

Jennifer Tabakin
Town Manager

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



Town Hall, 334 Main Street
Great Barrington, MA 01230

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

TOWN OF GREAT BARRINGTON MASSACHUSETTS

OFFICE OF THE TOWN MANAGER

SELECTBOARD'S MEETING AGENDA

MONDAY, FEBRUARY 27, 2017

6:30 PM – REGULAR SESSION

TOWN HALL, 334 MAIN STREET

ORDER OF AGENDA

6:30 PM - OPEN MEETING

1. CALL TO ORDER

2. APPROVAL OF MINUTES:

February 13, 2017 Regular Meeting.

3. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS:

A. General Comments by the Board.

4. TOWN MANAGER'S REPORT:

A. Department Updates.

B. Project Updates.

5. PUBLIC HEARINGS:

A. Continuation of 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

B. Continuation of Berkshire Aviation Enterprises Inc. for a special permit for an aviation field in a R4 zone at 70 Egremont Plain Road, Great Barrington, in accordance with 3.1.4 E(1), 7.2 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

- C. Special permit application of **Green Houses Partners LLC** c/o Nicholas Arienti, Esq. to extend the B3 zone regulations 50 feet into the abutting R1B zone at 27 Humphrey Street, Great Barrington for development of property (residential housing project), in accordance with Sections 2.5 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

- D. Special permit application of **Big Dream Partners LLC**, 1 Monarch Place Suite 1900, Springfield, MA 01144, Donald R. Torrico, Agent for a multi-family use in the existing buildings and exterior alterations in the Village Center Overlay District at 400 Main Street, Great Barrington, in accordance with Sections 3.1.4 E(1), 7.2 and 10.4 of the Great Barrington Zoning Bylaw. (Discussion/Vote)
 - a. Open Public Hearing
 - b. Explanation of Project
 - c. Speak in Favor/Opposition
 - d. Motion to Close Public Hearing
 - e. Motion re: Findings
 - f. Motion re: Approval/Denial/Table

- 6. NEW BUSINESS:**
 - A. SB – Appointment of member to the Historic District Commission. (Discussion/Vote)
 - B. SB – Recommendation to the ZBA on Special Permit Application of Big Dream Partners, LLC/Don Torrico Agent to extend an existing nonconforming structure at 400 Main Street. (Discussion/Vote)
 - C. Berkshire Culinary GB, Inc. d/b/a Haven Café & Bakery, Shelly Williams Manager for **Change of DBA to Prana Bar** on the Common Victualler All Alcoholic Restaurant Liquor License at 325 Stockbridge Road. (Discussion/Vote)

7. CITIZEN SPEAK TIME:

8. SELECTBOARD'S TIME:

9. MEDIA TIME:

10. ADJOURNMENT:

NEXT SELECTBOARD'S MEETING: Monday, March 20, 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

Cont to
Feb. 27/17
Cont. to
Feb. 13/17

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

Helen -
another PH notice
866-16

NOTICE OF PUBLIC HEARING

Con. + to
Feb. 27/17
@ 6:30 pm

The Great Barrington Selectboard will hold a public hearing on Monday, February 13, 2017 at 7:00 PM at Town Hall, 334 Main Street, Great Barrington, MA, to act on the special permit application of Berkshire Aviation Enterprises Inc. for an aviation field in an R4 zone at 70 Egremont Plain Road, Great Barrington, in accordance with Sections 3.1.4 E(1), 7.2 and 10.4 of the Great Barrington Zoning Bylaw. A copy of the application is available in the Town Clerk's office for viewing during business hours.

Sean Stanton, Chair

Please Publish Friday, January 6, 2016 and Friday, January 13, 2016

Berkshire Record

SB SP 870-17

NOTICE OF PUBLIC HEARING

The Great Barrington Selectboard will hold a public hearing on Monday, February 27, 2017 at 7:10 PM at Town Hall, 334 Main Street, Great Barrington, MA, to act on the special permit application of Green Houses Partners LLC to extend the B3 zone regulations 50 feet into the abutting R1B zone at 27 Humphrey Street, Great Barrington, in accordance with Sections 2.5 and 10.4 of the Great Barrington Zoning Bylaw. A copy of the application is available in the Town Clerk's office for viewing during business hours.

