

## Great Barrington Zoning Board of Appeals

Minutes of March 8, 2017, Meeting

The meeting opened at 7:30 p.m. at the Great Barrington Fire Station. Attending were Chairman Ron Majdalany, Vice-Chairman Carolyn Ivory, Michael Wise, Kathy Kotleski and alternate Don Hagberg.

The chairman opened the public hearing at 7:30 p.m. for **Don R. Torrico**, on behalf of Rolf Gerchberg/Big Dream Partners, for property at 400 Main St., Great Barrington. The secretary read the notice for the meeting and said it had been mailed, advertised and posted as required.

The rear building is within 4 feet of the north property line, and is non-conforming. Mr. Torrico provided a Sanborn map from 1923 showing the building predates the town's 1932 adoption of a zoning bylaw. Mr. Torrico said the purpose of the alteration, which would take 20 square feet of space within the setback, is for construction of fire egress. The owners plan three apartments in the building. The chairman closed the hearing at 7:40 p.m. He asked Mr. Hagberg to sit on the board for the hearing.

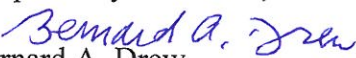
Members were in unanimous agreement that the buildings were legally pre-existing and non-conforming. The chairman ran through the checklist under 10.4.4 and all members found the proposed changes would serve community needs; would not appreciably increase traffic or parking loads; the building is already using utilities; the buildings are already part of the fabric of the neighborhood; there would be no appreciable environmental impact; and the changes might add to the buildings' value for property tax purposes. On a motion by Mr. Wise, seconded by Mr. Hagberg, the board voted unanimously to approve the special permit application as presented. Mr. Hagberg will write the decision.

The board on a motion by Ms. Ivory, seconded by Mr. Hagberg, approved the minutes of the Feb. 7, 2017, meeting.

The secretary advised the board that Kearsarge Energy Ltd. and Arthur and Robert Coons have filed an appeal with Land Court of the board's Feb. 7 decision regarding their appeal. Town Planner Chris Rembold said town counsel will make appropriate response. The Department of Housing & Community Development advised by letter Nov. 29, 2016, that Great Barrington has 3,072 dwelling units, of which 244, or 7.94 percent, are subsidized/deemed affordable. And the secretary reported receipt of a handwritten notice from Claudia Shapiro of Egremont Plain Road advising the board to "postpone all meetings/hearings for 70 Egremont Pl. Rd. until the investigations regarding the Town of Gt. Barr's role as sponsor since 2007-2008 is concluded...."

The meeting adjourned at 7:45 p.m.

Respectfully submitted,

  
Bernard A. Drew  
Recording Secretary