

Jennifer Tabakin
Town Manager

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www.townofgb.org



Town Hall, 334 Main Street
Great Barrington, MA 01230

Telephone: (413) 528-1619 x2
Fax: (413) 528-2290

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTBOARD'S MEETING AGENDA

MONDAY, JANUARY 9, 2017

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:

November 28, 2016 Regular Meeting.

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. General Comments by the Board.

4. TOWN MANAGER'S REPORT:

A. Department Updates.

B. Project Updates.

C. Appointment of Town Clerk as Records Access Officer (RAO).

5. PUBLIC HEARINGS:

A. Benchmark Development, PO Box 1823, Lenox, MA, for a special permit for the construction of a new mixed-use development in the Village Center Overlay District and work in Zone II of the Water Quality Protection Overlay District, at 34-38 & 42 Bridge Street, Great Barrington, in accordance with Sections 9.2, 9.6 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/Continue

6. LICENSES OR PERMITS:

- A. Yaling Zheng/The East Asian Cuisine, Inc. d/b/a The East Asian Restaurant for 2017 Common Victualler License at 305 Stockbridge Road. (Discussion/Vote)
- B. Toni Bergins and Angel Espinoza for 2017 Common Victualler License at 284/6 Main Street. (Discussion/Vote)
- C. Nancy Lee Trefethan/Elixir LLC for 2017 Common Victualler License at 70 Railroad Street. (Discussion/Vote)
- D. Eric Bruun/South County LLC d/b/a SoCo Creamery for 2017 Common Victualler License at 5 Railroad Street. (Discussion/Vote)
- E. Eric Bruun/South County LLC d/b/a Oasis for 2017 Common Victualler License at 280 Main Street. (Discussion/Vote)
- F. Mary R.White/St. Peter's Church for two (2) One Day Beer and Wine Liquor Licenses for January 20, 2017 and March 11, 2017 from 5:00 pm – 8:00 pm at St. Peter's Center (corner of East and Cottage Streets). (Discussion/Vote)

7. NEW BUSINESS:

- A. SB – Appointment of Veteran's Grave Officer and Town's Representative to the District Department of Veterans' Services. (Discussion/Vote)
- B. SB – Town Manager's Request to appoint Special Town Counsel. (Discussion/Vote)
- C. SB – Review Town Manager's Evaluation Form. (Discussion)
- D. National Grid and Verizon to install 1 Joint owned pole and 1 Joint owned anchor (p121-2 North Plain Road) approximately 1930' north of Brookside Ct for electric service at 342 North Plain Road. (Discussion/Vote)
- E. SB- Acceptance of rail trail deed from Rail Trail Land LLC. (Discussion/Vote)
- F. SB – Application to the Berkshire Regional Planning Commission (BRPC) for District Local Technical Assistance (DLTA) grants. (Discussion/Vote)
- G. SB – Proposed Warrant Article for January 26, 2017 Special Town Meeting - Housing Trust Fund. (Discussion/Vote)

8. CITIZEN SPEAK TIME:

9. SELECTBOARD'S TIME:

10. MEDIA TIME:

11. ADJOURNMENT:

12. CONVENE INTO EXECUTIVE SESSION and Not to Return to Open Session - Town Manager's Conference Room
- Roll Call Vote

- Union Collective Bargaining Strategy (American Federation of State, County and Municipal Employees - DPW, Local #204); (Massachusetts Coalition of Police, Local #350); and (American Federation of State, County and Municipal Employees - Libraries, Local #204) 2017 – 2020 Contract Negotiations (M.G.L. c. 30A, sec.21a #3)

NEXT SELECTBOARD'S MEETING: Monday, January 23, 2017, 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.

SB
SP # 863-16

NOTICE OF PUBLIC HEARING

The Great Barrington Selectboard will hold a public hearing on **Monday, January 9, 2017 at 7:00** PM at Town Hall, 334 Main Street, Great Barrington, MA, to act on the special permit application of Benchmark Development, PO Box 1823, Lenox, MA, for the construction of a new mixed-use development in the Village Center Overlay District and work in Zone II of the Water Quality Protection Overlay District, at 34-38 & 42 Bridge Street, Great Barrington, in accordance with Sections 9.2, 9.6 and 10.4 of the Great Barrington Zoning Bylaw.

Sean Stanton, Chair

Please Publish Friday, December 2, 2016 and Friday, December 9, 2016

Berkshire Record

SP # 863-16

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

FORM SP-1
REV. 11-2013

NOV 17 2016 4:42:27

FOR OFFICE USE ONLY

Number Assigned 863-16 Date Received 11/17/16
Special Permit Granting Authority SB
Copy to Recommending Boards 11/18/16
Advertised 12/2/16 & 12/18/16
Public Hearing 1/9/2017
Fee (\$150.00) Paid: Yes

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

GREAT BARRINGTON
TOWN CLERK

MAP 19 See LOT Attached BOOK Attached PAGE Attached ZONING DISTRICT(s) B2/DBP

Site Address: 34-38 & 42 Bridge St

Date of Application 11/3/16

Applicant's name and complete mailing address Benchmark Development
PO 1823 Lenox, MA 01240

Applicant's phone number (413) 429-6744 Applicant's email address: michael@benchmarkdevelopment.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:
See attached owner information sheet

I (we) request a Special Permit for: a Mixed-use development within the Village Center Overlay District
See attached narrative for project description

Under Section(s) 9.6 and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

1. Completed application form, including signatures.
2. Brief written description of how the project is in harmony with the Great Barrington Master Plan. (Copies of the Master Plan are available for free download from the Town website. Hard copies can be read at the Clerk's office or the Town libraries.)
3. Site Plan, drawn to scale, applicable to the site and the proposed use of said site for which this special permit is requested.
4. Any other specifications necessary to further describe the site or proposed use for which a special permit is requested. At least one copy of any maps being submitted shall be no larger than 11" X 17". Plans should show all existing and proposed structures, property lines and dimensions, driveways, walkways and parking areas. All proposed landscaping, parking, loading, and similar improvements must be in compliance with the applicable sections of the Zoning Bylaw.
5. Certified list of abutters within 300' on the Assessors Maps to the subject property, including map and lot number. List must be obtained from the Assessors' Office.

- 6. Zoning Map designating the zoning district(s) and location for the area for which a special permit is requested, plus a USGS map enlarged and showing the site location within the Town.
- 7. Drainage Plan indicating the destination of all runoff from the property. In the event of substantial increase in impervious surfaces, the SPGA may require calculations or expert analysis of the plan.
- 8. Landscaping Plan drawn to scale and showing existing and proposed landscaping.
- 9. If applicant and owner are different, a letter signed by the owner of the property authorizing the applicant to apply for the special permit.

SPECIFICS:

- 1. All site plans and specifications must be signed and dated by the preparer.
- 2. **ALL OWNERS** of property must also sign the application.
- 3. A copy of special permit procedures is available upon request.
- 4. Fee for application is \$150.00 to cover the cost of the public hearing notices in the newspaper and notification to parties in interest. If the cost exceeds \$150.00, the applicant shall pay the balance due upon notification from the Granting Authority.
- 5. Once all the necessary papers, maps, etc. are compiled into the required Original and Fourteen 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 or Planning Board will be scheduled. Meetings of recommending boards (e.g. Planning Board, Conservation Commission and Board of Health) will also be arranged at this time.

Michael Carotenuto
Signature of Applicant

Signature of Co-Applicant (e.g. Property Owner, if different)

PLEASE READ AND SIGN BELOW

ALL COSTS INCURRED BY THE TOWN FOR THE EMPLOYMENT OF EXPERTS OR CONSULTANTS REQUIRED BY ANY TOWN BOARD, AND APPROVED BY THE BOARD OF SELECTMEN, 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 THE APPLICANT IF REQUESTED.

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

Signature Michael Carotenuto

Signature of Co-Applicant (e.g. Property Owner) _____

Date 11/3/16



Town of Great Barrington
Planning Board

PB SPR 1
Rev. Aug 2011

Application to the Planning Board for
Site Plan Review
in accordance with Section 10.5 of the Zoning Bylaw

INSTRUCTIONS

Please fill in all applicable information on this form.
If you believe any requirements should be waived, you must formally request
waivers from the Board.
You may download and save this form, and fill it in electronically.
Save and print the form.
Submit an original and seven (7) copies to the Town Planner's office along with
your payment, site plan, and other required information.
Call the Town Planner at (413) 528-1619 ext. 7 if you have any questions.

FOR OFFICE USE ONLY

Filing Date: 11/17/16 Decision due: 1/16/17
Number Assigned: 66-16 Paid? Yes
 Original and seven (7) copies received
 Original filed with and stamped by Town Clerk
 Copy to Town Planner
 Six (6) copies to Planning Board

*ESTIMATED TIMELINE: The Planning Board must review and act upon the site plan within 60 days
of receipt of the application, unless the time limits are extended after the applicant's written request.*

A. SITE LOCATION

Site Address 34-38 & 42 Bridge St
Map 19 Lot Attached Deed Book Attached Deed Page Attached
Zoning District B2 General Bus. Overlay District (if any) VCOD Village Center Overlay District

B. APPLICANT AND PROPERTY OWNER

Applicant's
Information

Name (please print) Benchmark Development
Street Address PO 1823
City, State, Zip Code Lenox, MA 01240
Phone (area code first) 413-429-6744 Email Address: michael@benchmarkdevelopment.com
Signature _____

- Check here if Applicant and Property Owner are the same, and skip to step C., Description.
- 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. Property Owner must sign this form indicating 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) See attached sheets fro 3 property owner information forms and signatures
Street Address _____
City, State, Zip Code _____
Phone (area code first) _____ Email Address: _____
Signature Michael Carotenuto

C. DESCRIPTION Briefly describe your project, and indicate how it complies with the Master Plan and the Design Guidelines Workbook. If additional space is needed, please submit on additional sheet(s) as required.

See attached narrative for project description

D. APPLICABILITY: Check the reason(s) for your Application (choose all that apply)

- 1. Construction, exterior alteration or exterior expansion of, or change of use within, a municipal, institutional, commercial, industrial, or multi-family structure.
- 2. Construction or expansion of a parking lot for a municipal, institutional, commercial, industrial, or multi-family structure or use involving more than six spaces.
- 3. Grading or clearing of more than 10 % of a lot or 10,000 square feet, whichever is the lesser (except as provided in 10.5.1, of the Zoning Bylaw).
- 4. Other, as required by the Zoning Bylaw. (Please specify: Section(s) _____)

E. SPECIAL PERMITS AND OTHER REGULATIONS

- 1. Does your project require any Special Permit(s)? Yes No
If yes, have you applied for any required Special Permit(s)? Yes No If yes, SP #: _____
- 2. Site Plan Approval does not imply approval of any Special Permits or compliance with other regulations, including, but not limited to, the Wetlands Protection Act. Check here to acknowledge.
- 3. Does your project require filing of a Notice of Intent (NOI)? Yes No
If yes, has NOI been filed? Yes No If yes, has NOI been approved? Yes No
- 4. Does your project fall within Estimated Habitat or Priority Habitat of endangered species? Yes No
If yes, has NHESP compliance been received? Yes No

F. FEE

Check here to confirm that your check of \$75 per application is enclosed. Make checks payable to Town of Great Barrington.

G. REQUIREMENTS

Applicant acknowledges that this application is accompanied by those items detailed in Section 10.5.3 of the Zoning Bylaw, including: (Check items 1. and 2. at a minimum. Check item 3. if it is required by the Planning Board. Check item 4 if applicable to your project.)

- 1. Plot Plan of the entire tract, signed by a licensed surveyor or engineer, and including details noted in Section 10.5.3, item #1, of the Zoning Bylaw
- 2. Signatures, letters, and fees as noted in Section 10.5.3, item #2, of the Zoning Bylaw
- 3. Traffic impact assessment, if required, as noted in Section 10.5.3, item #3, of the Zoning Bylaw
- 4. If project involves construction, exterior alteration or expansion, or change of use, this application must also contain floor plans and elevations of the building

H. APPROVAL

APPLICANT SHOULD BE FAMILIAR WITH THE REQUIREMENTS OF SITE PLAN REVIEW PER SECTION 10.5 OF THE ZONING BYLAW AND SHOULD ENSURE THAT THE APPLICATION COMPLIES. FAILURE TO COMPLY MAY RESULT IN DENIAL OF THE APPLICATION. PLEASE CALL THE TOWN PLANNER IF YOU HAVE ANY QUESTIONS.

APPLICANT SHOULD BE FAMILIAR WITH THE APPROVAL CRITERIA PER SECTION 10.5.3 OF THE ZONING BYLAW.



Special Permit – 42 Bridge St
Loading Space Requirements
Powerhouse Square
Benchmark Development

Section 6.1.6 of the Great Barrington Zoning Bylaws requires 2 loading spaces for retail establishments from 8,000 to 20,000 SF.

Power House Square includes a new store for the Berkshire Co-Op Market on the ground floor level of approx. 14,000SF. The site plan includes one loading space for this tenant.

Section 6.1.9 authorizes the Select Board to allow a deviation from the above noted loading space requirement through the Special Permit process.

We request a waiver from the requirement to have a second loading space for this retail use as the tenant has indicated that only one space is required. This tenant has a very long-term lease for the space and has reviewed their long-term business needs and has approved the current plan that includes one loading space at the receiving door as well as room for two additional trucks to be positioned in waiting.



Special Permit – 42 Bridge St
Water Quality Protection District
Powerhouse Square
Benchmark Development

Per Zoning Section 9.2 of the Great Barrington Zoning regulations please note the following information pertaining to Impervious areas and Storm Water Treatment. Soil testing is anticipated to begin in the late fall so that additional information about soil characteristics can be obtained and the design can be advanced appropriately.

Impervious area (square feet): existing: 51,300 SF proposed: 83,600 sf à increase in impervious: +32,300 SF

Storm water treatment: The proposed mixed use residential and commercial project is a redevelopment project with an increase in impervious area. The Housatonic River is the receiving water body for the entire project site. Storm water associated with the additional impervious area will be recharged on-site and will be preceded by devices to remove sediment and contamination. The proposed storm water facilities will be designed in accordance with the Massachusetts Storm water Management Standards and the Town of Great Barrington Water Quality Protection Overlay District Zone II standards.

Sewer: shall connect to municipal conveyance system, wastewater treatment plant. No on-site sewage disposal is proposed.



