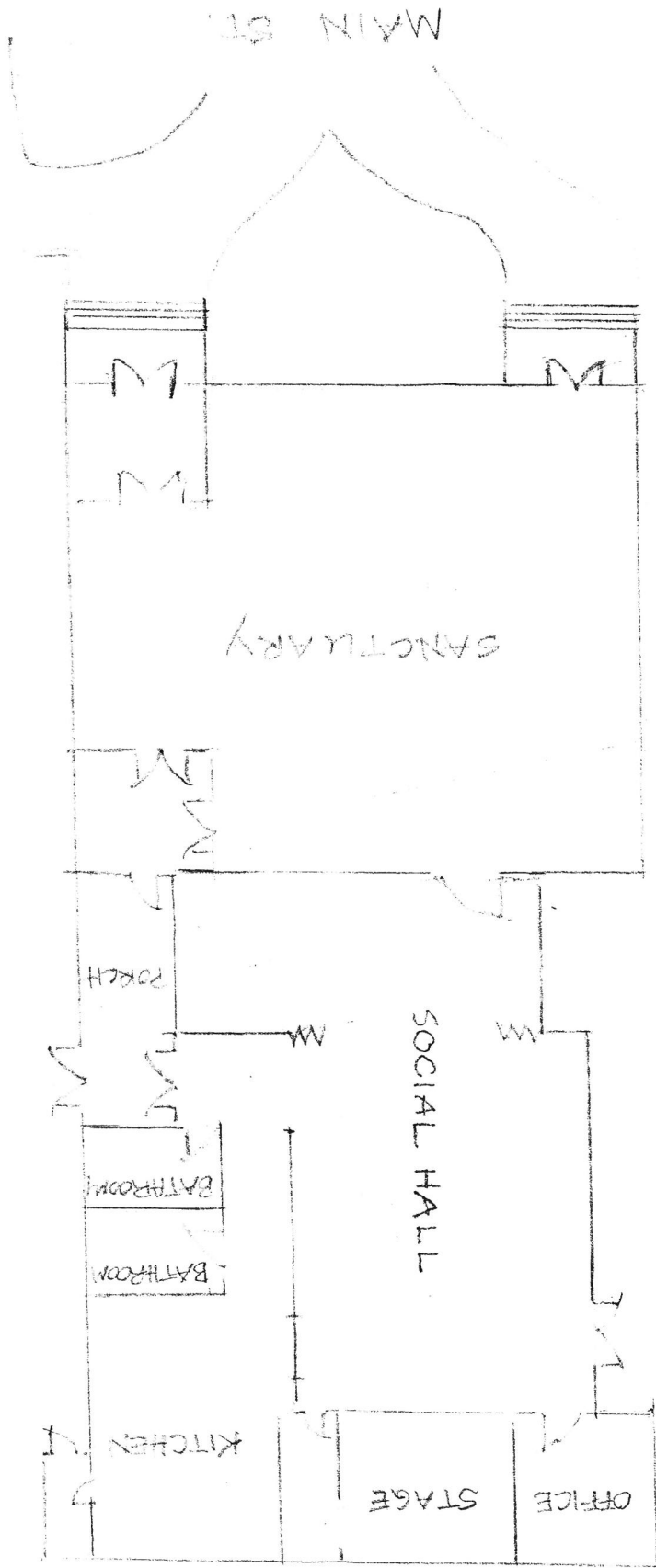
TOWN USE ONLY:

DRT Review with Conditions: _____

APPROVAL DATE: _____

LICENSE # _____

UUMSB FLOOR PLAN



PARKING

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

NOTICE OF PUBLIC HEARING

The Great Barrington Zoning Board of Appeals will hold a public hearing on Thursday, January 7, 2016, at 7:30 p.m. at Town Hall, 334 Main St., Great Barrington, to act on the Comprehensive Permit Application for "100 Bridge Street" submitted by Community Development Corporation of South Berkshire. The site is the former New England Log Homes property. The application is for 45 affordable rental housing units, 36 market-rate condominiums, 30,700 square feet of commercial retail space, and 6,500 square feet of commercial office space on an eight-acre site at 100 Bridge Street. Two acres would be public open space along the Housatonic River. 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

