



## TOWN OF GREAT BARRINGTON MASSACHUSETTS

### SELECTBOARD

### **AMENDED**

### *Amended items is italicized*

### **Great Barrington Selectboard Meeting via Zoom and in-person at 334 Main Street, Great Barrington, MA – Order of Agenda for Monday, January 12, 2026 at 5:00PM**

**Link to webinar:** <https://us02web.zoom.us/j/87435677107> | **Dial-in:** (929) 205 6099 | **Webinar ID:** 874 3567 7107

*Pursuant to MGL. 7c. 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 be brought up for discussion to the extent permitted by law*

#### **1. CALL TO ORDER SELECTBOARD MEETING**

#### **2. POLICE CHIEF STORTI RETIREMENT RECOGNITION**

#### **3. POLICE DEPARTMENT ACCREDITATION**

#### **4. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS**

#### **5. TOWN MANAGER'S REPORT**

#### 2026-001 **6. APPROVAL OF MINUTES**

- a. November 17, 2025
- b. December 1, 2025
- c. December 15, 2025

#### **7. LICENSES AND PERMITS**

- 2026-002 a. Application for a Temporary Beer and Wine license by Jessica Eichstedt, GB Fish and Game Association, 338 Long Pond Road for the following events:
- i. Ice Fishing Derby – Saturday, February 14 from 11am-6pm
  - ii. Ham Shoots – Every Sunday from February 22 through March 29 from 11am-6pm
- 2026-003 b. Application for a New Common Victualler license by Sandra Viviana Moreno, Nelson Lozada, and Betsy Pulido, BNG Patisserie LLC, D/B/A Patisserie GB, located at 313 Main Street to operate a café with 26 tables. Proposed hours of operation are: Monday-Sunday, 8am-7pm
- 2026-004 c. Application for a New Common Victualler license by Matthew Scott, Optimal Holdings, LLC, D/B/A SoCo Creamery, located at 5 Railroad Street to operate an ice cream shop with 24 seats. Proposed hours of operation are: Tuesday-Sunday, 12pm-9pm *Continued from December 15, 2025*

- 2026-005 d. Application for a New Common Victualler license by Jose Hernandez Vasquez, El Mular LLC, located at 284 Main Street, #8 to operate a café without traditional seating. Proposed hours of operation are: Monday-Sunday, 11am-9pm
- 2026-006 e. Application for a New Driveway permit by White Engineering Inc. on behalf of Melton Sawyer and Mark Zustovich located at 177 Division Street
- 2026-007 f. Application for a New Driveway permit by White Engineering Inc. on behalf of Gregg Navins and Dana Forster-Navins located at 172 Division Street

**8. NEW BUSINESS**

- 2026-008 a. FY26 Community Development Block Grant (CDBG) application for housing rehabilitation serving residents of Great Barrington, Egremont, and Stockbridge; Vote to submit grant application and Vote to allocate previous CDBG grant income for contingency
- 2026-009 b. Vote to grant Trail Easement at Elmwood cemetery to Berkshire Natural Resources Council in accordance with the vote under Article 22 of the May 6, 2024 Annual Town Meeting
- 2026-010 c. Vote to accept the affordability restriction for two apartments at 268-278 Main Street in accordance with the vote under Article 18 of the May 3, 2025 Annual Town Meeting
- 2026-011 d. Update from Assistant Town Manager Chris Rembold on the Fiber Installation project in Housatonic
- 2026-012 e. *Board of Registrars*
  - i. ~~Appointment of Linda Coons (R) to fill seat vacancy from registration~~
  - ii. ~~Notice to Republican Party of 2<sup>nd</sup> vacant seat 2 vacant seats~~
- 2026-013 f. Annual Authorization of Fire Department Mutual Aid within Berkshire County Fire Chiefs Association, Inc.
- 2026-014 g. Annual Town Meeting and Annual Town Election
  - i. Vote to open the May 2, 2026 Annual Town Meeting warrant for Citizen Petition on Tuesday, January 13, 2026 at 8:30am, and close it on ~~Tuesday~~ *Friday*, February 13, 2026 at 4:00pm
  - ii. Vote on 2026 Town Election Calendar and to hold the Annual Town Election on May 12, 2026