Sean Stanton, Chair

Please Publish Friday, January 27, 2017 and Friday, February 3, 2017

Berkshire Record

Selectboard copy

HELLMAN SHEARN & ARIENTI LLP
ATTORNEYS AT LAW

C. Nicholas Arienti
Catherine S. Chester*
Ethan S. Klepetar^o
Kenneth M. Shearn*

342 Main Street
Great Barrington, Massachusetts 01230
Telephone (413) 528-4800
Facsimile (413) 528-9988
www.hellmanshearn.com

*Also admitted in New York
^oAlso admitted in Vermont

VIA HAND DELIVERY

February 23, 2017

Chris Rembold
Great Barrington Town Planner
334 Main Street
Great Barrington, MA 01230

RE: **Supplement to Application for Special Permit by Green House Partners, LLC.**
27 Humphrey Street, Great Barrington, MA

Dear Mr. Rembold:

In response to our conversation on February 22, 2017, regarding the upcoming Planning Board and Selectboard hearings pertaining to the special permit application by Green House Partners, LLC ("Greenhouse") at 27 Humphrey Street, Great Barrington, MA (the "Site"), please find the following information for your and the Boards' review.

Description of Proposed Underlying Project

The applicant intends to construct at the Site a low density residential housing development, including the construction of five new residential dwellings (cottages), an associated clubhouse/greenhouse, a one-way loop gravel driveway, gravel parking areas, and all related utilities, grading and other site work.

Additional Project Permitting Requirements

Greenhouse will be complying with all requirements of the Great Barrington Zoning Bylaws Section 9.4, Downtown Mixed-Use B3 District, in permitting this project, which notably includes Site Plan Review by the Planning Board at Section 9.4.8, among other site controls and requirements. Greenhouse's application for Site Plan Review will be submitted in the near future. Notably, the proposed underlying project will not develop in excess of 20,000 square feet of gross floor area, and therefore will not require a special permit as per Section 9.4.9 of the Bylaws.

On February 22, 2017, Greenhouse received unanimous approval from the Great Barrington

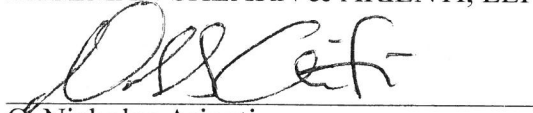
Conservation Commission of its application for a Notice of Intent under the Mass. Wetlands Protection, dated January 6, 2017, to develop the Site consistent with the above project description. The Applicant was required to file its Notice of Intent due to the project's proximity to the Housatonic River, which contemplates work within two wetland resource areas, the *Riverfront Area* and the *Land Subject to Flooding*.

We look forward to discussing and providing any additional information any of the Boards may require regarding the underlying project, or as may pertain to the instant special permit application.

Please do not hesitate to contact me with any questions regarding this correspondence.

Very truly yours,

HELLMAN SHEARN & ARIENTI, LLP



C. Nicholas Arienti

Enclosures

Cc: Green House Partners, LLC

SB / Heb

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

FORM SP-1
REV. 11-2013

FOR OFFICE USE ONLY

Number Assigned 870-17 Date Received 1/18/17
Special Permit Granting Authority SB
Copy to Recommending Boards 1/23/17
Advertised 1/27/12 & 2/3/12
Public Hearing 2/27/17
Fee: \$150.00 Paid: Yes

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

TOWN CLERK
GREAT BARRINGTON
JAN 18 2017 AM 10:37

MAP 20 LOT 8; 8.b; 5 BOOK 2303 PAGE 190 ZONING DISTRICT(S) B3 & R1B

Site Address: 27 Humphrey Street, Great Barrington

Date of Application: _____

Applicant's name and complete mailing address: Green House Partners LLC c/o C. Nicholas Arienti, Esq., Hellman Shearn & Arienti, LLP, 342 Main Street, Great Barrington, MA 01230

Applicant's phone number (413) 528-4800 Applicant's email address: narienti@hellmanshearn.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:
Green House Partners LLC, 30 Rowe Rd., Great Barrington, MA 01230

I (we) request a Special Permit for: ***See attached description.

Under Section (s) 2.5 Green House Partners LLC and 10.4 of the Great Barrington Zoning Bylaws.

APPLICANTS MUST READ AND COMPLY WITH THE FOLLOWING:

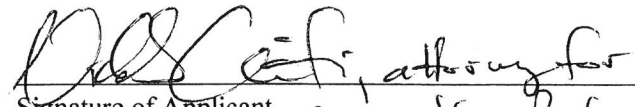
One Signed Original application with each of the items below, as applicable, and fourteen (14) exact copies of the entire application package are to be submitted. Applications must include:

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 USS 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.