Berk. Record - Dec. 18 & 23, 2015



Town of Great Barrington
Massachusetts

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: 12/9/15
Received and checked for completeness by: CR
Number Assigned: _____
Date filed with the Town Clerk 12/9/15
FOR ZBA USE:
Advertising dates: _____ & _____
Public hearing date: _____

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

A. WHAT ARE YOU SEEKING?

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

- VARIANCE** (exempts a property from some Zoning requirements)
You must complete portions A, B, C, D, G, H, I, and J. of this form.
- SPECIAL PERMIT** (for changes to nonconforming uses, structures)
You must complete portions A, B, C, E, G, H, I, and J. of this form.
- APPEAL** (to overturn a decision of Building Inspector or a Board)
You must complete portions A, B, C, F, G, H, I, and J. of this form.

B. SITE / PROPERTY INFORMATION

Address of Subject Property 100 Bridge Street
Assessor's Map No. 20 Lot No. 61
Registry of Deeds Book No: 1780 Page: 278
Zoning District(s) B-3
Overlay Districts (if any) _____

C. APPLICANT AND OWNER INFORMATION

Applicant's Information
Name (please print) CDC of South Berkshire Phone (area code first) (413)528-7788
Street Address 17 Bridge Street / PO Box733
City, State, Zip Code Great Barrington, MA 01230
If Applicant is a corporation, provide name of contact person: Tim Geller
Email Address tim@cdcsb.org Signature Timothy Geller

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

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

Property Owner's Information
Name (please print) _____ Phone (area code first) _____
Street Address _____
City, State, Zip Code _____
Email Address _____ Signature _____

TOWN CLERK
GREAT BARRINGTON

DEC 10 2015 AM 4:03

09
MTK

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 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

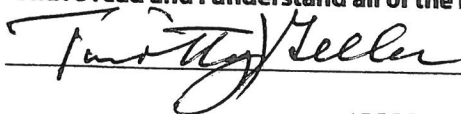
Recommending Boards: All applications to the Zoning Board of Appeals are referred to the Planning Board, Conservation Commission, Board of Health, and Board of Selectmen for comments and recommendations. Applicants should be prepared to attend those meetings in order to brief those boards of their project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



(signed)

12/9/15 (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



TOWN OF GREAT BARRINGTON MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

EXECUTIVE SUMMARY

TITLE: Sewer Rate Study

BACKGROUND: At the request of the Selectboard the Wastewater Division of the Department of Public Works hired David Prickett Consulting (DPC) to perform a sewer rate study for the Town. The study included a review of the existing rate system and analyses of several rate systems based on water flows and hybrid systems. The results of this study were presented to the Selectboard at a special meeting of the Board on October 19, 2015.

FISCAL IMPACT: There is no fiscal impact by staying with current billing system of Equivalent Dwelling Units (EDU). The study did not include an analysis of the fiscal impacts by converting to another rate schedule (i.e. flows). There would be costs associated with the collection and conversion of two different sets of data for billing purposes.

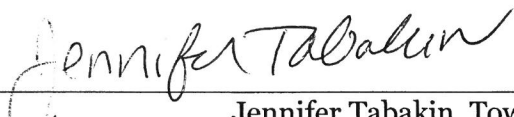
RECOMMENDATION: The Selectboard approve the continued use of the current rate system and have a detailed analysis and annual updates of the sewer billing codes, including a review of the current sewer billing abatement guidelines.

PREPARED AND REVIEWED BY: _____


Joe Sokul, DPW Superintendent

DATE: 1/8/2016

APPROVED: _____


Jennifer Tabakin, Town Manager

DATE: 1/8/16