**9. CITIZEN SPEAK TIME**

*Citizen Speak Time is an opportunity for the Selectboard to listen to town residents, property owners, and business owners. Topics of particular concern or importance may be placed on a future agenda for discussion. This time is reserved for town residents, property owners, and business owners only unless otherwise permitted by the chair, and speakers are limited to 3 minutes each*

**10. SELECTBOARD'S TIME**

**11. MEDIA TIME**

NEXT REGULARLY SCHEDULED SELECTBOARD MEETINGS

January 26, 2026 | February 9, 2026 | February 23, 2026 | March 2, 2026 | March 23, 2026 | April 13, 2026 | April 27, 2026

Great Barrington Selectboard and Fire District Prudential Committee Joint Meeting  
via Zoom and in Person at 334 Main Street  
Monday, November 17, 2025

1. CALL TO ORDER SELECTBOARD AND FIRE DISTRICT PRUDENTIAL COMMITTEE

JOINT MEETING – Selectboard Chair Steve Bannon opened the joint meeting at 5:00pm with members Steve Bannon, Ben Elliott, Eric Gabriel, Philip Orenstein, Garfield Reed present.

Prudential Committee Chair Walter Atwood opened the Prudential Committee meeting with Walter Atwood, William Brinker and Kenneth Schumacher present.

Also present: Town Manager Liz Hartsgrove.

a. Tax classification hearing to determine FY26 property tax rates for the Town of Great Barrington and the Great Barrington Fire District.

i. Open public hearing

E. Gabriel made a motion to open the public hearing; G. Reed seconded. By roll call vote the motion was approved 5-0.

W. Atwood made a motion to open the public hearing; W. Brinker seconded. All in favor: 3-0.

ii. Explanation of the project

Emily Schilling, Town Assessor, presented on collective property valuations and calculations for FY26 property taxes noting FY26 value and new growth by class, second home value, tax levy limit/capacity and proposed FY26 tax rate of \$13.24, down \$.55 from last year. She also presented for the Fire District, a total tax levy of \$1.8m and a proposed FY26 tax rate of \$1.51 up \$.01 from last year. She made a strong recommendation to maintain a single tax rate noting a split rate may impact commercial growth.

iii. Public comments and questions, speak in favor or opposition – There were none.

iv. Questions from the Selectboard and Prudential Committee

- P. Orenstein confirmed the second home value is only personal property.
- G. Reed asked about a residential exemption – E. Schilling replied that there are only 391 second homes so it is not a large enough number to cover the difference. She added that the residential tax rate will increase as multi-family and rental properties do not qualify for the exemption.
- B. Elliott added that it would impact second home owners as well as homes assessed at higher values.

It was discussed that an depth analysis could be considered to assess the impact of a residential exemption to understand how, how much and whom it will help. It was agreed that it might be considered in the next budget, but would need to be prioritized from a cost, process and staff time perspective – and would need Town Meeting approval. The low participation numbers for the property tax deferral and senior exemption were discussed and it was agreed the programs would be promoted more broadly.

v. Close public hearing

E. Gabriel made a motion to close the public hearing; G. Reed seconded. By roll call vote the motion was approved 5-0.

W. Atwood made a motion to close the public hearing; W. Brinker seconded. All in favor: 3-0.

vi. Selectboard and Prudential Committee discussion – There was none.

vii. Selectboard and Prudential Committee motions to continue/deny/grant

E. Gabriel made a motion to approve a single tax rate for FY26 of \$13.24; P. Orenstein seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

W. Atwood made a motion to approve the Fire District tax rate for FY26 of \$1.51; W. Brinker seconded. W. Atwood asked for any discussion – there was none. All in favor: 3-0.

b. Adjourn joint meeting – The joint meeting was adjourned by unanimous consent of the Selectboard and Fire District Prudential Committee.

## 2. SELECTBOARD’S ANNOUNCEMENTS/STATEMENTS

- B. Elliott acknowledged that the school vote passed by a wide margin and he thanked residents for voting in large numbers.
- G. Reed noted the importance of vocational programs at the new school.
- E. Gabriel provided a reminder about the winter market on Saturday 10am-1pm and stated he would recuse on agenda item #4.