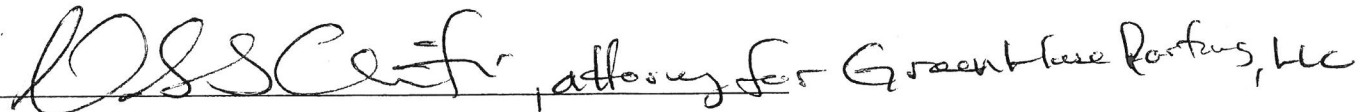

 Signature of Applicant Greenhouse Partners LLC

 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  attorney for Greenhouse Partners, LLC

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

Date 1/9/17

SB SP# 868-17

NOTICE OF PUBLIC HEARING

The Great Barrington Selectboard will hold a public hearing on Monday, February 27, 2017 at 7:00 PM at Town Hall, 334 Main Street, Great Barrington, MA, to act on the special permit application of Donald R. Torrico, Applicant on behalf of Owners Big Dream Partners, LLC, 1 Monarch Place Suite 1900, Springfield, MA 01144, for a multi-family use in the existing buildings and exterior alterations in the Village Center Overlay District at 400 Main Street, Great Barrington, in accordance with Sections 3.1.4 E(1), 7.2 and 10.4 of the Great Barrington Zoning Bylaw. A copy of the application is available in the Town Clerk's office for viewing during business hours.

Sean Stanton, Chair

Please Publish Friday, January 27, 2017 and Friday, February 3, 2017

Berkshire Record

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

868-17

FORM SP-1
REV. 11-2013

FOR OFFICE USE ONLY

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

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

MAP 19 LOT 97 BOOK _____ PAGE _____ ZONING DISTRICT(S) B-2, VCOD

Site Address: 400 MAIN Street

Date of Application 1/09/2017

Applicant's name and complete mailing address Don. R. Torrico
186 EGREMONT Plain Road GREAT BARRINGTON, MA 01230

Applicant's phone number (43) 528-9629 Applicant's email address: dntorrico@gmail.com

Name and Address of Owner of land exactly as it appears on most recent tax bill:

BIG DREAM PARTNERS LLC
1 Monarch Place STE 1900 Springfield, MA 01144

I (we) request a Special Permit for: Two Multi-Family dwellings 3.0.A(3)
and Section 9.6.4 Village Center Overlay District

Under Section(s) 3.0.A(3), 9.6.4 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.

Donald R. Toure
Signature of Applicant

[Signature]
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 Donald R. Toure

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

Date 1/09/2017

PERMIT ME

A Permit Acquisition Service – Construction Management-Code Consultation
186 Egremont Plain Road, Great Barrington, MA 01230

T: 413-528-9629

January 2017

Special Permit Application for 400 Main Street – Great Barrington, MA Big Dream Partners LLC

Zoning District: B-2, (General Business) and Village Center Overlay District (VCOD)

Parcel ID: Map 19 – Lot 97

Total Land Area: .72 Acres

Opening Statement:

The applicant recently purchased this property and through research and discussion with town officials it was discovered that the current uses of the property have not received land use approval from the town. The owner wishes to legitimize the current residential uses. Uses that have existed for over 30 years to comply with the current zoning and building code requirements.

Property Description:

The parcel contains two structures; the front structure contains three (3) Single Family Dwellings. The back structure, now referred to as “Rear Building,” contains a Single Family Dwelling located on the second floor and a Business Use (Business Use approved under Case No. 337-87 in 1987 by Special Permit) located on the first floor.

The parcel and structures were created prior to 1923 as depicted on the Great Barrington Sanborn Map dated June 1923 (Please refer to Supplemental Packet (SP) SP-1). The designation as pre-existing, nonconforming refers to the back structure being located approximately 4 feet from the Northerly side line of the parcel (Refer to SP-1a).

Proposed Property Use:

Special Permit approval required to convert the existing front Multi-family Dwelling containing three dwellings to a four family dwelling as well as the back structure to become a three family dwelling also classified as a Multi-Family Dwelling.

It is the intent of this application to clarify and legitimize the current and proposed use of the structures and property with the granting of a Special Permit for two Multi-Family Dwelling Structures.

Property History:

The Assessor's Property Card for the front building classify the structure as a 013, which is categorized as Residential/Commercial Use. The structure has had this classification since 1980 and the owner(s) have paid taxes based upon this use. The Building Department does not have records of a Building Permit to Change the Use of the structure to a Multi-Family Dwelling nor is there a Special Permit granted for this use. (Refer to SP-14)

The back Structure is currently listed on the Assessors Records as a 101 and 340 which is categorized as a Single Family Dwelling with Office/Attached. The structure received a Special Permit in 1987 to relocate the Business/Office use from the front structure to the back (Annex) structure. (Refer to SP-15)

Land Use Requirements

Special Permit Findings Required:

The proposal to create two Multi-Family Dwellings within the existing structures located at the 400 Main Street parcel lies within the B-2 and Village Center Overlay Zoning Districts (VCOD). A Special Permit is required to obtain two (2) separate findings for this property from the Select board. One proposal must be approved pursuant to Table of Use Regulations Section 3.0 A.(3) Residential Uses Dwelling, multifamily. The second Special Permit finding pertains to Section 9.6.4 Village Center Overlay District (VCOD) located on page 98 of the Zoning Bylaw.