Special Permit/Site Plan Review
Powerhouse Square – 42 Bridge Street.
Benchmark Development, LLC

Project Description:

Overview – Powerhouse Square is the redevelopment of 3 parcels on Bridge Street into a mixed-use development featuring a new store for the Berkshire Co-Op Market, additional smaller retail shops, new commercial office space, and approx. 56 condos across two buildings (building 1 will feature 22 condo units and building 2 will feature approx. 34 condo units). The project is located within the Parking District (B-2) and is being permitted under the Village Center Overlay District guidelines.

Alignment with Great Barrington Master Plan – In recent years an updated Master Plan has been created for Great Barrington to respond to the changing demographics of the area and respond to the challenges and opportunities before the town. Powerhouse Square includes programmed uses and design elements that respond directly to many of the objectives outlined in the new Master Plan including the following:

- ***Support the redevelopment of underutilized sites;*** Powerhouse Square redevelops an existing site to create greater density in the downtown core with a product that meets a changing market demand for mixed-use projects with residential units in the business district. This residential element enlivens the downtown core and, at the same time, reduces the number of large-lot developments in our farmlands surrounding the central business district.
- ***Support the vibrant downtown core;*** Powerhouse Square extends the economic vitality of Main Street to the Bridge Street corridor with enlarged and added retail space as well as added commercial space within the core business district. This move strengthens the already established transitional zone of the VCOD that had the objective of creating mixed-use development within the core of the downtown.
- ***Promote walkability and connection to town parks;*** The site design for Powerhouse Square enhances walkability in the downtown business district and connects our Main Street district to one of the major parks in town with the addition of sidewalks from the western edge of our site to Memorial Field.



- ***Create additional housing stock appropriate to new demands;*** The residential units at Powerhouse Square help increase the diversity of the Great Barrington housing stock by providing added units in the low to mid market-rate price range. This stock is in addition to the work being done by the SBCDC at the neighboring 100 Bridge site. When taken together, these projects present an impressive range of housing options for a town the size of Great Barrington. Additionally, Powerhouse Square responds to both older and younger adults because both sectors of the market are calling for purpose-built product within the downtown centers with easy access to the cultural and recreational resources of our region. The varied housing options at Powerhouse Square supports a local objective to provide housing options that will attract and retain a talented workforce.
- ***Promoting renewable energy for the residential market;*** Powerhouse Square addresses both energy efficiency initiatives and a drive for added renewable installations. The units at Powerhouse Square will feature low-flow fixtures, LED lighting, high-efficiency HVAC units, and expanded building envelop efficiency through greater insulation and energy efficient glass packages. Additionally, we seek to include EV charging stations in the parking area as well as a limited PV solar installations over some of the parking spaces in the parking lot and on the roof top if space permits.
- ***Working collaboratively between the private and public sector;*** Benchmark seeks to work collaboratively with the many town commissions to create an overwhelmingly positive new development on Bridge Street. We have worked with the local Historic Committee on several items of interest and we are working with the Great Barrington Parks Commission to expand the use and functionality of Memorial Field through a collaborative design effort. Benchmark is working with the Parks Commission to determine areas of alignment between Commission objectives and program elements included in the Powerhouse Square design thus far.
- ***Promote greater economic development within the downtown business district;*** The Powerhouse Square project addresses this objective directly on multiple levels in a scale appropriate to the downtown district. The anchor of the project is the redevelopment of the Berkshire Co-Op market to a retail space appropriate to their future and sustained growth. The additional retail and commercial spaces within Powerhouse Square support the current character of the downtown with added space appropriate for smaller, regional, shops and professional offices.
- ***Expand the tax-base;*** Powerhouse Square directly addresses this objective by increasing the commercial tax-base on this site through added retail and commercial spaces available for new business. Additionally, there will be approx. 56 new residential property owners paying property taxes that will support local services and schools.



Special Permit Criteria – The Powerhouse Square redevelopment will be permitted under the VCOD which requires the issuance of a Special Permit by the Great Barrington Board of Selectmen. The project meets the criteria required to issue a Special Permit in the following ways:

- ***Social, economic, or community need;*** The project is facilitating the expansion of the Berkshire Co-Op Market within the downtown district which draws many clients to the downtown. This supports all the businesses in the district. An added community benefit to the project is that the site plan will tie Main Street to Memorial Field through added sidewalks along Bridge Street. This could present a great opportunity to expand the use of that town park.
- ***Traffic flow & safety including parking and loading;*** The project includes a NET addition of parking spaces in the district and features more spaces than required by VCOD regulations. One of the main safety issues addressed by the site plan for Powerhouse Square is that we can move trucks off the street and into the site before they back into the Co-Op loading area.
- ***Adequacy of utilities and other public services;*** Because the Powerhouse Square site is a redevelopment of an existing site there are already utilities and other infrastructure feeding the site. There are no anticipated capacity issues.
- ***Neighborhood character and social structure;*** Powerhouse Square creates added downtown residential uses at a variety of price levels and will enliven the downtown district beyond the 9-5 timeframe. Sidewalks along Bridge Street connect the site to School Street and the Church Street neighborhoods as well as the rest of the Main Street. corridor.
- ***Impacts on the natural environment;*** As new structures on a previously developed site which is already served by infrastructure, Powerhouse Square represents highly efficient construction with greater density on an in-fill site within the downtown business district. This plan avoids sprawl to the outer areas of the town characterized as much more rural environments.
- ***Potential Fiscal Impacts;*** The economic impacts of Powerhouse Square are significant. Added commercial and residential activity will result in substantially increased tax base for the town while utilizing existing infrastructure. The added residential element to the downtown will also have a major positive impact on the other shops and restaurant in the downtown. The added activity leads to additional new businesses and expansion opportunities for the those already here.



Architecture – The design elements of the buildings in Powerhouse Square reflect the general character of the buildings within the downtown district with additional design inspiration coming from the more industrial buildings found in the Bridge Street section of the downtown. A combination of generous window patterns, brick, and steel create a transitional building design that blends nicely with the overall aesthetic of the downtown. Significant storefront area is presented on the Bridge Street side of the building as well as the west elevation of the building that will prominently feature the new Berkshire Co-Op storefront.

Uses – The mixed-use program for Powerhouse Square includes the new Co-Op location as well as 3 – 4 other smaller retail shops facing on Bridge Street. There is approximately 6,000SF of commercial office space available that will be accessed from Bridge Street. 22 residential condos are in the building on Bridge Street with an approximately 34 additional residential units included in the second building in the rear of the site.

Parking – The Village Center Overlay District requires 75 parking spaces for the uses programed in the first building located on Bridge Street. The site plan submitted includes 86 parking spaces allotted to the first building. The VCOD requires 36 spaces for the uses defined in the second building. The site plan submitted includes 52 parking spaces allotted to the second building. The parking for the second building is entirely under the second building. The plan as presented requests a waiver from the standard area of 180 SF per parking space (approx. 9’x20’) to 162 SF per parking space (9’x18’)

Phased Development Plan – Powerhouse Square redevelopment will be executed as a phased development. A primary objective of the development plan is to ensure that the existing Co-Op Market can remain open for business during the entire development process. This process will include the creation of temporary parking for the Co-Op clients; construction fencing to separate the public from construction activities; and periodic traffic control measures on Bridge Street as needed based on the details of the construction schedule.

To support the ongoing operations of the Co-Op, the first steps in the process will include the demolition of the storage building located behind the existing Co-Op Market. This will allow for the creation of a temporary parking area for the Co-Op customers. We will also create a laydown area and construction trailer/portable toilet area to support construction activities. In the process of taking down the storage building we will deconstruct, and prep for reconstruction, that portion of the building which has been identified as the old powerhouse.



The construction site for Building 1 will be identified and fenced off to provide separation from the public. The start of construction will include the demolition of the Kosberg building followed by the required remediation steps; all of which will be monitored by the LSP as required. Contaminated materials will be removed from the site and other, reusable, materials will be processed and stored in a designated stock pile area elsewhere on the site for use in the later stages of construction. The construction of Building 1 is scheduled for 12-14 months.

Upon completion of Building 1, the Co-Op Market will move into the new location. The temporary customer parking will remain in effect. The old co-op building will be demolished after a salvage operation is undertaken in order to dispose of any interior fittings that can be used by others. The materials from the old Co-Op building will be processed for export and re-used as appropriate. Some masonry material may be processed for reuse as roadbed material (based on guidance/determinations of the LSP). After the old Co-Op building has been removed, the site work and construction required for the new parking area to support Building 1 will begin. Upon completion of the new parking area the temporary fencing will be removed.

Construction of Building 2 will begin with the layout of a new staging area and construction trailer/portable toilet area as well as installation of construction fencing to separate the construction site from the public. Site clearing, excavation, and stockpiling of excavated material will start the construction process for the second building. A 12-14-month construction period is expected for the construction of Building 2.

October 17, 2016

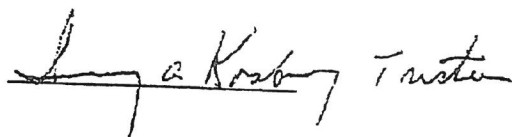
Great Barrington Board of Selectmen
Great Barrington Town Hall
334 Main Street
Great Barrington, MA 01230

Dear Members of the Board of Selectmen:

Irving Realty Trust, owner of property 36-38 Bridge Street, (Southern Berkshire Registry of Deeds, Book 494, Page 294), hereby grants to Benchmark Development, LLC permission to apply for Special Permit and Site Plan review for said parcel.

Very Truly Yours,

Irving Realty Trust

A handwritten signature in black ink, appearing to read "Irving Realty Trust", written over a horizontal line.



Special Permit – 42 Bridge St
Powerhouse Square
Benchmark Development

Property Owner Information:

Site: 34 Bridge St, Great Barrington, MA 01230

Map: 19
Lot: 142A
Deed Book: 494
Deed Page: 294

Name: Irving Kosberg, Trustee of Irving Realty Trust,
Street Address: 1769 Kilruss Drive
City, State, Zip Code: Venice FL 34292
Phone: 413-528-0630 for attorney Ed McCormick
Email Address: emccormick@mccormicklegal.com

Signature: _____
Irving Kosberg



Special Permit – 42 Bridge St
Powerhouse Square
Benchmark Development

Property Owner Information:

Site: 42 Bridge St, Great Barrington, MA 01230

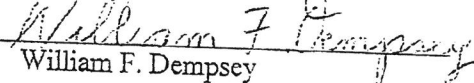
Map: 19

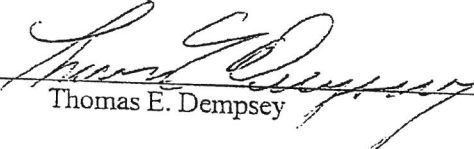
Lot: 142 & 144

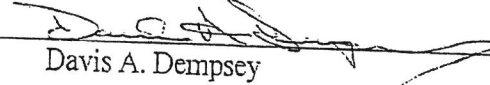
Deed Book: 2162

Deed Page: 269

Name: William F. Dempsey and Thomas E. Dempsey/David A. Dempsey Trustees,
Street Address: 30 Stockbridge Rd.
City, State, Zip Code: Great Barrington, MA 01230
Phone: 413-528-0055 for family attorney Peter Vallianos
Email Address: p.vallianos@verizon.com

Signature: 
William F. Dempsey

Signature: 
Thomas E. Dempsey

Signature: 
Davis A. Dempsey



Special Permit – 42 Bridge St
Powerhouse Square
Benchmark Development

Property Owner Information:

Site: 389 Main St., Great Barrington, MA 01230

Map: 19

Lot: 152

Deed Book: 559

Deed Page: 201

Name: Educational Consultants, Inc.
Street Address: 2001 Holcombe Blvd – Unit 605
City, State, Zip Code: Houston, TX 77030
Phone: 413-553-0404 for attorney Jeff Cook
Email Address: jcook@cohenkinne.com

A handwritten signature in black ink, appearing to read "C. Jeffrey Cook".

Signature: _____
C. Jeffrey Cook: Vice President



TOWN OF GREAT BARRINGTON MASSACHUSETTS

November 10, 2016

ASSESSORS' OFFICE

ABUTTERS TO PROPERTIES OF: WILLIAM F. DEMPSEY (individual)
THOMAS E. DEMPSEY & DAVID A. DEMPSEY, TRUSTEES
D-6 REAL ESTATE TRUST
Map 19 Lot 144, 42 Bridge Street, Book 2162 Page 269
Map 19 Lot 142, Bridge Street, Book 2162 Page 269

IRVING KOSBERG, TRUSTEE, IRVING REALTY TRUST
Map 19 Lot 142A, 34 Bridge Street, Book 494 Page 294

EDUCATIONAL CONSULTANTS INC.
389 Main Street, Map 19 Lot 152 & Map 22 Lot 22, Book 559 Page 201

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
19/152 & 38/2		Educational Consultants, 389 Main St., Gt. Barrington, MA 01230-1813
19	149	Isadore Goodman Inc., c/o Michael Greenwald, 29 Wendell Ave., Pittsfield, MA 01201-6326
19	92A	342 Main Street LLC, 342 Main St., Gt. Barrington, MA 01230-1814
19	90	Raymond F. Pieczarka, Trustee, Barrington Associates Realty Trust, 999 River Rd., Agawam, MA 01001-2898
19	89	312 Main Street Partnership, c/o Louis Oggiani, 312 Main St. #3, Gt. Barrington, MA 01230-1879
19	83	Canaan Mountain LLC, PO Box 451, Gt. Barrington, MA 01230-0451
19	134	Great Barrington Owner LLC, c/o Philips International, 295 Madison Ave. 2 nd Floor, New York, NY 10017-7766
19	133	Jean P. Andrews, PO Box 419, Gt. Barrington, MA 01230-0419
19	131,132	Mickey & Jac LLC, 85 main St., Gt. Barrington, MA 01230-1307
19	129	Tom's Toy Building LLC, 297 Main St., Gt. Barrington, MA 01230-1608
19	135,134A	Harland B. Foster Inc., 15 Bridge St. #1, Gt. Barrington, MA 01230-1310
19	136,135A,138A	Raifstanger Realty LLC, 35 Bridge St., Gt. Barrington, MA 01230-1310
19	130	Victorine J. G. Torrico & Cathy M. Torrico, Trustees, Mountain Realty Trust, 11 School St., Gt. Barrington, MA 01230-1334
19	137,138	New England Telephone Co., c/o Duff & Phelps, PO Box 2749, Addison, TX 75001-2749
19	139	79 Bridge Street Realty LLC, 247 Stockbridge Rd., Gt. Barrington, MA 01230-1297
19	147,151,148, 149A,150A	Berkshire Community College Foundation Inc., c/o Craig Smith, 1350 West St., Pittsfield, MA 01201-5720
19	140,141,143,150,146	Wheeler & Taylor Inc., 333 Main St., Gt. Barrington, MA 01230-1813
19	127	Enfield Realty Holdings LLC, 28 Church St., Gt. Barrington, MA 01230-1315
19	128	Jane Iredale, 28 Church St., Gt. Barrington, MA 01230-1315
19	139A	ERH-Bryant LLC, 28 Church St., Gt. Barrington, MA 01230-1315
19	144,142	William F. Dempsey (individual), Thomas E. Dempsey & David A. Dempsey, Trustees, D-6 Real Estate Trust, c/o Peter Vallianos, 30 Stockbridge Rd. #4, Gt. Barrington, MA 01230-2255
19	142A	Irving Kosberg, Trustee, Irving Realty Trust, 1769 Kilruss Drive, Venice, FL 34292-4316
19/91,145 & 22/15,64 & 20/94A		Town of Great Barrington, 334 Main St. Rm 208, Gt. Barrington, MA 01230-1832
19	100	George T. Smith & John M. Watson, Trustees, Smith-Watson Realty Trust, 406 Main St., Gt. Barrington, MA 01230-1805
19	93	Smit & Neel Inc., 372 Main St., Gt. Barrington, MA 01230-1804
19	93A	Massachusetts CVS Pharmacy LLC, One CVS Dr., Woonsocket, RI 02895-6146

