

GREAT BARRINGTON PLANNING BOARD

THURSDAY, JANUARY 8, 2026, at 6:00 PM
Town Hall, 334 Main Street, 2nd Floor
Great Barrington, MA 01230

Optional attendance via Zoom: <https://us02web.zoom.us/j/82949470990>
To dial in by phone, dial +1 929 205 6099 Webinar ID: 829 4947 0990

AGENDA

REVISED on 1/6/26 (Item 4a added)

- 1. CALL TO ORDER / ATTENDANCE ROLL CALL**
- 2. FORMS A (SUBDIVISION APPROVAL NOT REQUIRED PLANS)**
- 3. MINUTES:** December 11, 2025 meeting
- 4. SPECIAL PERMIT, PUBLIC HEARING: 53 VAN DEUSENVILLE ROAD:** application for a special permit for a commercial scale ground-mount solar energy facility in an R2 zone at 53 Van Deusenville Road, in accordance with Sections 3.1.4 E (7), 9.12, and 10.4 of the Zoning Bylaw, submitted by LSE Sphinx LLC, 18 North Main Street, West Hartford, CT, 06107. Continued from December 11, 2025 at the request of the applicant. **The applicant has requested that the hearing be postponed again, until February 12, 2026.**
 - a. Vote to postpone the Public Hearing until February 12, 2026, at 6:00 PM at Town Hall.**
- 5. SITE PLAN REVIEW: 148 MAPLE AVENUE:** Application for site plan approval in accordance with Section 8.10 and 10.5 of the Zoning Bylaw, for site work related to the conversion of the former nursing home at 148 Maple Avenue into residential dwelling units as permitted by Special Permit 931-22. The Planning Board will make a site visit at 3:00 PM this same day.
- 6. PROSPERITY WAY SUBDIVISION:** Endorse subdivision plan in accordance with Planning Board's subdivision approval dated March 29, 2024.
- 7. OPEN SPACE AND RECREATION PLAN (OSRP):** Briefly discuss January 10, 2026 public forum
- 8. SEASONAL COMMUNITIES:** Distribute draft or final regulations????
- 9. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS:**
- 10. CITIZEN'S SPEAK TIME:** This is an opportunity for attendees to bring up topics of concern or importance which may be placed on a future agenda for discussion.
- 11. ADJOURN**

Pursuant to Massachusetts General Law Chapter 30A section 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.

Per Section 241-1 of the Town Code, except for procedural and housekeeping matters, Town residents shall have the right to address a Board on any item that requires a vote at a time before a Board votes on that item. Such residents will be allowed as much time as the proponent of an item is permitted to have.