The additional Special Permit finding is required from the Zoning Board of Appeals due to the rear structure being non-conforming as it encroaches in the Northerly side set-back. The structure currently is 4' from the Northerly side line boundary. The **extension** of the stairs and landing to comply with the building code required second means of egress would further encroach into the required 20' side set back.

Front Structure:

Minimal exterior changes are proposed for the front structure which require altering the Northerly facade to install an entry/means of egress door to the proposed fourth dwelling unit. Please refer to **Supplement Packet SP-7 and SP-8 for the existing facade and SP-9 for the proposed facade change.**

Rear Structure:

Please refer to **SP-10** for existing conditions and **SP-11**, for the proposed Rear Structure's Southerly facade exterior alteration. The Southerly side facade would require the installation of one egress door to comply with the Building Code required two means of egress for Dwelling Unit 3.

The other alteration would require installing a door from the second floor dwelling unit with landings and stairs to ground level as well installing an exit/entry door on the ground level to provide the building code required two means of egress from dwelling units 1 and 2. **Please refer to SP-12 and SP-13, for existing conditions and proposed alterations.**

The Special Permit Granting Authority for the additional finding would be the Zoning Board of Appeals pursuant to **Section 5.3 Nonconforming Structures**. The nonconforming structure will be extended by providing a landing and stairs for the means of egress from the second floor dwelling unit. The encroachment would total approximately 20 square feet. The extension will not be visible from the public right of way.

Summary:

The proposal to create two Multi-family dwellings is in harmony with Town of Great Barrington's Master Plan. The proposal creates additional dwelling units within existing structures. Minimal exterior changes are proposed preserving the architectural integrity of the buildings. The location of the proposed residential units will encourage greater pedestrian activity as the site is located within walking distance of the downtown center as well as the town's Southerly businesses.

The on site parking meets the requirements within the Bylaw as 14 spaces are provided.

The Special Permit finding by the Zoning Board for extension of a nonconforming structure provides the state mandated egress from two dwelling units in the Rear Structure. The approximate 20 square feet of added structure is diminimous when compared to the overall square footage of the existing structure. The proposed extension is not visible from the public way.

We contend the extension of the residential use and the extension of the structure to provide egress for two dwelling units will not be more detrimental to the neighborhood than the existing nonconforming structure.

EXECUTIVE SUMMARY

TITLE: Appointment of member to the Historic District Commission.

BACKGROUND: The Town has a vacancy for a member on the Historic District Commission. The vacancy has been advertised several times in the paper and on the Town's website. Patricia Ryan has expressed interest in being a member to fill this vacancy. The Historic District Commission Chair has recommended her for this position. Chapter 113-2 of the Town Code requires appointment by the Selectboard.

FISCAL IMPACT: Not applicable.

RECOMMENDATION: Appoint Patricia Ryan as member of the Historic District Commission for a term to expire June 30, 2017.

PREPARED AND REVIEWED BY:


Jennifer Tabakin, Town Manager

DATE:

8/24/17

Helen Kuziemko

From: Don Howe - Architect <don@howearchitecture.com>
Sent: Friday, February 24, 2017 10:37 AM
To: Helen Kuziemko
Cc: Pat Ryan; James Mercer; Abby Schroeder
Subject: Open Regular Member Position HDC

Helen,

The Open Regular Member of the HDC has not been filled since the Spring of 2016. At the time that the vacancy occurred, both Alternate Members (Patricia Ryan and Abby Schroder) declined the position as they both felt that they could not guarantee attendance at the regular/monthly meeting.

Since that time, I have noted and told both that they have regularly attended meetings along with the comment that Alternates are available if any regular member is not able to attend.

At our February 2017 meeting, the Commission was discussing the open member. After discussion, Pat Ryan noted that she would like to apply and the commission noted that she needed to write to the Selectboard.

All Commission members were aware and supportive. Pat Ryan has been an integral part of the HDC for several years and will certainly continue with this change of membership in title only.