DEMPSEY/KOSBERG/EDUCATIONAL CONSULTANTS

MAP	LOT	ABUTTER
19	93B	Thanatopsis LLC, 390 Main St. #2, Gt. Barrington, MA 01230-1805
19	92A	342 Main Street LLC, 342 Main St., Gt. Barrington, MA 01230-1814
19	92	St. James Place Inc., c/o Sally Harris, 49 Locust Hill Rd., Gt. Barrington, MA 01230-1553
19	95,96,94,96A	Jack D. & Anne L. Wilson, 81 Taconic Ave., Gt. Barrington, MA 01230-1709
19	99	Rose Tannenbaum, 10 South St., Gt. Barrington, MA 01230-1808
19	97	Big Dreams Partners LLC, 1 Monarch Place #1900, Springfield, MA 01144-1900
19	145A	Great Barrington Youth Foundation, PO Box 132, Gt. Barrington, MA 01230-0132
22	1	Laura J. Finnerty & Estate of Kevin Finnerty, 5 South St., Gt. Barrington, MA 01230-1807
22	3	Kerin Kiskadden LLC, 454 Main St., Gt. Barrington, MA 01230-1821
22	3A	Michael S. Rozowicz, PO Box 316, Clifton Park, NY 12065-0316
22	16	Toivo R. Tossavainen Jr., Trustee, Ricky Toss Realty Trust, PO Box 314, Housatonic, MA 01236-0314
22	17	Maniraj LLC, 485 Main St., Gt. Barrington, MA 01230-1822
22	19	Franciscus T. Vanderwert, 61 Green River Valley Rd., Alford, MA 01230-1584
22	14	7 & 23 Inc., 490 Main St. #2, Gt. Barrington, MA 01230-2169
22	9,13	Cafua Realty Trust V LLC, 280 Merrimack St., Ste. A, Methuen, MA 01844-6435
22	20	503 Main Street LLC, 200 East St., Lenox, MA 01240-2232
22	12	500 Main Street LLC, 500 Main St., Gt. Barrington, MA 01230-2004
22	10	Mou Guo & Hong Yang, c/o Lee Bank, PO Box 627, Lee, MA 01238-0627
22	18	Palmer Properties LLC, 127 West Ave., Gt. Barrington, MA 01230-1811
22	27	Wainwright Property LLC, 518 Main St., Gt. Barrington, MA 01230-2006
22	21,23	Shu Muk Lee & Katherine A. Lee, 239 Spencer Rd., Basking Ridge, NJ 07920-1819
22	59	Donald F. & Judith M. Goudey, Trustees, Goudey Family Nominee Trust, PO Box 552, Stockbridge, MA 01262-0552
22	24,25	Theresa M. Amstead, Trustee, A C P Realty Trust, PO Box 295, Monterey, MA 01245-0295
22	28	Patricia J. White & Mary Ann Croker, 530 Main St., Gt. Barrington, MA 01230-2006
22	26	Mary Hale Mullin, 1515 Tallyho Trail, Chapel Hill, NC 27516-9617
22	60	John B. & Julianna VanWagner, One Newsboy Monument Ln., Gt. Barrington, MA 01230-1936
22	62	Diane Paul & Estate of Craig A. Paul Sr., PO Box 941, Gt. Barrington, MA 01230-0941
22	62A	Melissa M. Kennedy, PO Box 1086, Gt. Barrington, MA 01230-6086
22	61	Nancy D. Olsen, PO Box 303, Gt. Barrington, MA 01230-0303
22	11	Margaret A. Welch, Trustee, Margaret A. Welch Revocable Trust of 2010, 506 Main St., Gt. Barrington, MA 01230-2004
22	58	Michael Heath, 541 Main St., Gt. Barrington, MA 01230-2001
22	63	Doranne Raflowitz, PO Box 360, Gt. Barrington, MA 01230-0360
20	61	Community Development Corp., PO Box 733, Gt. Barrington, MA 01230-0733
20	114	Carol F. West, 86 Grove St., Gt. Barrington, MA 01230-1440
20	112,110,113	Renee E. Harvitt & David A. Ripley Jr., 84 Grove St., Gt. Barrington, MA 01230-1440
38	1	Massachusetts Electric Co., 40 Sylvan Rd., Waltham, MA 02451-2286

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

Sincerely,



Christopher Lamarre
Principal Assessor



Proud to Be Employee Owned
Engineers
Land Surveyors
Planners
Environmental & Safety Professionals
Landscape Architects

CAPITAL DISTRICT OFFICE
547 River Street
Troy, NY 12180
P: 518.273.0055 or 888.539.9073
www.chazencompanies.com

November 3, 2016

Mr. Michael Charles
Benchmark Development
PO Box 1823
Lenox, MA 01240

*Re: 42 Bridge Street Mixed-Use Development
Great Barrington, MA
Chazen Project # 81641.00*

Dear Mr. Charles:

The Chazen Companies has completed an initial Traffic Engineering Assessment for the proposed mixed-use project located at 42 Bridge Street in Great Barrington. The purpose of this assessment is to summarize the trip generation of the project and to identify the work completed to date.

The trip generation analysis for the proposed mixed-use project provides the anticipated traffic volume that can be expected as a result of that development. The Institute of Transportation Engineers (ITE) provides traffic and transportation professionals with a source document as a guide to trip generation rates for many land uses and building types. This document, *Trip Generation Manual, 9th Edition*, is updated periodically and details rates developed for the average weekday afternoon peak hour and Saturday peak hour of the adjacent roadway traffic.

The following ITE land uses were referenced to determine the overall estimate of trips generated by the proposed project:

- Land Use 230 - Condo/Townhouses
- Land Use 710 - General Office Building
- Land Use 826 - Specialty Retail Center

The ITE defines a trip or trip end as a single or one-direction vehicle movement with either the origin or destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering and all trips exiting a site during a designated time period.

Table 1 presents the estimated vehicular trip generation values for the proposed project, utilizing the land uses listed above. Due to the mixed-use nature of the project, there are some trips that can be made without the use of the off-site road network, (i.e., internal walking trips). It is expected that some people living in the residential land uses will also work and shop within the project site itself. These internal trips will be accounted for in the traffic analysis.

Table 1 - Trip Generation

Generator	Peak Hour Volumes Weekday PM			Peak Hour Volumes Saturday		
	Enter	Exit	Total	Enter	Exit	Total
Land Use #230: Condo/Townhouses – 58 units	25	13	38	32	27	59
Land Use #710: General Office Building – 6,250 SF (One commercial building shared with 6,250 SF retail space)	14	71	85	2	1	3
Land Use #826: Specialty Retail Center – 6,250 SF (One commercial building shared with 6,250 SF office space)	16	20	36	13	13	26
Total	55	104	159	47	41	88

It is noted that the project also includes replacement of the Existing Co-op facility to be housed in a new building on-site at a similar size. Therefore, no additional vehicle trips are expected for the Co-op.

To date, traffic counts have been collected at the intersections of Bridge Street/Route 7, Bridge Street/Existing Co-op Driveway, and Bridge Street/East Street. The counts were collected on Friday, October 28, 2016 from 4:00 – 6:00 p.m. and on Saturday, October 29, 2016 from 12:00 – 3:00 p.m. Detailed traffic analysis to determine the project's impact using the counts and trip generation estimates is on-going and will be completed in the near future.

If you have any questions, please call me at 518-266-7369. Thank you.

Sincerely,



Thomas R. Johnson, P.E., PTOE
Transportation Services Manager

TRJ

cc: Larry Boudreau, Chazen

42 BRIDGE STREET

TOWN OF GREAT BARRINGTON
BERKSHIRE COUNTY, NEW YORK

NOVEMBER 2016

DEVELOPER / APPLICANT:
BENJAMIN DEVELOPMENT
PO BOX 1813
LENEXA, MO 62450

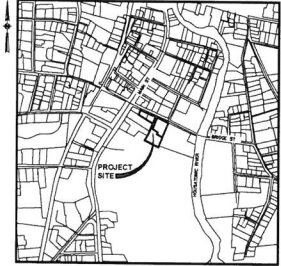
SITE CIVIL ENGINEER AND LANDSCAPE ARCHITECT:
DAVID N. ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 854-1980

TAX MAP INFORMATION:
TOWN OF GREAT BARRINGTON
PROPERTY ID: 11201000000442
PROPERTY ID: 11201000000420
PROPERTY ID: 11201000000424

AREA:
TOTAL PROJECT ACREAGE: 2.1 ACRES

BULK TABLE		
ZONING DISTRICT: DOWNTOWN BUSINESS PARKING (DBP)		
ZONING REQUIREMENTS		
	REQUIRED	PROPOSED
MINIMUM LOT AREA	6.1 ACRES	2.1 ACRES
MINIMUM YARDS		
FRONT	0 FT	0 FT
SEES	0 FT	2 FT
REAR	0 FT	2.5 FT
MAXIMUM LOT COVERAGE	75%	31%
MAXIMUM HEIGHT	40 FT	4 FT

INDEX OF DRAWINGS		
PAGE NO.	SHEET NO.	DESCRIPTION
1	G001	TITLE SHEET
2		EXISTING CONDITIONS PLAN
3	C110	PARKING PLAN - PHASE I
4	C120	IMPROVEMENT PLAN - PLOT 1 AND 2 (NOT IN THIS SUBMITTAL)
5	C130	SITE PLAN
6	C140	GRAZING & DRAINAGE PLAN
7	C160	UTILITY PLAN

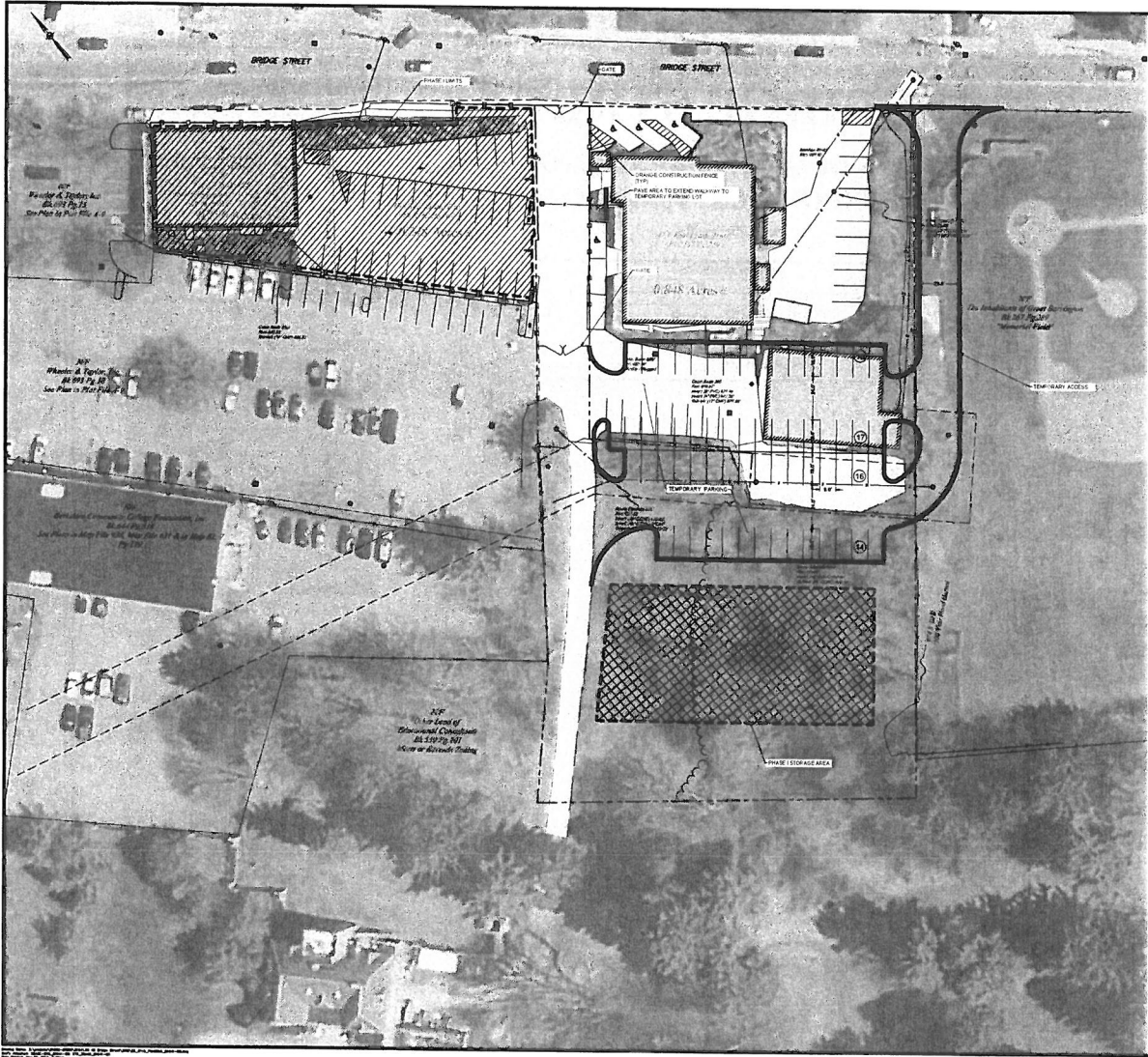


CITIZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
1100 N. STATE ST., SUITE 200
POUGHKEEPSIE, NY 12601
PHONE: (845) 854-1980
WWW.CITIZENENGINEERING.COM