## 3. TOWN MANAGER’S REPORT

L. Hartsgrove provided updates –

- Announcement of new hires - Deena Gilbert, HR Director; Kate Van Olst, Conservation Agent; Tate Coleman, Director Public Transportation.
- Reminder Town buildings are closed November 27 for Thanksgiving.
- Business license renewals in progress and current licenses expire December 31.
- Donation drives by the Health Department, Police Department and Mason Library, and Transfer Station.
- Grant secured by the Police Department for traffic and pedestrian safety.
- Winter parking ban in effect November 15-April 1 and Seekonk Cross Road closed.
- DPW work with utilities to address low hanging wires on Blue Hill Road.
- MassDOT public hearing for the Bridge on State Road/Routes 7/23 at the Fire Station November 19 at 6:30pm.
- Financial relief efforts for Housatonic Water Works customers include resident-lead filtration purchase/installation initiative and state funds for individual households to be discussed at the December 1 Selectboard meeting.

## 4. PUBLIC HEARING

a. Petition from National Grid and Verizon to install one joint ownership (JO) pole on East Street beginning approximately 50 feet north of the centerline of the intersection of Park Street. The proposed installation is necessary to replace existing overhead infrastructure that is currently attached to a tree

- E. Gabriel recused.

i. Open public hearing

G. Reed opened the public hearing; P. Orenstein seconded. By roll call vote the motion was approved 4-0.

ii. Explanation of the project

A representative of National Grid explained wires were currently affixed to a tree and they would be moved to the new pole to be installed.

iii. Public comments and questions, speak in favor or opposition – There were none.

iv. Questions from the Selectboard – There were none.

v. Close public hearing

G. Reed closed the public hearing; P. Orenstein seconded. By roll call vote the motion was approved 4-0.

vi. Selectboard discussion – There was none.

vii. Selectboard motion to continue/deny/grant

G. Reed made a motion to approve the petition from National Grid and Verizon to install one joint ownership pole on East Street beginning approximately 50 feet north of the centerline of the intersection of Park Street; P. Orenstein seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

## 5. LICENSES AND PERMITS

a. Application for a temporary entertainment license and temporary hawkers, peddlers, and vendors license: Southern Berkshire Chamber of Commerce for their Holiday Stroll, downtown Great Barrington from Mason Library to St. James Place – Saturday, December 13, 2025 from 3PM-8:30PM

- B. Elliott recused.

Betsy Andrus, Southern Berkshire Chamber of Commerce, presented noting there would be 30 activities for kids/families free of charge and she thanked Town departments, Police and Fire for their support.

E. Gabriel made a motion to approve a temporary entertainment license and temporary hawkers, peddlers, and vendors license for the Southern Berkshire Chamber of Commerce for the Holiday Stroll in downtown Great Barrington from Mason Library to St. James Place on Saturday, December 13, 2025 from 3:00PM-8:30PM; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

b. Review the Special Permit application and make a recommendation to the Planning Board: application from LSE Sphinx LLC for a commercial scale ground-mount solar energy facility in an R2 zone at 53 Van Deusenville Road.

Mike Vittiglio, representing the applicant, presented the request to install a solar array on 12 acres in an R2 district. He highlighted the property's current state, how it would be cleared and potential visual/sound impact during construction and operation.

S. Bannon asked for public comment –

- Michelle Lobert, 70 Division Street stated this is a large scale commercial development in an R2 zone which is a red flag as it is not a commercial area and R2 zones should be protected and there should not be an exception here. She added that if there are issues with the project, enforcement is difficult and there are complaints about noise from other existing solar projects. She also noted that Housatonic has other solar projects and other issues and that other initiatives like affordable housing and open space should be prioritized.
- Donna Jacobs, 260 Park Street, stated she lives across from a solar project and there is constant noise. She asked that this property be preserved and noted there are already too many solar projects in Housatonic.
- Craig Bailey, 37 Van Deusenville Road – stated the development is very big especially in an R2 zone and the neighbors are not supportive. He added there was not enough lead time for others to attend the meeting.
- John (last name could not be heard), 151 Christian Hill Road, stated clarified there is a solar field behind AmeriGas on Van Deusenville Road.
- Tom Oleary, 41 Van Deusenville Road stated his opposition to the proposed project and noted it is in his backyard.
- Bill Bailey, Housatonic, stated it is in a R2 zone and in plain sight.