Donald Howe, Chair HDC

From: Patricia Ryan <patryans@verizon.net>
Date: February 22, 2017 at 10:00:32 PM EST
To: Sean Stanton <seanstanton@hotmail.com>
Subject: Change of position

Dear Mr. Stanton;

I was recently reappointed to the position of alternate board member of Historic District Commission . At our recent board meeting on February 16, 2017, I was asked to take the open, full member

board position in order that another interested person could move into the alternate slot. I am willing to do this contingent upon the Select Board making this appointment.

Please bring this item up to the select board for approval. If it is inappropriate for me to make this request by email, please let me know.

Thank you Sean.

Best regards,

Patricia Ryan

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

NOTICE OF PUBLIC HEARINGS

The Great Barrington Zoning Board of Appeals will hold a public hearing on Wednesday, March. 8, 2017, at 7:30 p.m. at the Fire Station, 37 State Road, Great Barrington, to act on the special permit application of Don R. Torrico for property owned by Rolf Gerchberg at 400 Main St., Great Barrington, to extend an existing nonconforming structure. A copy of the application is on file at the Town Clerk's office, Town Hall. Zoning Board of Appeals members will make a site visit at 5:30 p.m. that same date.

Ron Majdalany, Chairman

Agent

*Big Dream
Partners, LLC*

Berk. Record 2/10 & 2/17, 2017

*SB Recommendation
2.27.17*



Town of Great Barrington Massachusetts

ZBA-1 Rev. July 2013

Application to the Zoning Board of Appeals

929-17

INSTRUCTIONS

You may download this form and fill it in on your computer. Fill out all applicable information. Save and print the form, and sign it where required. When you are ready with your form and all supporting plans and materials, call the Town Planner to set up a time to file the application. You will need to submit the original and 14 full copies of the entire package. It may not be submitted electronically, but submissions made by mail are acceptable. Incomplete applications and those not accompanied by the required fee or copies may be rejected. The Town Planner can be reached at (413) 528-1619, x.7 (Note, for Comprehensive Permit applications, please call the Town Planner.)

FOR OFFICE USE ONLY

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

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

A. WHAT ARE YOU SEEKING?

Check all that apply. If you are unsure, please consult with the Town Planner, Building Inspector, or ZBA Secretary (413-528-4953)
[] VARIANCE (exempts a property from some Zoning requirements)
[] SPECIAL PERMIT (for changes to nonconforming uses, structures)
[] APPEAL (to overturn a decision of Building Inspector or a Board)

B. SITE / PROPERTY INFORMATION

Address of Subject Property 1100 MAIN Street
Assessor's Map No. 19 Lot No. 97
Registry of Deeds Book No: 02320 Page: 146
Zoning District(s) B-2
Overlay Districts (if any) VCOD

C. APPLICANT AND OWNER INFORMATION

Applicant's Information

Name (please print) DON R. TORRICO (Agent) Phone (area code first) 528-9629
Street Address 186 EGREMONT PLAIN ROAD
City, State, Zip Code GREAT BARRINGTON, MA 01230
If Applicant is a corporation, provide name of contact person:
Email Address dtorricon@gmail.com Signature D.R. Torrico

[] 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) ROLF GESCHBERG Phone (area code first) 413-455-9301
Street Address 1 Monarch Place Ste 1900
City, State, Zip Code Springfield, MA 01144
Email Address Superresolution@aol.com Signature [Signature]

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 Summary IN SPECIAL Permit PACKET

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) 3.0.A (3); 9.6.4)

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.

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 checked="" 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?

<input type="checkbox"/> No	<input checked="" type="checkbox"/> 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

<input type="checkbox"/> Building Inspector	<input type="checkbox"/> Planning Board	<input type="checkbox"/> 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."

Donald R. Touco (signed) 1-9-2017 (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

ASSESSORS' OFFICE

July 28, 2016

ABUTTERS TO PROPERTY OF: BIG DREAMS PARTNERS LLC
400 Main Street, Map 19 Lot 97, Book 2320 Page 146