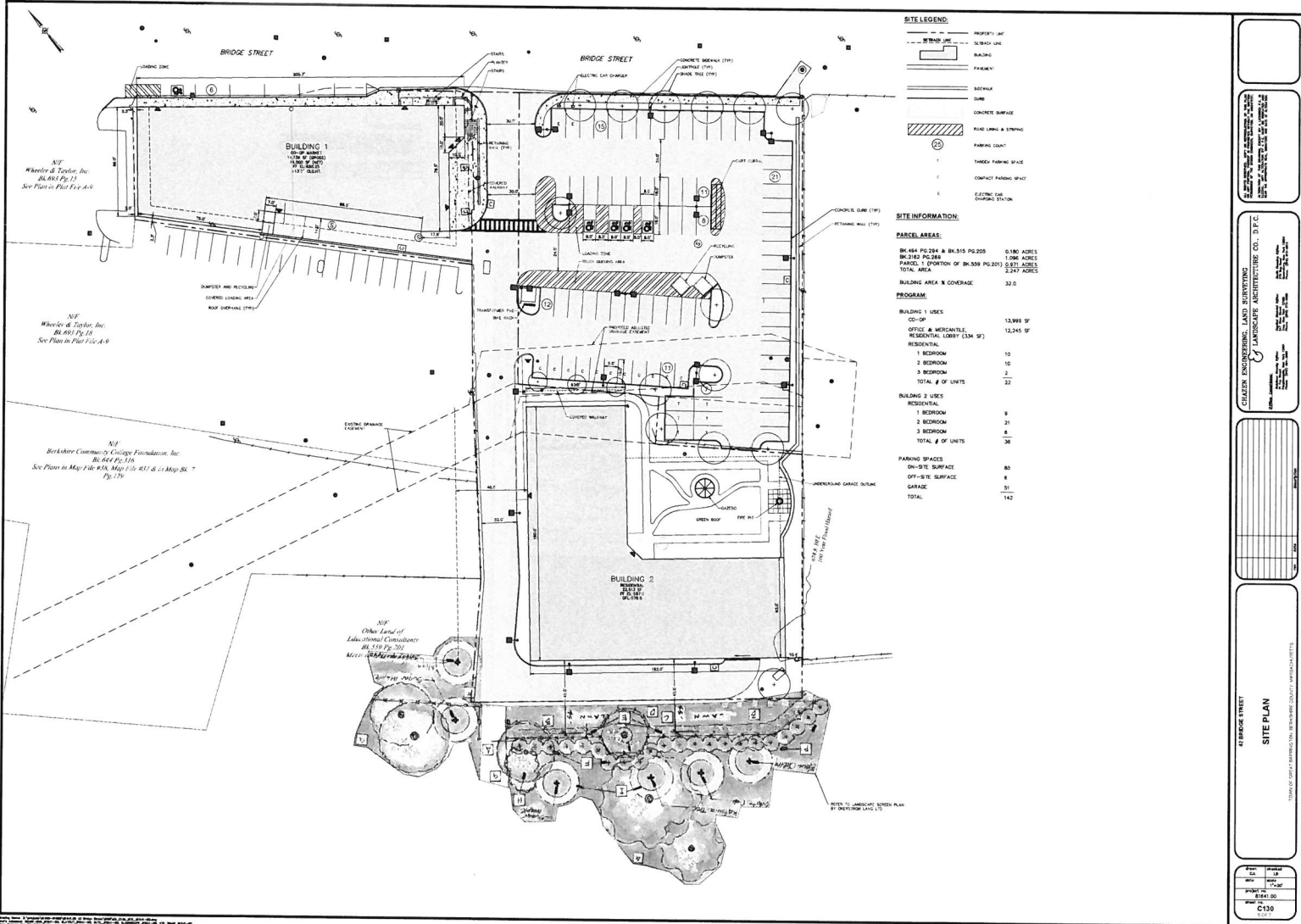
42 BRIDGE STREET
TITLE SHEET

TOWN OF GREAT BARRINGTON, BERKSHIRE COUNTY, NEW YORK

DATE	ISSUE
NOV 2016	G001



<p>CLAZAR ENGINEERING, LAND SURVEYING 1100 S. 10th St., Suite 100 Lincoln, NE 68502 Phone: (402) 441-1111 Fax: (402) 441-1112 Email: info@clazar.com</p>	
<p>CLAZAR ENGINEERING, LAND SURVEYING CO., D/F/C LANDSCAPE ARCHITECTURE CO., D/F/C 1100 S. 10th St., Suite 100 Lincoln, NE 68502 Phone: (402) 441-1111 Fax: (402) 441-1112 Email: info@clazar.com</p>	
<p>41 BRIDGE STREET PHASING PLAN - PHASE I DRAWN BY: CLAZAR ENGINEERING, LAND SURVEYING CO., D/F/C DATE: 08/15/2011</p>	
<p>SCALE 1" = 100' 1/4" = 25' 1/8" = 12.5'</p>	<p>PROJECT NO. 11111</p>
<p>DATE 08/15/2011</p>	<p>BY [Signature]</p>
<p>PROJECT 41 BRIDGE STREET</p>	<p>DATE 08/15/2011</p>



NF
 Wheeler & Taylor, Inc.
 BL 683 Pg. 15
 See Plans in Plot 10, A-9

NF
 Wheeler & Taylor, Inc.
 BL 683 Pg. 16
 See Plans in Plot 10, A-9

NF
 Berkshire Community College Foundation, Inc.
 BL 664 Pg. 116
 See Plans in Map 10, 608, Map 10, 611 & 11 Map 10, 7
 Pg. 170

NF
 Other Land of
 Educational Institutions
 BL 559 Pg. 201
 Note: SEE MAP 10, 608

SITE LEGEND:

- PROPERTY LINE
- SEWER LINE
- WALKWAY
- PAVEMENT
- SEWER
- DUMP
- CONCRETE SURFACE
- PAVED DRIVE & DRIVEWAY
- PARKING COURT
- TAMPA-PARKING SPACE
- COMPACT PARKING SPACE
- ELECTRIC CAR CHARGING STATION

SITE INFORMATION:

PARCEL AREAS:
 BK 484 PG 284 & BK 515 PG 205 0.180 ACRES
 BK 242 PG 288 1.096 ACRES
 PARCELS 1, PORTION OF BK 509 PG 203 2.871 ACRES
TOTAL AREA 4.147 ACRES
BUILDING AREA & COVERAGE 32.0

PROGRAM:

BUILDING 1 USES	SQ. FT.
CO-OP	13,999 SF
OFFICE & MERCANTILE	12,245 SF
RESIDENTIAL (134 SF)	
RESIDENTIAL:	
1 BEDROOM	10
2 BEDROOM	10
3 BEDROOM	2
TOTAL # OF UNITS	22

BUILDING 2 USES	SQ. FT.
RESIDENTIAL:	
1 BEDROOM	8
2 BEDROOM	21
3 BEDROOM	8
TOTAL # OF UNITS	36

PARKING SPACES	SQ. FT.
ON-SITE SURFACE	80
OFF-SITE SURFACE	8
GARAGE	51
TOTAL	142

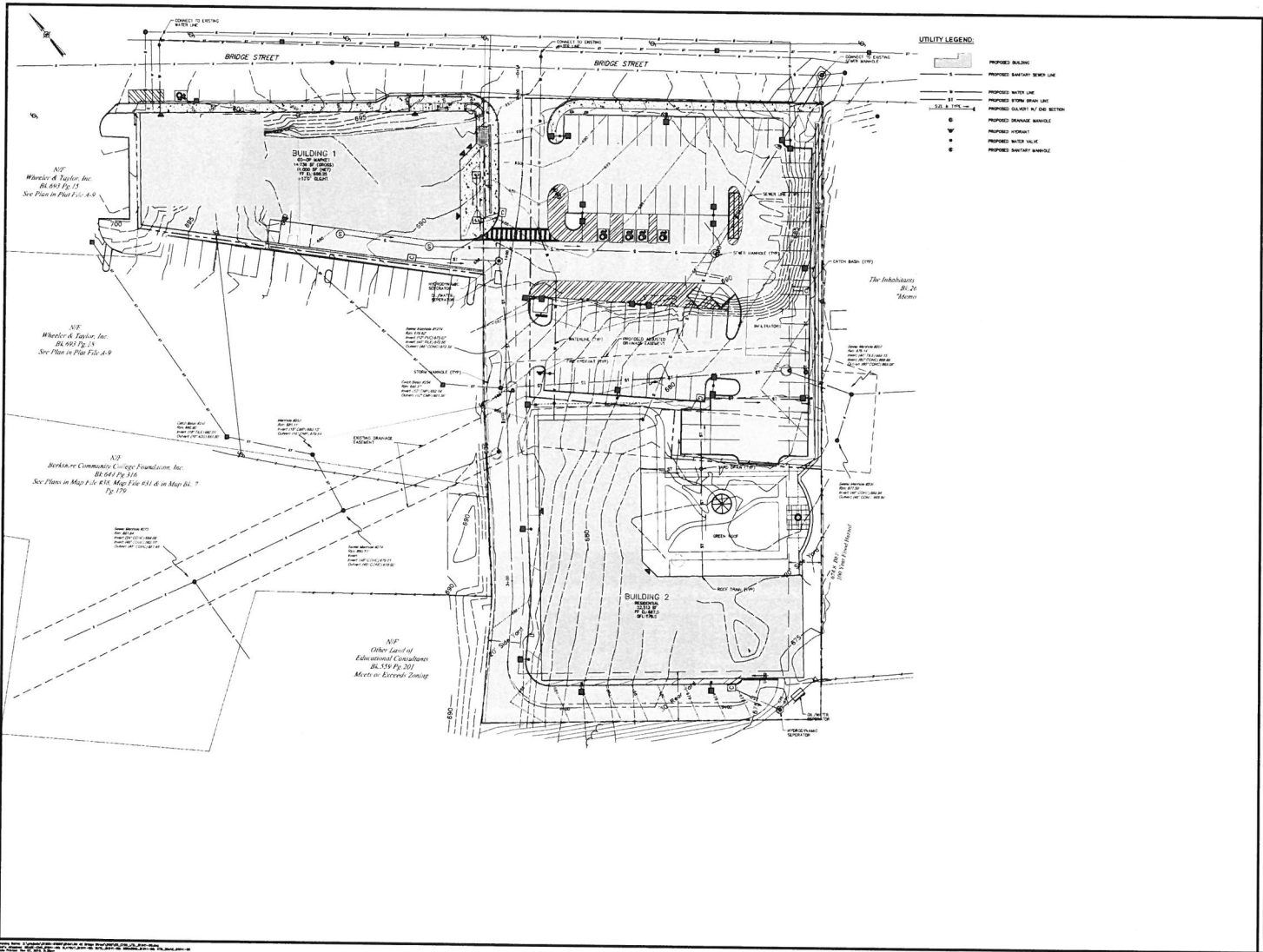
CLAUDE ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

SITE PLAN

4 LARGE STREET

TOWN OF GREAT BRITAIN, BERKSHIRE COUNTY, MASSACHUSETTS

DATE: 10/18/10
 BY: [Signature]
 SCALE: AS SHOWN
 SHEET NO. C130



CITIZEN ENGINEERING LAND SURVEYING
 LANDSCAPE ARCHITECTURE CO., D.P.C.

UTILITY PLAN

CLAREMONT STREET

DATE	10/10/20
BY	J. J. J.
PROJECT NO.	100-00
SCALE	1" = 100'
PROJECT	C160

GRUSKIN
 200 North Street, Suite 200, Boston, MA 02111
 Tel: 617.452.1000 Fax: 617.452.1001
 www.gruskin.com

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Matthew A. Gruskin, AIA

Architect	Gruskin Architects, Inc.
Project No.	1023158
Client	1023158
Location	1023158
Date	1023158
Scale	1023158
Sheet No.	1023158
Total Sheets	1023158
Project Name	1023158
Project Address	1023158
Project City	1023158
Project State	1023158
Project Zip	1023158
Project Phone	1023158
Project Fax	1023158
Project Email	1023158
Project Website	1023158
Project Description	1023158
Project Status	1023158
Project Start Date	1023158
Project End Date	1023158
Project Budget	1023158
Project Cost	1023158
Project ROI	1023158
Project Risk	1023158
Project Complexity	1023158
Project Uncertainty	1023158
Project Flexibility	1023158
Project Adaptability	1023158
Project Resilience	1023158
Project Sustainability	1023158
Project Social Impact	1023158
Project Environmental Impact	1023158
Project Economic Impact	1023158
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Project Historical Impact	1023158
Project Future Impact	1023158
Project Legacy Impact	1023158
Project Overall Impact	1023158

2016-0362

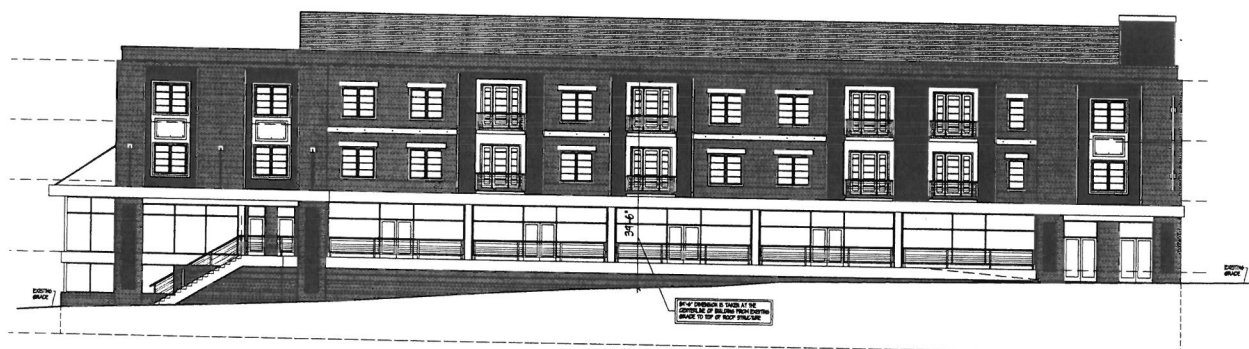
Benchmark: Powerhouse Square - Building 1

