

# **GREAT BARRINGTON PLANNING BOARD**

THURSDAY, DECEMBER 8, 2016 6:00 PM

TOWN HALL  
334 MAIN STREET GREAT BARRINGTON  
LARGE MEETING ROOM

REGULAR MEETING

## AGENDA

1. **FORM A'S (SUBDIVISION APPROVAL NOT REQUIRED):** (Discussion/Vote)
2. **MINUTES: NOVEMBER 9, 2016** (Discussion/Vote)  
**NOVEMBER 16, 2016** (Discussion/Vote)
3. **SITE PLAN REVIEW: CONE AVENUE** (Discussion/Vote)  
Application of Michael Spratt to construct an additional single family dwelling on the property at 15 Cone Avenue, Housatonic, a 1.6 acre property that currently consists of a single family unit and accessory dwelling unit per Sections 8.1, 8.2 and 10.5 of the Zoning Bylaw. (Continued from August 25)
4. **SPECIAL PERMIT & SITE PLAN REVIEW: 34-42 BRIDGE STREET** (Discussion/Vote)  
Benchmark Development, 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 34-42 Bridge Street, in accordance with Sections 9.2, 9.6 and 10.4 of the Zoning Bylaw
  - a. Site Plan Review
  - b. Special Permit recommendation to the Selectboard
5. **40R SMART GROWTH ZONING:** (Discussion)  
Continued discussion including draft bylaw, districts, and design guidelines
6. **SOLAR ENERGY ZONING:** (Discussion)  
Continued review draft solar energy bylaw
7. **TOWN PLANNERS REPORT:** (Discussion)
8. **BOARD & COMMITTEE UPDATES/ OTHER ISSUES & CONCERNS** (Discussion)
9. **CITIZEN'S SPEAK TIME**
10. **ADJOURN**