- Jen Shumsky, Housatonic, stated a lot of neighbors were not able to attend the meeting, but there are too many solar projects in Housatonic and asked this not be recommended to go forward.  
Selectboard questions/discussion –  
P. Orenstein asked about noise issues and impact on properties on North Plain Road - M. Vittiglio replied there would be a sound study, but the only noise is from the transformer/equipment pad which is closer to Van Deusenville Road and noise would not be heard on the Route 41 side. G. Reed stated the project has no benefit to the community – M. Vittiglio stated the main benefit is tax revenue. E. Gabriel asked about current use of the land and the sound level at the pad – M. Vittiglio replied it was a gravel pit/dumping area but with no hazardous materials and sound is 65 decibels standing next to it. E. Gabriel stated he is not in favor of clearing land for solar. B. Elliott stated his is in favor of sustainability, but there is already too much solar in the area.

E. Gabriel made a motion to not recommend the special permit to the Planning Board due to concerns that there is an abundance of solar in the area, construction and ongoing operational noise issues, and minimal benefit to the community; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

## 6. PREVIOUS BUSINESS

- a. Priority Planning discussion: review of and possible vote on updated priority list.  
L. Hartsgrove stated the Selectboard has received an updated draft and suggested the final version be approved by year-end so staff can start budget/operations planning.
  - E. Gabriel stated he liked the new format but asked for additional time to review.
  - P. Orenstein noted many of the priorities involve very complex issues.
  - L. Hartsgrove stated she would add the residential tax exemption analysis to the list.
  - It was agreed this would be discussed at the December 1 meeting.

## 7. NEW BUSINESS

### a. Board/Committee/Commission Appointments

#### i. Appointment to the Conservation Commission: Andrew Miano

E. Gabriel made a motion to appoint Andrew Miano to the Conservation Commission; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

#### ii. Appointment to the Ramsdell Building Committee: Steven Larkin

E. Gabriel made a motion to appoint Steven Larkin to the Ramsdell Building Committee; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

### b. Suspension of daytime parking limits in downtown Great Barrington from November 27, 2025 through January 1, 2026

S. Bannon stated this is done every year for the downtown businesses.

E. Gabriel made a motion to suspend the daytime parking limits in downtown Great Barrington from November 27, 2025 through January 1, 2026; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

### c. Holiday Displays on Town Property Requests

#### i. Request to decorate Cottage Street bridge for the December holidays

A presentation was made for decorating the bridge for the holidays and year round with volunteers maintaining flower boxes and planters at the entrance and on the bridge itself.

The Selectboard liked the idea, but raised questions about getting approval from Mass DOT and liability issues especially in light of the bridge's structural issues. It was noted that prior requests for use of the bridge were denied by MassDOT so people should not be encouraged to be on the bridge. The Selectboard agreed to limited decoration for the holidays would be okay if MassDOT approved.

E. Gabriel made a motion to approve decorating the Cottage Street bridge at the entrance on each side while also putting a request into MassDOT for approval to decorate the entire bridge as proposed; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

ii. Request from Rabbi Levi Volovik for placement of an electric Menorah at the Great Barrington Garden from December 1-December 30 – Requestor did not appear.

iii. Request from Larkin LTD to hang holiday signs from light poles on Railroad Street and Main Street – Requester did not appear. S. Bannon stated that National Grid will no longer allow signs on Main Street.

d. Brien Center Future - Discussion and possible vote to direct Town Manager to send letter of concern to President/CEO Diana Knaebe – The Selectboard raised concerns about eliminating mental health services and the impact it would have on residents of GB and surrounding towns. L. Hartsgrove stated it was a state decision and it was noted that the Town could not support the program financially, but it was agreed an offer of other help. Outreach to state officials was suggested.

E. Gabriel made a motion for Town staff to send a letter to the Brien Center and state representatives; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

e. Review proposed dates for FY27 budget calendar and Annual Town Meeting – S. Bannon stated this would be discussed at the December meeting.