42 Bridge Street
 Great Barrington, MA 01230

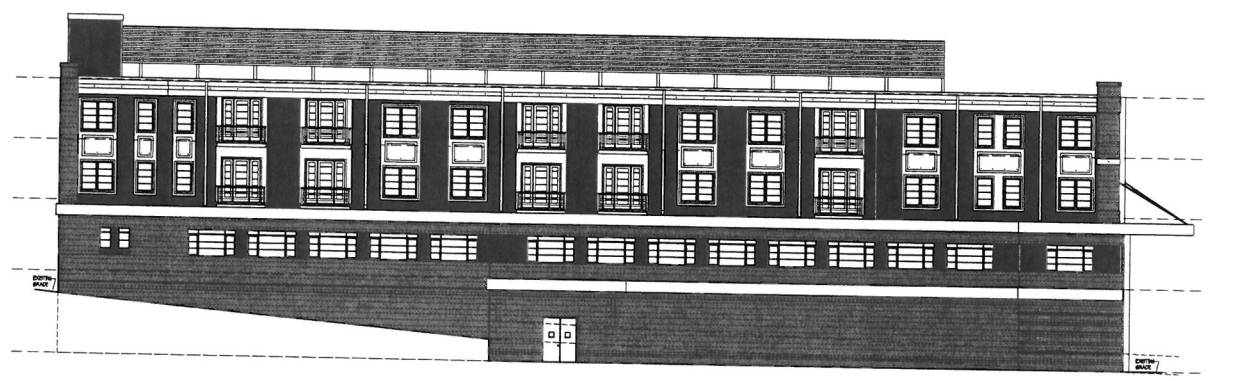
Exterior Elevations

Project No.	1023158
Location	1023158
Date	1023158
Scale	1023158
Sheet No.	1023158
Total Sheets	1023158
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Project Address	1023158
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Project State	1023158
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Project Overall Impact	1023158

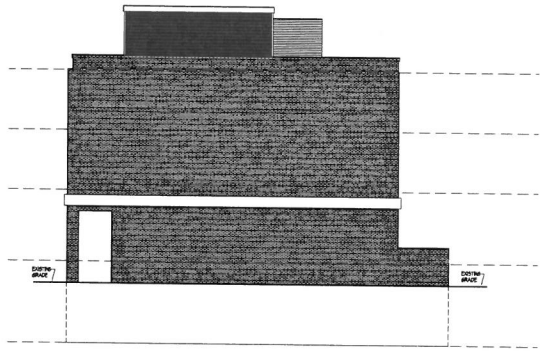
EV-1



1 NORTH ELEVATION - BRIDGE STREET
 SCALE: 1/8" = 1'-0"



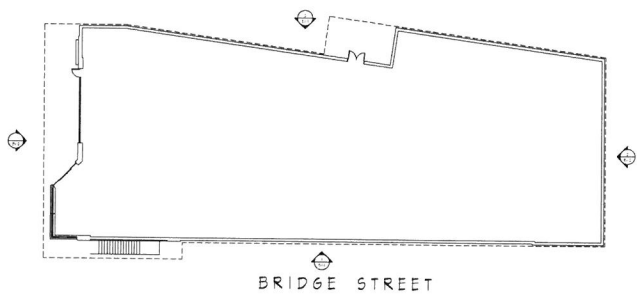
2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



① WEST ELEVATION
SCALE 1/8" = 1'-0"



② EAST ELEVATION
SCALE 1/8" = 1'-0"



Ⓐ KEY PLAN
SCALE 1/4" = 1'-0"



GRUSKIN
2014 South Main Street, Suite 101
Great Barrington, MA 01230
Tel: 413.528.1111
www.gruskin.com

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Kenneth A. Gruskin, AIA

NO.	DATE	BY	DESCRIPTION
1	01/15/14	KG	ISSUED FOR PERMIT
2	02/10/14	KG	REVISION: PERMIT COMMENTS
3	02/10/14	KG	REVISION: PERMIT COMMENTS
4	02/10/14	KG	REVISION: PERMIT COMMENTS
5	02/10/14	KG	REVISION: PERMIT COMMENTS
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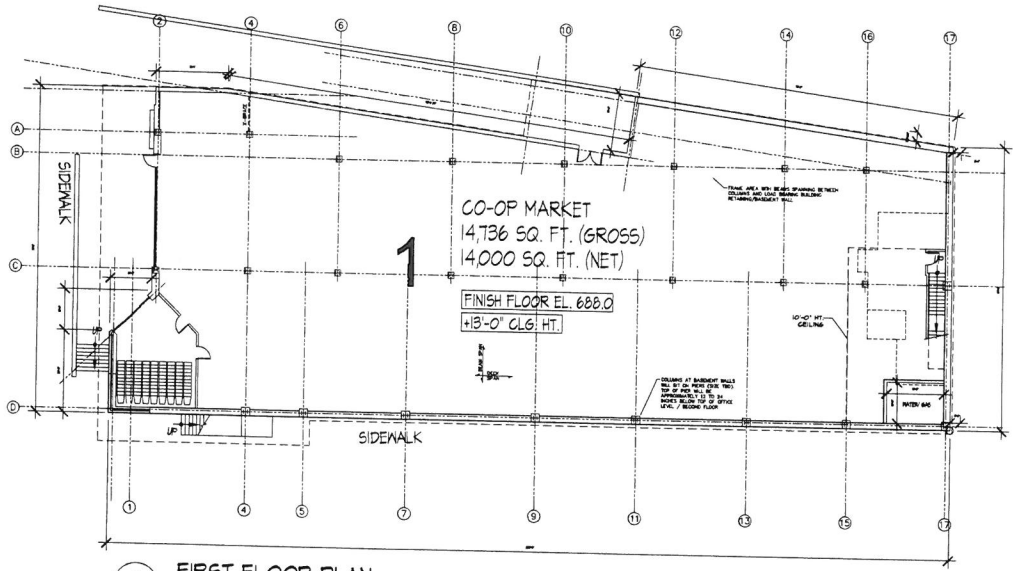
2014-0163
Benchmark: Powerhouse Square - Building 1

42 Bridge Street
Great Barrington, MA 01230

Exterior Elevations

NO.	DATE	BY	DESCRIPTION
1	02/10/14	KG	ISSUED FOR PERMIT
2	02/10/14	KG	REVISION: PERMIT COMMENTS
3	02/10/14	KG	REVISION: PERMIT COMMENTS
4	02/10/14	KG	REVISION: PERMIT COMMENTS
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25	02/10/14	KG	REVISION: PERMIT COMMENTS
26	02/10/14	KG	REVISION: PERMIT COMMENTS
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32	02/10/14	KG	REVISION: PERMIT COMMENTS
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34	02/10/14	KG	REVISION: PERMIT COMMENTS
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41	02/10/14	KG	REVISION: PERMIT COMMENTS
42	02/10/14	KG	REVISION: PERMIT COMMENTS
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46	02/10/14	KG	REVISION: PERMIT COMMENTS
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48	02/10/14	KG	REVISION: PERMIT COMMENTS
49	02/10/14	KG	REVISION: PERMIT COMMENTS
50	02/10/14	KG	REVISION: PERMIT COMMENTS

EV-2



1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



GRUSKIN ARCHITECTS, INC.
200 North Street, Suite 200, Boston, MA 02111
Tel: 617.552.1100
www.gruskin.com

2016-0162

42 Bridge Street
Great Barrington, MA 01230

NO.	DATE	BY	CHKD.	DESCRIPTION
1	01/15/17	AK	AK	ISSUED FOR PERMIT
2	01/15/17	AK	AK	REVISED PER COMMENTS
3	01/15/17	AK	AK	REVISED PER COMMENTS
4	01/15/17	AK	AK	REVISED PER COMMENTS
5	01/15/17	AK	AK	REVISED PER COMMENTS
6	01/15/17	AK	AK	REVISED PER COMMENTS
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15	01/15/17	AK	AK	REVISED PER COMMENTS
16	01/15/17	AK	AK	REVISED PER COMMENTS
17	01/15/17	AK	AK	REVISED PER COMMENTS

2016-0162
Benchmark:
Powerhouse
Square -
Building 1

42 Bridge Street
Great Barrington, MA 01230

First Floor Plan

DATE	1/15/17
SCALE	3/32" = 1'-0"
PROJECT	42 BRIDGE STREET
CLIENT	GRUSKIN ARCHITECTS, INC.
DESIGNER	AK
CHECKER	AK
DATE	1/15/17

SK-1

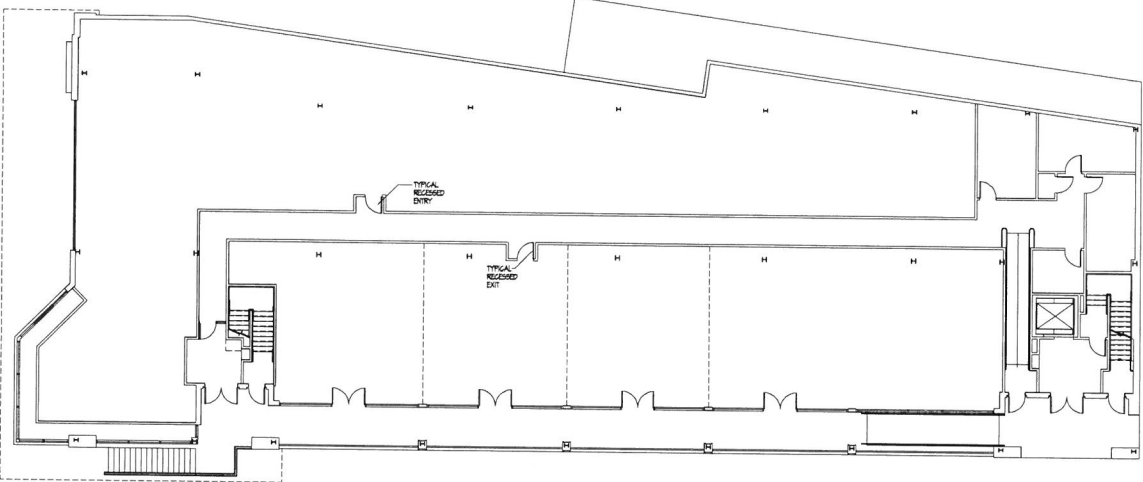


200 North Main Street, Suite 300
 01106 Springfield, MA 01106
 www.gruskin.com 413.236.8811

We warrant that the design documents prepared by us shall be prepared in accordance with the applicable building codes and standards in effect at the time the design documents are prepared.

© 2014 South Associates, Inc.

Kerneth A. Cragan, AIA	
NO. 0001	DATE 01/12/11
NO. 0010	DATE 01/21/11
NO. 0020	DATE 02/01/11
NO. 0030	DATE 02/01/11
NO. 0040	DATE 02/01/11
NO. 0050	DATE 02/01/11
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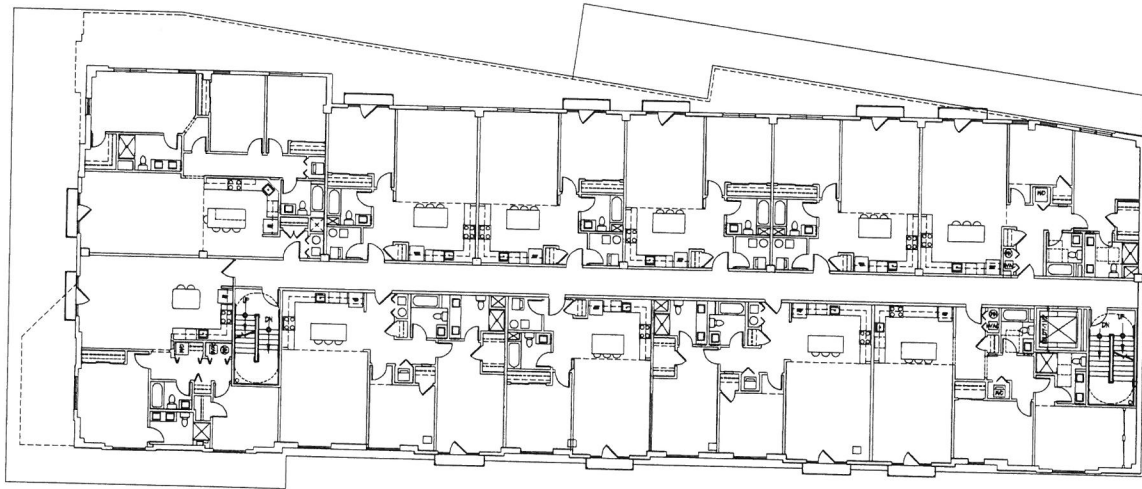
2014-0162
**Benchmark:
 Powerhouse
 Square -
 Building 1**

42 Bridge Street
 Great Barrington, MA 01230

2ND FLOOR PLAN

Scale	AS SHOWN
Date	11/20/14
Drawn by	[Signature]
Checked by	[Signature]
Project No.	2014-0162
Sheet No.	SK-2

SK-2



① THIRD FLOOR
SCALE: 1/8" = 1'-0"

GRUSKIN
 200 Water Street, Suite 2000, Boston, MA 02109
 Tel: 617.552.8800 Fax: 617.552.8801
 www.gruskin.com

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 Kenneth A. Gruskin, AIA

1	ARCHITECT	GRUSKIN
2	OWNER	MASSDOT
3	GENERAL CONTRACTOR	PERKINS+WILL
4	MECHANICAL CONTRACTOR	PERKINS+WILL
5	ELECTRICAL CONTRACTOR	PERKINS+WILL
6	PLUMBING CONTRACTOR	PERKINS+WILL
7	CONCRETE CONTRACTOR	PERKINS+WILL
8	GLASS CONTRACTOR	PERKINS+WILL
9	STEEL CONTRACTOR	PERKINS+WILL
10	PAINT CONTRACTOR	PERKINS+WILL
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99	GLASS CONTRACTOR	PERKINS+WILL
100	STEEL CONTRACTOR	PERKINS+WILL