<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
19	100	George T. Smith & John M. Watson, Trustees, Smith-Watson Realty Trust, 406 Main St., Gt. Barrington, MA 01230-1805
19	93B	Thanatopsis LLC, 390 Main St. #2, Gt. Barrington, MA 01230-1805
19	50	Mildred S. & Jack B. Pevzner, Trustees, Mildred S. Pevzner Revocable Trust, c/o Paula Pevzner, 108 West 15 th St. #D, New York, NY 10011-6754
19	93	Smit & Neel LLC, 372 Main St., Gt. Barrington, MA 01230-1804
19	80	Dante Realty LLC, 473 West End Ave., New York, NY 10024-4934
22	1,1A	Kevin (estate of) & Laura Jane Finnerty, 5 South St., Gt. Barrington, MA 01230-1807
19	94,95,96,96A	Jack D. & Anne L. Wilson, 81 Taconic Ave., Gt. Barrington, MA 01230-1709
19	99	Robert E. Drennan, 10 South St., Gt. Barrington, MA 01230-1808
19	46A	A2Z Properties LLC, Scott Goffin, 17 Taconic Ave., Gt. Barrington, MA 01230-1709
19	93A	Massachusetts CVS Pharmacy LLC, One CVS Dr., Woonsocket, RI 02895-6146
19	45	Copper Beach Limited Liability Co., PO Box 657, Gt. Barrington, MA 01230-0657
21	9,10D	Joseph H. & Christine M. Roy, 33 South St., Gt. Barrington, MA 01230-1815
19	152	Educational Consultants, 389 Main St., Gt. Barrington, MA 01230-1813
19-45	UA1	Melissa E. Mishon & Charles Ferris, PO Box 63, Monterey, MA 01245-0063
19-45	UA2	Thomas N. Borshoff & Ann M. Kelly, 536 Stone Rd., Pittsford, NY 14534-2858
19-45	UA3	Laurily J. Epstein, 6 Copper Beech Lane, Gt. Barrington, MA 01230-1789
19-45	UB1	Regine Oesch-Aiyter, 8 Copper Beech Lane, Gt. Barrington, MA 01230-1789
19-45	UB2	Jeffrey P. Bolson, 18 Marz Dr., Woodcliff Lake, NJ 07677-8249
19-45	UB3	Joseph E. & Joanna E. Schwartz, Trustees, 12 Copper Beech Lane Realty Trust, 12 Copper Beech Lane, Gt. Barrington, MA 01230-1789
19-45	UC1	Suzanne Tillinghast Bulkeley, PO Box 57, South Egremont, MA 01258-0057
19-45	UC2	Henry M. & Shirley Sanders, Trustees, H & S Sanders Realty Trust, 16 Copper Beech Lane, Gt. Barrington, MA 01230-1789
19-45	UC3	Renato & Roberta Kay Armas, 18 Copper Beech Lane, Gt. Barrington, MA 01230-1789
19-45	UD1	William John Meskill, Trustee, John A. & Diane S. Meskill 2013 Irrevocable Trust, 20 Copper Beech Lane, Gt. Barrington, MA 01230-1789
19-45	UD2	Alison Reed, 22 Copper Beech Lane, Gt. Barrington, MA 01230-1789
19-45	UD3	Berkshire School Inc., c/o Thomas Dixon, 4677 Mirabella Ct., St. Pete Beach, FL 33706-2580
19-45	UE1	Roger William Manring & Barbara Thompson Manring, Trustees, Roger William Manring 2010 Revocable Trust & Barbara Thompson Manring 2010 Revocable Trust, 26 Copper Beech Lane, Gt. Barrington, MA 01230-1789

BIG DREAMS PARTNERS LLC
400 Main Street

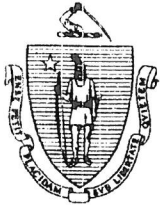
<u>MAP</u>	<u>LOT</u>	<u>ABUTTER</u>
19-45 UE2		Jeffrey & Ruth S. Bettinger, 2000 South Bayshore Dr., Villa 45, Miami, FL 33133-3256
19-45 UE3		Charles Christopher & Leslie D. Brown, 1102 Hollins Lane, Baltimore, MD 21209-2208
19-45 UE4		Michael H. & Valarie L. Smith, Trustees, Howard W. Smith Revocable Trust of 2000 & Valarie L. Smith Revocable Trust of 2000, 32 Copper Beech Ln., Gt. Barrington, MA 01230-1789
19-45 UF1		Andrew T. Goldberg, etal, 40 White Birch Lane, Cos Cob, CT 06807-1213
19-45 UF2		Steven G. Schwinder, 1172 Park Ave. #12A, New York, NY 10128-1213
19-45 UG1		John C. Ford & Sandra S. Poster, 15 West 81 st St. #12F, New York, NY 10024-6022
19-45 UG2		William E. Wade Jr. & Noel L. Wade, Trustees, Wade Family Trust, 331 Old Beach Rd., Santa Rose Beach, FL 32459-4468
19-45 UG3		Richard M. Arnold & Ruth Levine Arnold, Trustees, 13 Copper Beech Lane Realty Trust, 42 Annawan Rd., Waban, MA 02468-2110
19-45 UH1		Gary H. & Rosalie F. Stone, 115 Barnes Rd., Stamford, CT 06902-1242
19-45 UH2		Louis A. Moscatello & Barbara Haubold, PO Box 365, Gt. Barrington, MA 01230-0365
19-45 UH3		Deann Halper, Trustee, Deann Halper Revocable Trust, 55 Central Park West #13E, New York, NY 10023-6079
19	51	Town of Great Barrington, 334 Main St. Rm. 208, Gt. Barrington, MA 01230-1832

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

Sincerely, .