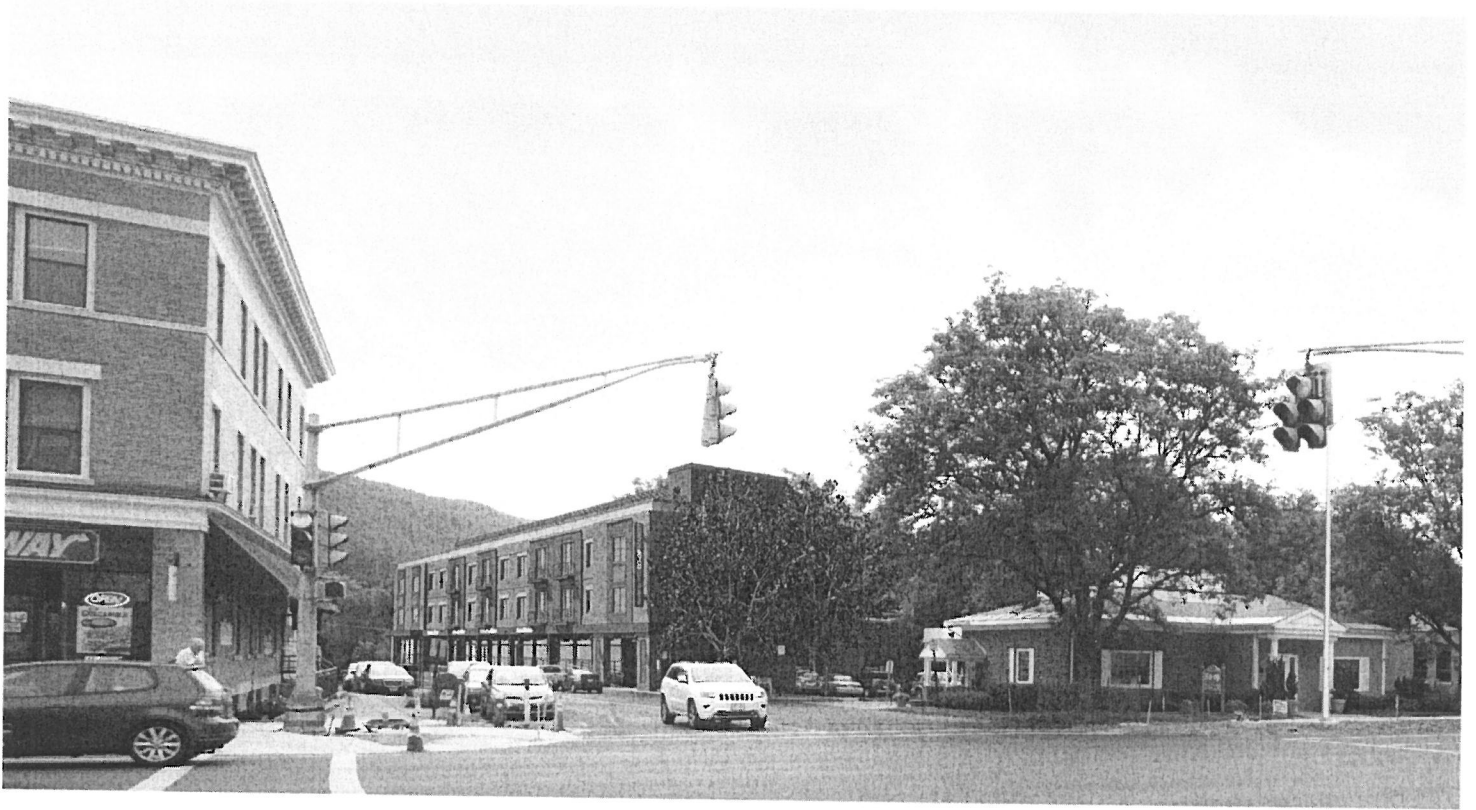
2014-0165
Benchmark: Powerhouse Square - Building 1

42 Bridge Street
 Chest Bellingham, MA 01230

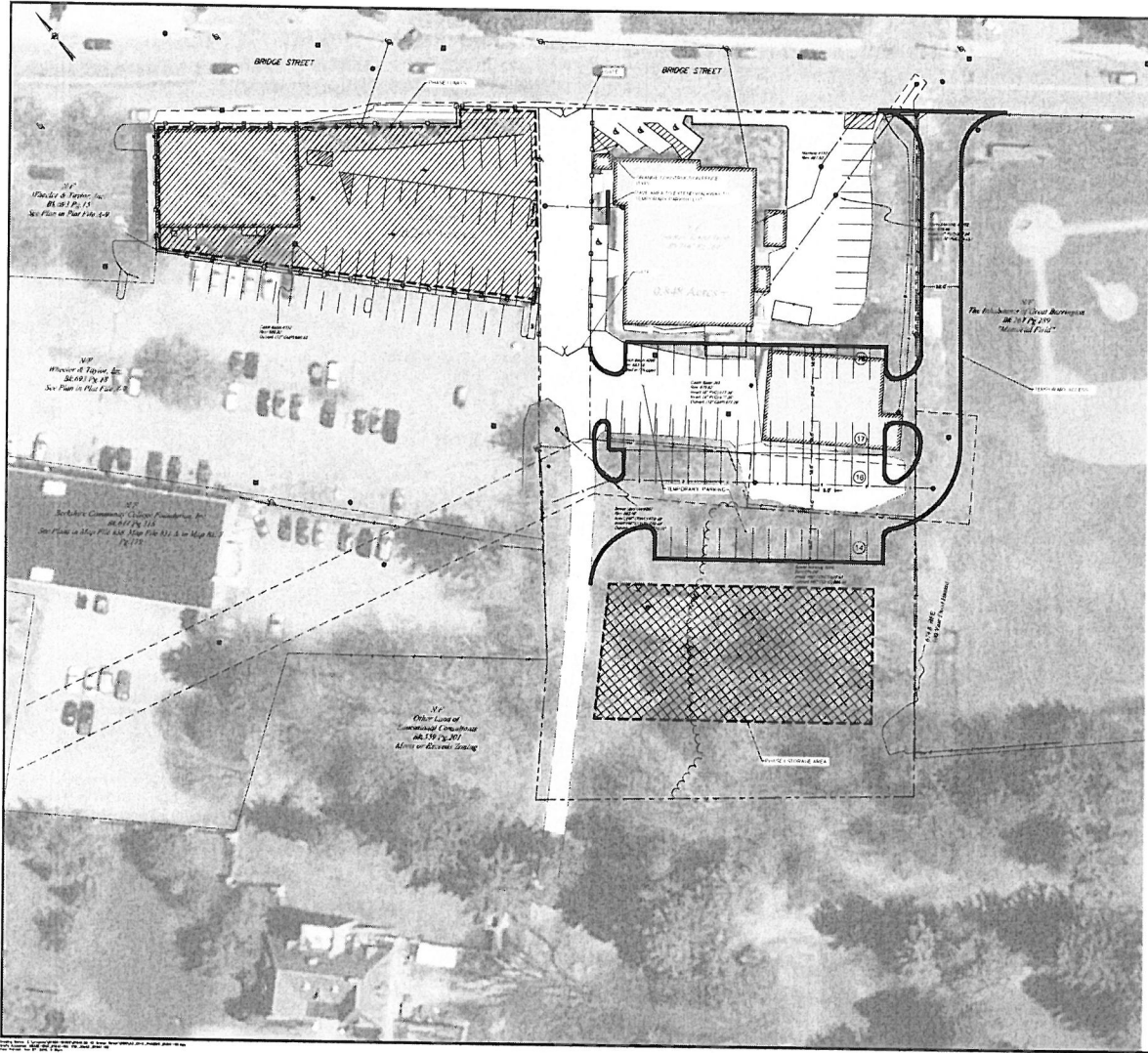
3RD FLOOR PLAN

DATE	11/20/14
REV	
DATE	
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DATE	
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SK-3







4th STREET

PHASING PLAN - PHASE I

DATE	DRAWN BY	CHECKED BY	SCALE
<p style="font-size: small;"> CHALKER ENGINEERING, L.L.C. ENGINEERING 1000 W. 10th Street, Suite 100 Oklahoma City, Oklahoma 73106 Phone: (405) 241-1111 Fax: (405) 241-1112 www.chalker-engineering.com </p>			

Bridge Street Project Great Barrington, MA

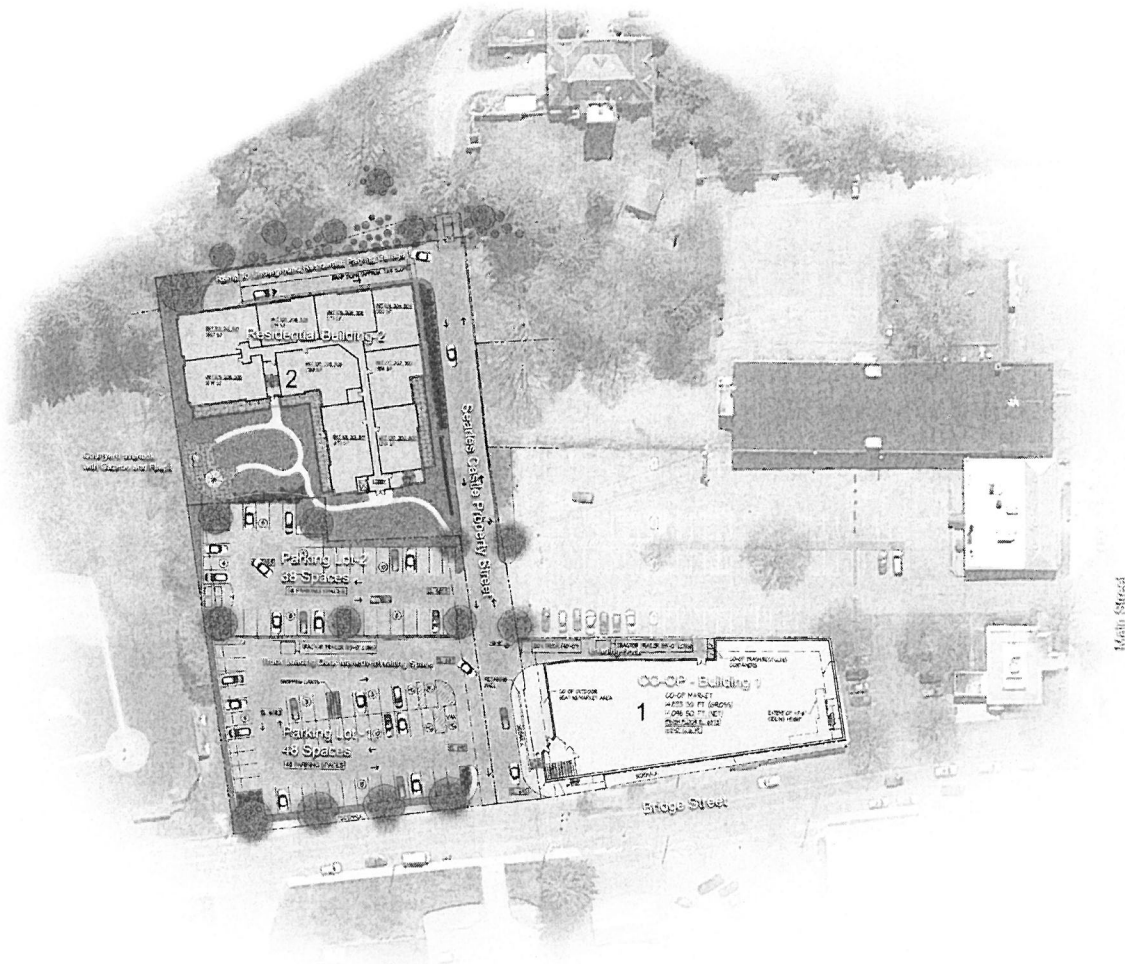


1075 North Street, Suite 100
Great Barrington, MA 01930
413.528.1234

4/25/2016



Project Lot Arrangement

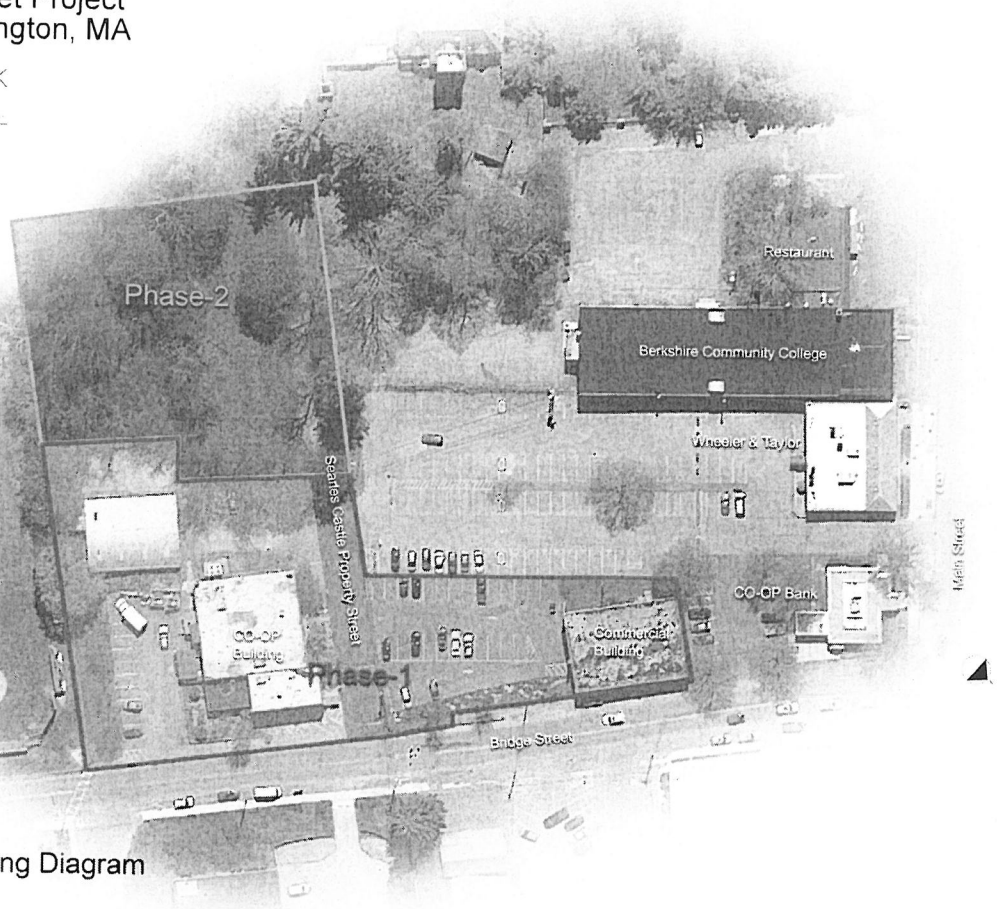


- Building 1 Summary
 - 14,500 SF CO-OP Market
 - 3,900 SF Retail
 - 6,500 SF Office
 - 22 Residential Units
- Building 2 Summary
 - 36 Residential Units

Bridge Street Project Great Barrington, MA



4.25.2016



Project Phasing Diagram

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

pd.
FEE: \$25.00 (Payable to the Town of Great Barrington) DATE: 12/30/16

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: Yaling Zheng, President

NAME OF BUSINESS: The East Asian Cuisine, Inc.