Christopher Lamarre
Principal Assessor



The Commonwealth of Massachusetts
Alcoholic Beverages Control Commission
239 Causeway Street
Boston, MA 02114
www.mass.gov/abcc

AMENDMENT APPLICATION FOR:

Change of Corporate Name, Change of DBA, Change of Legal Structure, Change of Class, Change of Category

Please complete this entire application. If field does not apply to your situation, please write N/A.

1. NAME OF LICENSEE (Business Contact)
ABCC License Number City/Town of Licensee

2. APPLICATION CONTACT
The application contact is required and is the person who will be contacted with any questions regarding this application.
First Name: Middle: Last Name:
Title: Primary Phone:
Email:

3. BUSINESS CONTACT
Please complete this section ONLY if there are changes to the Licensee phone number, business address (corporate headquarters), or mailing address.
Entity Name:
Primary Phone: Fax Number:
Alternative Phone: Email:

Business Address (Corporate Headquarters)
Street Number: Street Name:
City/Town: State:
Zip Code: Country:

Mailing Address Check here if your Mailing Address is the same as your Business Address
Street Number: Street Name:
City/Town: State:
Zip Code: Country:

AMENDMENT APPLICATION FOR:

Change of Corporate Name, Change of DBA, Change of Legal Structure, Change of Class, Change of Category

Please check the amendment that you are applying for and complete the corresponding section. Please refer to the requirements page for required documents.

Change of Corporate Name
This is the License Entity
Name or the Business Contact

Last-Approved Corporate Name:

Requested New Corporate Name:

Change of DBA

Last-Approved DBA:

Requested New DBA:

Change of Corporate Structure
LLC, Corporation, Sole
Proprietor, etc

Last-Approved Corporate Structure:

Requested New Corporate Structure:

Change of License Category
All Alcohol, Wine and Malt,
Wine Malt and Cordials

Last-Approved License Category:

Requested New License Category:

Change of License Class
Seasonal or Annual

Last-Approved License Class:

Requested New License Class:

Change of License Type*
i.e. Restaurant to Club
Package Store to Supermarket

Last-Approved License Type:

Requested New License Type:

CAN NOT change from an on-premise to an off-premises license type.

APPLICANT'S STATEMENT

I, Shelly Williams the: sole proprietor; partner; corporate principal; LLC/LLP member
Authorized Signatory

of BENEFIT CULINARY CO, INC, hereby submit this application for Change of DBA
Name of the Entity/Corporation Transaction(s) you are applying for

(hereinafter the "Application"), to the local licensing authority (the "LLA") and the Alcoholic Beverages Control Commission (the "ABCC" and together with the LLA collectively the "Licensing Authorities") for a approval.

I do hereby declare under the pains and penalties of perjury that I have personal knowledge of the information submitted in the Application, and as such affirm that all statement and representations therein are true to the best of my knowledge and belief. I further submit the following to be true and accurate:

- (1) I understand that each representation in this Application is material to the Licensing Authorities' decision on the Application and that the Licensing Authorities will rely on each and every answer in the Application and accompanying documents in reaching its decision;
- (2) I state that the location and description of the proposed licensed premises does not violate any requirement of the ABCC or other state law or local ordinances;
- (3) I understand that while the Application is pending, I must notify the Licensing Authorities of any change in the information submitted therein. I understand that failure to give such notice to the Licensing Authorities may result in disapproval of the Application;
- (4) I understand that upon approval of the Application, I must notify the Licensing Authorities of any change in the Application information as approved by the Licensing Authorities. I understand that failure to give such notice to the Licensing Authorities may result in sanctions including revocation of any license for which this Application is submitted;
- (5) I understand that the licensee will be bound by the statements and representations made in the Application, including, but not limited to the identity of persons with an ownership or financial interest in the license;
- (6) I understand that all statements and representations made become conditions of the license;
- (7) I understand that any physical alterations to or changes to the size of, the area used for the sale, delivery, storage, or consumption of alcoholic beverages, must be reported to the Licensing Authorities and may require the prior approval of the Licensing Authorities;
- (8) I understand that the licensee's failure to operate the licensed premises in accordance with the statements and representations made in the Application may result in sanctions, including the revocation of any license for which the Application was submitted; and
- (9) I understand that any false statement or misrepresentation will constitute cause for disapproval of the Application or sanctions including revocation of any license for which this Application is submitted.

Signature: Shelly Williams

Date: Jan 13, 2017

Title: owner / manager

License No. 00098-RS-0464
License Fee: \$950.00

LICENSE
ALCOHOLIC BEVERAGES
THE LICENSING BOARD OF
THE TOWN OF GREAT BARRINGTON
MASSACHUSETTS
HEREBY GRANTS A
COMMON VICTUALLER

License to Expose, Keep for Sale, and to Sell
All Kinds of Alcoholic Beverages
To Be Drunk on the Premises

To: Berkshire Culinary GB Inc. d/b/a Haven Café & Bakery

Shelly L. Williams, Manager

on the following described premises:

325 Stockbridge Road (Rear), Great Barrington, MA 01230

The restaurant contains an open dining room comprising approx. 1176 sq. ft. & a kitchen approx. 280 sq. ft. from which alcohol will be served and which is located on the north wall of the premises. The main entrance faces the west parking lot opposite Stockbridge Road & there is one exit facing the south parking lot, which is accessed by Stockbridge Road & a service entrance/exit facing the north. 12 seats from the inside area will be moved to the patio during the summer months.

This license is granted and accepted upon the express condition that the licensee shall, in all respects, conform to all the provisions of the Liquor Control Act, Chapter 138 of the General Laws, as amended, and any rules or regulations made there under by the licensing authorities. This license expires December 31, 2017, unless earlier suspended, cancelled or revoked.

IN TESTIMONY WHEREOF, the undersigned have hereunto affixed their official signatures this 19th day of December, 2016.

The Hours during which Alcoholic Beverages may be sold are:
In accordance with Chapter 138 of the Mass. General Laws

[Signature]
[Signature]
[Signature]

Licensing Board

THIS LICENSE SHALL BE DISPLAYED ON THE PREMISES IN A CONSPICUOUS POSITION WHERE IT CAN BE EASILY READ.



THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF GREAT BARRINGTON
BERKSHIRE COUNTY
BUSINESS CERTIFICATE
2017

Date: JANUARY 13, 2017

Personally appeared before me,

SHELLY WILLIAMS

DBA: PRANA BAR

And made an oath that the foregoing statement is true:

A certificate issued in accordance with this section shall be in force and effect for four years from the date of issue and shall be renewed each four years thereafter so long as such business shall be conducted and shall lapse and be void unless so renewed.

Expiration Date: JANUARY 1, 2021

Marie J. Ryan, one/one
Town Clerk

The Commonwealth of Massachusetts
Town of Great Barrington
DBA

New Name change
Renew

No. 16-17

BUSINESS CERTIFICATE

In conformity with the provisions of Chapter one hundred and ten, Section five of the General Laws, as amended, the undersigned hereby declare(s) that a business under the title of

Prana Bar
is conducted at 325 Stockbridge Rd.
for the purpose of (type of business) Restaurant / Bar
in Great Barrington, by the following person(s).

Please be advised that the attached Business Certificate is only valid if the business has followed the Town of Great Barrington Zoning Bylaws. It is the responsibility of the business owner to be sure that the business meets all the qualifications as required by law.

It is the responsibility of the person who has filed such a certificate, upon his discontinuing such business or changing location, to file a statement in the office of the Town Clerk and pay the fee per Mass General Law, C. 110, §5.

I have read the above statement and understand the terms of the Business Certificate provided to me by the Town clerk's Office.

FULL NAME

Shelly Williams

**Residence Street Address
and Mailing Address**

133 Cliffwood St
Lenox, MA 01240

Phone#: (413) 637-8748

SIGNED:

Peg Shea

Peg Shea

Federal Tax ID#:

[REDACTED]

**BERKSHIRE CULINARY GB, INC.
JOINT SHAREHOLDER ANDN DIRECTOR ACTION
BY WRITTEN CONSENT
EFFECTIVE DATE: February 15th, 2017**

The undersigned, being all of the shareholders and directors of BERKSHIRE CULINARY GB, INC., a Massachusetts corporation (the "Corporation") hereby consent to the following:

That the Corporation shall change its name of doing business at the location of 325 Stockbridge Road, Great Barrington, Massachusetts from haven Café & Bakery to Prana Bar effective February 15th, 2017.



Shelly L. Williams
Sole Director and Shareholder