D/B/A (if applicable): The East Asian Restaurant

BUSINESS MAILING ADDRESS: 305 Stockbridge Road, Great Barrington, MA 01230

BUSINESS TELEPHONE: (413)528-8850 HOME TELEPHONE: (347)536-5106

LOCATION WHERE LICENSE IS TO BE USED: 305 Stockbridge Road
Great Barrington, MA

DAYS OF OPERATION: 7 days a week Sunday-Sunday

HOURS OF OPERATION: 11:00 AM to 9:30 PM M-T, 11:00AM-10:30 F&S, 12:00PM - 9:30PM Sunda

DESCRIPTION OF PREMISES: 4,089 sq.ft. in the front portion of premises at 305 Stockbridge Road, Great Barrington, MA

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

Signature of Individual or Corporate Name

The East Asian Cuisine, Inc.
By: *Yaling Zheng*
Corporate Officer (if applicable)
Yaling Zheng, President

SS# _____ or FID# 81-4031481

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

FEE: \$25.00 (Payable to the Town of Great Barrington) **DATE:** 1/5/17

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: Toni Bergins and Angel Espinoza

NAME OF BUSINESS: Tangier Cafe.

D/B/A (if applicable): Tangier GB, LLC.

BUSINESS MAILING ADDRESS: 50 Stockbridge

BUSINESS TELEPHONE: cel Toni: 413-563-2954 HOME TELEPHONE: cel Angel: 413-429-6030

LOCATION WHERE LICENSE IS TO BE USED: _____


284 1/2 Mann Street GB, MA 01230

DAYS OF OPERATION: 7 days

HOURS OF OPERATION: 8am - 10pm weekday -11pm weekend

DESCRIPTION OF PREMISES: Small order at counter style restaurant 30 seats.

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



Signature of Individual or Corporate Name

By: 

Corporate Officer (if applicable)

SS# _____ or FID# 81-3444784

2017
COMMONWEALTH OF MASSACHUSETTS
TOWN OF GREAT BARRINGTON
APPLICATION FOR COMMON VICTUALLER LICENSE

FEE: \$25.00 (Paid) (Payable to the Town of Great Barrington) CK# 1217 DATE: 12/22/16

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: NANCY LEE TREFETHEN

NAME OF BUSINESS: ELIXIR LLC

D/B/A (if applicable): _____

BUSINESS MAILING ADDRESS: 70 RAILROAD ST

BUSINESS TELEPHONE: 413 644 8999 HOME TELEPHONE: _____

LOCATION WHERE LICENSE IS TO BE USED: 70 RAILROAD ST

DAYS OF OPERATION: 7 days

HOURS OF OPERATION: 10 am - 10 pm

DESCRIPTION OF PREMISES: small tea salon/restaurant
20 SEATS / summer outside seating

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.

Nancy Lee Trefethen
Signature of Individual or Corporate Name

By: _____
Corporate Officer (if applicable)

SS# 022461489 or FID# _____

413 644 8999

2017

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

FEE: \$25.00 (Payable to the Town of Great Barrington) DATE: 12/22/16

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: Eric Brown

NAME OF BUSINESS: South County LLC

D/B/A (if applicable): Soco Creamery

BUSINESS MAILING ADDRESS: 5 Railroad St, GB

BUSINESS TELEPHONE: ~~528~~ 644-9866 HOME TELEPHONE: 413-446-1220

LOCATION WHERE LICENSE IS TO BE USED: 5 Railroad St.

DAYS OF OPERATION: Monday - Sunday

HOURS OF OPERATION: 12-9

DESCRIPTION OF PREMISES: Ice cream scoop shop

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

[Signature]
Signature of Individual or Corporate Name

By: Eric Brown
Corporate Officer (if applicable)

SS# ~~075-071-57630~~ or FID# _____

2017

Pd,

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

FEE: \$25.00 (Payable to the Town of Great Barrington) DATE: 12/22/16

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: Erik Bruun

NAME OF BUSINESS: South County LLC

D/B/A (if applicable): Oasis

BUSINESS MAILING ADDRESS: 230 Main Street GB

BUSINESS TELEPHONE: 413-717-4035 HOME TELEPHONE: 413-446-1220

LOCATION WHERE LICENSE IS TO BE USED: _____
230 Mai St., GB

DAYS OF OPERATION: Wednesday - Sunday

HOURS OF OPERATION: 9-7

DESCRIPTION OF PREMISES: Juice bar & frozen yogurt

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

[Signature]
Signature of Individual or Corporate Name

By: Erik Bruun
Corporate Officer (if applicable)

SS# 076 59 6863 or FID# _____

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: MARY R White

Organization Name: St Peter's Church

Applicant's Address: 271 MAIN ST. Gt BARRINGTON

Telephone Number: 413 - 329 - 6342

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

Event: ITALIAN Dinner

Date: JAN 20, 2017 Start Time: 5:00 PM End Time: 8:00 PM

Event Address: CORNER EAST AND COTTAGE ST (St. Peter's Center)

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.

Mary R White
Signature of Applicant

12/20/17
Date

FOR TOWN USE:

Approved _____ Denied _____ Postponed _____



Fee: \$25.00 (per day) *Ad.*

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: MARY R White

Organization Name: St Peter's Church

Applicant's Address: 271 MAIN St. Gt BARRINGTON

Telephone Number: 413-329-6342

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

Event: St PATRICKS Dinner

Date: MAR 11, 2017 Start Time: 5:00 PM End Time: 8:00 PM

Event Address: CORNER East and Cottage St. (St. Peter's Center)

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.

Mary R White
Signature of Applicant

12/20/17
Date

FOR TOWN USE:

Approved _____ Denied _____ Postponed _____

EXECUTIVE SUMMARY

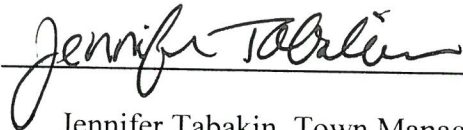
TITLE: Appointment of Veteran's Grave Officer and Town's Representative to the District Department of Veterans' Services.

BACKGROUND: The Town has been actively seeing a veteran to fill the position of a Veteran's Grave Officer. Andy Moro has come forward and is willing to serve as the Veteran's Grave Officer and the Town's Representative to the District Department of Veteran's Services.

FISCAL IMPACT: Not applicable.

RECOMMENDATION: Appoint Andy Moro as the Veteran's Grave Officer and the Town's Representative to the District Department of Veteran's Service until June 30, 2022.

PREPARED AND REVIEWED BY:



Jennifer Tabakin, Town Manager

DATE:

1/6/17

To; The Great Barrington Town Manager and Select Board

January 6, 2017

Subject; Veteran's grave officer and Great Barrington representative for District Veteran's Services;

It has come to my attention that Great Barrington has two positions open dealing with veteran's issues.

As a Marine Corps Vietnam Era Veteran and Commander of American Legion Post 298. Over the years I have worked closely with Laurie Hils our Veterans Service Director and Tom Gage from the Great Barrington VFW and Mike Murphy from the Housatonic VFW dealing with local veteran issues.

I would appreciate the opportunity to serve the town and the veteran of our community.

Sincerely

Andy Moro

A handwritten signature in black ink that reads "Andy Moro" with a horizontal line extending to the right.



**TOWN OF GREAT BARRINGTON
MASSACHUSETTS**

DEPARTMENT OF PUBLIC WORKS

EXECUTIVE SUMMARY

TITLE: Pole Petition – North Plain Road– Plan number 123130847 – January 3, 2017

BACKGROUND: National Grid and Verizon New England has filed a joint petition for the installation of an electric pole at 342 North Plain Road approximately 1930 feet from Brookside Ct.

The petitioner agrees that all the poles and associated equipment being installed or updated meet or exceed the latest version of the National Electrical Safety Code (NESC) as of the date of this petition.

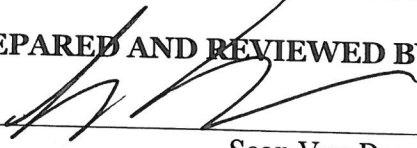
Clearance distances conform to the National Electrical Safety Code (NESC) and space is reserved for one cross arm or cable connection at a suitable point on each of said poles for use by the municipality.

The Department of Public Works has reviewed this location in the field and has no issues with the proposed pole location.

FISCAL IMPACT: There is no fiscal impact for the Town.

RECOMMENDATION: The Selectboard approves the petition as submitted.

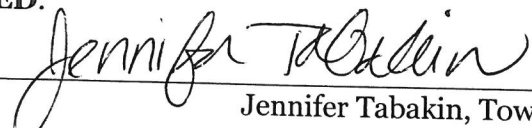
PREPARED AND REVIEWED BY:



Sean Van Deusen, DPW Superintendent

DATE: 1/3/17

APPROVED:



Jennifer Tabakin, Town Manager

DATE: 1/4/17

Questions contact – Steven Hayward 413-528-7018
PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To Town Manager
Of Great Barrington Massachusetts

NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

North Plain Road-National Grid is installing 1 Joint owned pole and 1 joint owned anchor (p121-2 North Plain Road) approximately 1930' north of Brookside Ct for electric service to customer at 342 North Plain Road.


Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – North Plain Road (Housatonic) Gt Barrington, Massachusetts

23130874 November 30, 2016

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID
BY 
Engineering Department


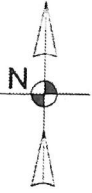
VERIZON NEW ENGLAND, INC.
BY 
Manager / Right of Way

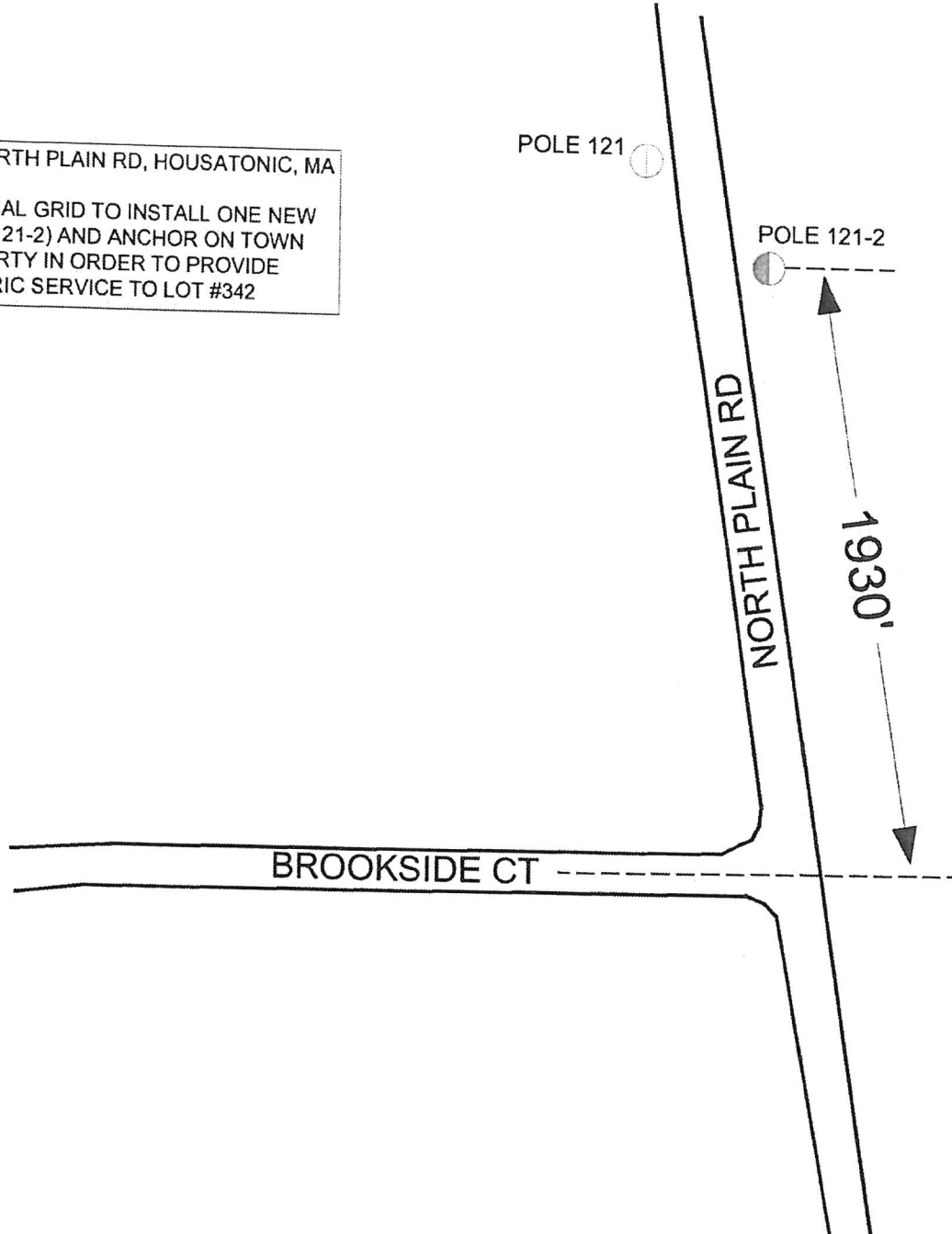
Exhibit A – Not to Scale

The exact location of said Facilities to be established by and upon the installation and erection of the Facilities thereof.



342 NORTH PLAIN RD, HOUSATONIC, MA

NATIONAL GRID TO INSTALL ONE NEW POLE (121-2) AND ANCHOR ON TOWN PROPERTY IN ORDER TO PROVIDE ELECTRIC SERVICE TO LOT #342



JOINT OWNED POLE PETITION

nationalgrid
And
Verizon New England, Inc.

- Proposed NGRID Pole Locations
- Existing NGRID Pole Locations
- Proposed J.O. Pole Locations
- Existing J.O. Pole Locations
- Existing Telephone Co. Pole Locations
- Existing NGRID Pole Location To Be Made J.O.
- Existing Pole Locations To Be Removed

Date: 21 NOV 2016

Plan Number: 23130874

To Accompany Petition Dated:

To The: TOWN Of HOUSATONIC

For Proposed: JO Pole: 121-2 Location: SIDE OF ROAD

Date Of Original Grant:

DISTANCES ARE APPROXIMATE

Map 2, containing in total approximately 16,049 square feet and more particularly shown on a plan entitled "Easement Plan Front Street," dated October 5, 2015, prepared by Sherman & Frydryk, LLC, a copy of which is on file in the office of the Town Clerk; to appropriate a sum of money for such acquisition; and to authorize the Selectboard to execute all documents and take all actions necessary in connection therewith, or take any other action relative thereto.

Recommended by the Finance Committee and the Selectboard

ARTICLE 16:

May 9, 2016 ATM

To see if the Town will vote to authorize the Selectboard to acquire, by purchase or otherwise, a parcel of land lying between Main Street in Housatonic and Van Deusenville Road, identified as Lot 29A on Assessors' Map 26, containing in total approximately 3.34 acres and shown on a plan entitled "Plan of Land in Great Barrington, MA Prepared for Kirt Mayland," dated July 16, 2015, prepared by Whitman & Bingham Associates, LLC, a copy of which is on file in the office of the Town Clerk; to appropriate a sum of money for such purchase; and to authorize the Selectboard to execute all documents and take all actions necessary in connection therewith, or take any action relative thereto.

Recommended by the Finance Committee and the Selectboard

ARTICLE 17: Miscellaneous Cleanup Amendments

To see if the Town will vote to amend the Zoning Bylaw by revising Sections 2.1, 2.2, 7.12, and 11.0 as shown below, or to take any other action relative thereto.

Purpose of the Amendment: This amendment is a housekeeping action; it is needed to ensure the list of zoning districts and applicable regulations and definitions accurately reflect amendments that were previously enacted by Town Meeting.

Proposed deletions are ~~struck through~~.
Proposed additions are underlined.

Amend Sections 2.1 and 2.2 as follows:

2.1 ESTABLISHMENT

For the purpose of this Bylaw, the Town of Great Barrington is hereby divided into the following districts:

2.1.1 Residential Districts.

- R1A ~~One-Family~~ Medium-Density Residential
- R1B ~~One-Family~~ High-Density Residential
- R2 Acreage Residential
- R3 General Residential
- R4 Large Acreage Residential

2.1.2 Business Districts.



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: Application to the Berkshire Regional Planning Commission (BRPC) for District Local Technical Assistance (DLTA) grants

BACKGROUND: The BRPC receives funds from the state each year to provide free technical assistance to communities on eligible projects. Communities do not receive the funds directly; rather, BRPC receives the funding and their staff does the work, which is above and beyond what the municipalities can usually do alone. Some examples of past DLTA projects in Great Barrington include a Housing Needs Study, zoning review in Housatonic, Master Plan technical assistance including development sites. Proposals are simple one-page narratives.

This year Great Barrington will seek DLTA for:

- Assistance relative to Ch. 40R "Smart Growth" zoning for multi-family housing. This is a project the Planning Board has been moving ahead with pursuant to the joint meeting with the Selectboard. We still require BRPC staff to help us with the mapping, density analysis, and application to the Massachusetts DHCD. It is likely a draft of this will be ready for the May Town Meeting, pending DHCD review.
- Assistance relative to economic development planning. Currently Great Barrington shares the costs of an economic development planner at BRPC with several other towns. There is a desire to continue that work and create a regional Economic Development District. DLTA funds could be used to continue these efforts.

FISCAL IMPACT: None

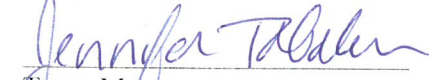
RECOMMENDATION: Authorize the Chairman and Town Manager to sign the DLTA applications.

PREPARED BY:


Town Planner

DATE: 1/6/19

APPROVED BY:


Town Manager

DATE: 1/6/17

BERKSHIRE REGIONAL PLANNING COMMISSION
1 FENN STREET, SUITE 201, PITTSFIELD, MASSACHUSETTS 01201
TELEPHONE (413) 442-1521 · FAX (413) 442-1523
Massachusetts Relay Service: TTY: 771 or 1-800-439-2370
www.berkshireplanning.org

KYLE HANLON, Chair
SHEILA IRVIN, Vice-Chair
MARIE RAFTERY, Clerk
CHARLES P. OGDEN, Treasurer

NATHANIEL W. KARNS, A.I.C.P.
Executive Director

December 15, 2016

District Local Technical Assistance 2017

Notice of Available Technical Assistance

The Berkshire Regional Planning Commission is soliciting eligible projects from its member communities to receive technical assistance under the 2017 District Local Technical Assistance (DLTA) program. Under this program, BRPC staff provides *free* technical assistance to communities on eligible projects.

IMPORTANT NOTE for 2017:

As of December 15, 2016, BRPC has not received the final guidance on priority funding areas and other eligibility requirements. The items contained are the presumed priorities based on last year and informal conversations with state staff. Priority funding areas could change. BRPC reserves the right to provide supplemental information to become part of this Notice.

Description of the DLTA Program

The DLTA fund is an annual grant established via Chapter 29 s2XXX of the Massachusetts General Laws. For fiscal year 2017, this fund received an annual appropriation of \$2.8 million to be distributed statewide to regional planning agencies to support local and regional planning and service provision projects. BRPC anticipates receiving an allocation of \$203,588 for its staff to provide technical assistance to its member communities.

Priority Funding Areas for Technical Assistance

As currently understood, a proposed project must fall into one of the two general following priority categories to be considered eligible for technical assistance:

- 1) “Planning Ahead for Housing” (or to help reach the Statewide Housing Production Goal) or “Planning Ahead for Growth”; and
- 2) Community Compact Cabinet Activities

All proposed projects should align with Community Compact Cabinet Best Practices. Please see Attachment # 1 for examples of eligible projects for each priority funding area and Attachment # 2 for Community Compact Cabinet activities that communities are encouraged to pursue.

Application Deadline

Applications for technical assistance must be received by 5:00 PM on January 20, 2017

Instructions

Please complete and return the attached form titled "Request for Technical Assistance" before the application deadline. **All applications must be signed by the Board of Selectmen Chairperson or Mayor.**

Applicants are strongly encouraged to discuss potential projects with BRPC staff prior to submitting an application.

No Local Match Requirement

There is no local match requirement to receive technical assistance under the 2016 DLTA program. However, municipalities are encouraged to provide a voluntary cash or in-kind match.

Evaluation of Applications

Preference will be given to applications that meet the following criteria:

Primary Criteria

- *Supports best practices and activities identified in the Community Compact Cabinet program.*
- *Achieves the objectives of the priority funding areas.*
- *Regional Cooperation (e.g. involves multiple (2+) municipalities and supports collaboration).*
- *Responds to a regional development need.*
- *Enhances the economic competitiveness of the region, including such topics as local permit streamlining, downtown economic revitalization, mixed use development, establishment, expansion, or utilization of a Ch. 43D priority development site.*
- *Addresses the housing needs of a community and/or the region, especially related to 40R districts.*
- *Implements components of local plans or previous studies related to economic development or housing, including the implementation of items contained in the Sustainable Berkshires Plan.*
- *Is likely to catalyze changes "on the ground" (redevelopment, approved zoning changes, new by-laws, service delivery cost savings, inter-municipal collaboration on service delivery or renewable energy use/production, etc.).*
- *Serves as a model for other municipalities.*

Secondary Criteria

- *The extent to which the project can be completed by BRPC staff.*
- *Efforts will be made to distribute projects to different municipalities throughout the region. Multiple projects in a single municipality will only be awarded if funding allows, not including participants in a regional application.*
- *Receipt of and performance on past DLTA projects.*
- *Availability of other funding sources.*
- *Provision of a voluntary cash or in-kind match.*

Decisions & Notice of Awards

- All decisions are at the discretion of BRPC staff based upon its interpretation of the evaluation criteria and the availability of funding.
- BRPC reserves the right to request additional information before a decision is made.
- If a proposed project exceeds BRPC's ability to undertake a project through the DLTA program, BRPC and the applicant may engage in a strategic discussion about either reducing the scope of the project or obtaining additional funding (e.g. local contribution, other grants) to complete the portion of the project that exceeds the

DLTA-funded elements of the project.

- BRPC anticipates selecting projects for technical assistance in January 2017. Applicants will be notified in writing of the decisions. Successful applicants should be prepared for a working meeting with BRPC staff starting the week of January 23rd, 2017 to discuss the project.

BRPC Contacts:

If you have any questions or wish to discuss a project idea please contact either:

Thomas Matuszko, Assistant Director, (413) 442-1521 ext. 34, tmatuszko@berkshireplanning.org

Purpose statement – consider including in the printed warrant for Town Meeting for informational purposes, but it is not part of the bylaw itself:

In the 2007 Town Meeting, Great Barrington voted, “That the Town accept Section 55C of MGL Chapter 44, regarding establishment of a Municipal Affordable Housing Trust Fund.” However, the trust has yet to be established.

The purpose of this warrant article is to create the Great Barrington Affordable Housing Trust Fund.

Great Barrington Affordable Housing Trust Fund

Section 1: Purpose. The purpose of the Great Barrington Affordable Housing Trust Fund (the “Trust”) is to provide for the creation and preservation of affordable housing in Great Barrington, for the benefit of low and moderate income households and for the funding of community housing, as defined in and in accordance with the provisions of MGL Chapter 44B §55C.

Section 2: Board of Trustees. There shall be a Board of Trustees, which shall include seven (7) Trustees, to be appointed by the Selectboard for terms not to exceed two (2) years. To the extent possible, the Board of Trustees should include members with experience in banking, real estate, real estate law and residential development. Trustees must be residents of the Town of Great Barrington. At least one member of the Board of Trustees shall be a member of the Selectboard. In order to stagger the terms of the Trustees, the first three Trustees appointed shall have terms of one year, and the remaining four shall have terms of two years.

Section 3: Powers of the Board of Trustees. The powers of the Trustees, all of which shall be carried on in furtherance of the purposes set forth in General Laws Chapter 44 Section 55C, shall include the following:

1. to accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with any bylaw or any general or special law or any other source, including money from chapter 44B of the General Laws (Community Preservation Act); provided, however, that any such money received from chapter 44B shall be used exclusively for community housing and shall remain subject to all the rules, regulations and limitations of that chapter when expended by the Trust, and such funds shall be accounted for separately by the Trust; and provided further, that at the end of each fiscal year, the Trust shall ensure that all expenditures of funds received from said chapter 44B are reported to the Community Preservation Committee of the Town for inclusion in the community preservation initiatives report, form CP-3, to the Department of Revenue.
2. to purchase and retain real or personal property, including without restriction investments

- that yield a high rate of income or no income;
3. to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to Trust property as the Board deems advisable notwithstanding the length of any such lease or contract;
 4. to execute, acknowledge and deliver deeds, assignments, transfers, pledges, leases, covenants, contracts, promissory notes, releases, grant agreements and other instruments sealed or unsealed, necessary, proper or incident to any transaction in which the Board engages for the accomplishment of the purposes of the Trust;
 5. to employ advisors and agents, such as accountants, appraisers and lawyers as the Board deems necessary;
 6. to pay reasonable compensation and expenses to all advisors and agents and to apportion such compensation between income and principal as the Board deems advisable;
 7. to apportion receipts and charges between income and principal as the Board deems advisable, to amortize premiums and establish sinking funds for such purpose, and to create reserves for depreciation depletion or otherwise;
 8. to participate in any reorganization, recapitalization, merger or similar transactions; and to give proxies or powers of attorney with or without power of substitution to vote any securities or certificates of interest; and to consent to any contract, lease, mortgage, purchase or sale of property, by or between any corporation and any other corporation or person;
 9. to deposit any security with any protective reorganization committee, and to delegate to such committee such powers and authority with relation thereto as the Board may deem proper and to pay, out of Trust property, such portion of expenses and compensation of such committee as the Board may deem necessary and appropriate;
 10. to carry property for accounting purposes other than acquisition date values;
 11. to borrow money on such terms and conditions and from such sources as the Board deems advisable, to mortgage and pledge Trust assets as collateral;
 12. to make distributions or divisions of principal in kind;
 13. to compromise, attribute, defend, enforce, release, settle or otherwise adjust claims in favor or against the Trust, including claims for taxes, and to accept any property, either in total or partial satisfaction of any indebtedness or other obligation, and subject to the provisions of MGL Chapter 44, section 55C, to continue to hold the same for such period

of time as the Board may deem appropriate;

14. to manage or improve real property; and to abandon any property which the Board determines not to be worth retaining;
15. to hold all or part of the Trust property uninvested for such purposes and for such time as the Board may deem appropriate; and
16. to extend the time for payment of any obligation to the Trust.

Section 4: Notwithstanding any general or special law to the contrary, all moneys paid to the Trust in accordance with any zoning bylaw, exaction fee, or private contributions shall be paid directly into the Trust and need not be appropriated or accepted and approved into the Trust. General revenues appropriated into the Trust become Trust property and to be expended these funds need not be further appropriated. All moneys remaining in the Trust at the end of any fiscal year, whether or not expended by the Board within 1 year of the date they were appropriated into the Trust, remain Trust property.

Section 5: The Trust is a public employer and the members of the Board are public employees for purposes of chapter 258 of the General Laws.

Section 6: The Trust shall be deemed a municipal agency and the Trustees special municipal employees, for purposes of chapter 268A of the General Laws.

Section 7: Pursuant to MGL chapter 44, section 55C, the Trust is exempt from chapters 59 and 62 of the General Laws, and from any other provisions concerning payment of taxes based upon or measured by property or income imposed by the Commonwealth or any political subdivision thereof.

Section 8: The books and records of the Trust shall be audited annually by an independent auditor in accordance with accepted accounting practices.

Section 9: The Trust is a public body for purposes of sections 18 through 25 of chapter 30A of the General Laws.

Section 10: The Trust is a board of the Town for purposes of chapter 30B and section 15A of chapter 40 of the General Laws; but agreements and conveyances between the Trust and agencies, boards, commissions, authorities, departments and public instrumentalities of the Town shall be exempt from said chapter 30B.

Section 11: Except as may be specifically authorized in this Bylaw, neither the Trustees nor any agent or officer of the Trust shall have the authority to bind the Town.

Town Treasurer as Custodian of Trust Funds

The Town Treasurer shall be the custodian of the Trust's funds and shall maintain separate accounts and records for said funds. The Treasurer shall invest the Trust's funds in the manner authorized by MGL chapter 44, section 55B. Any income or proceeds received from the investment of unrestricted funds shall be credited to and become part of the Trust. The yearly approved budget, and any approved budget revisions, will be filed with the Town Treasurer. As custodian, the Treasurer shall issue checks or transfer monies as directed by the Trustees and approved by the Selectboard. In addition to the requirements of MGL chapter 44, section 55C, the Trust shall comply with all requirements, if any, of all the funds deposited into the Trust, and shall ensure that restricted funds, and any interest thereon, are appropriately segregated and reported.