#### 8. CITIZEN SPEAK TIME

- D. Jacobs provided an update on the whole house water filtration system initiative noting there is a plan to raise funds and customers are being surveyed to assess need.
- Charlie Williamson, 48 Blue Hill Road, noted issues with his car excise tax bill and has reached out to the state, but asked if the Town could help.
- Claudia Shapiro, 78 Egremont Plain Road, asked for video recording of the July 21 and August 11 meetings – S. Bannon stated one is available on CTSB website, but the other is not.
- John (last name could not be heard) stated Multicultural Bridge is working to update the 2017 Trust Policy in light of ICE/federal agent activity locally and asked for the Selectboard's support.
- Erica Mielke, 360 Park Street, provided the history, process and outcomes around the 2017 Trust Policy and noted recent work to update the Policy.
- J. Bailey suggested that a way to reduce taxes is to remove the CPA. He also asked about Town ownership of the property at Prosperity Way and noted potential liability issues. He asked for confirmation that the deed has been transferred. He also noted the school vote's impact on taxes.
- M. Loubert raised safety concerns about flooding at the Guthrie Center and Taft Farms. She also noted the residential tax exemption is important to people on fixed income with homes assessed at higher value. She asked if the Town has spoken to Lenox or Pittsfield about their experiences having a split tax rate to lessen the burden on residents. She noted the increase in taxes for the school and that CPA should be looked at.

9. SELECTBOARD'S TIME – No members asked to speak

10. MEDIA TIME – No media asked to speak.

11. ADJOURN REGULAR MEETING AND CONVENE INTO EXECUTIVE SESSION (the Selectboard will not return to open session)

- a. Executive Session under MGL Chapter 30A, section 21(a)(6) for the following purpose: To consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works if an open meeting may have a detrimental effect on the negotiating position of the public body.
  - i. E. Gabriel made a motion that the Board meet in executive session pursuant to MGL Chapter 30A section 21(a)(6) for the following purpose: To consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works, because an open discussion may have a detrimental effect on the negotiating position of the Board and the Town; G. Reed seconded.
  - ii. Roll Call Vote – By roll call vote the motion was approved 5-0.
- b. Executive Session under MGL Chapter 30A, section 21(a)(3) for the following purpose: To discuss strategy with respect to litigation: Galdos-Shapiro vs. Town of Great Barrington, if an open meeting may have a detrimental effect on the litigating position of the Board and the Town.
  - i. Anticipated Motion: Move that the Board meet in executive session pursuant to MGL Chapter 30A, section 21(a)(3) for the following purpose: To discuss strategy with respect to litigation: Galdos-Shapiro vs. Town of Great Barrington if an open meeting may have a detrimental effect on the litigating position of the Board and the Town.
  - ii. Roll Call Vote  
This item was not addressed.

ADJOURNMENT - Chairman Bannon adjourned the meeting by unanimous consent at 7:58pm.

Respectfully submitted,

Stacy Ostrow, Recording Clerk

Selectboard Meeting via Zoom and in Person at 334 Main Street  
Monday, December 1, 2025

1. CALL TO ORDER SELECTBOARD MEETING - Chair Steve Bannon opened the meeting at 6:00pm with members Steve Bannon, Ben Elliott, Eric Gabriel, Philip Orenstein, Garfield Reed present. Also present: Town Manager Liz Hartsgrove.

2. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS

- B. Elliott thanked the DPW for the holiday lights and prep for snow and noted the upcoming Holiday Stroll.
- E. Gabriel thanked the organizers of the Housy Hustle on Thanksgiving and noted that funds were raised for the People's Pantry.

3. TOWN MANAGER'S REPORT

L. Hartsgrove stated her reports will be posted online after each meeting and items will be organized around strategic priorities. She provided updates on road paving and road safety work; MassDOT public meeting on the redesign of the Route 7/23 bridge noting materials are on the DOT website and public comment is open until December 4. She also reported on the achievements of multiple departments and highlighted their programs and services. She also stated staff is working on an overview of the opportunity for GB's participation in the state's seasonal designation program. In addition, she stated she is looking into assessing the Town's procurement practices to ensure efficiency and alignment with best practices.

4. APPROVAL OF MINUTES

- a. October 20, 2025 – to be considered at the next meeting.
- b. November 3, 2025

E. Gabriel made a motion to approve the November 3 minutes; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

5. LICENSES AND PERMITS

- a. Application for a New Common Victualler license by Claudia Ocampo, I'MMERAKI, LLC, located at 389 Stockbridge Road to operate a coffee shop and bakery with \_\_\_ seats. Proposed hours of operation are: Monday – Saturday 7am-5pm

The applicant appeared and described her business selling coffee and baked goods.

E. Gabriel made a motion to approve a Common Victualler license for Claudia Ocampo, I'MMERAKI, LLC, located at 389 Stockbridge Road for a coffee shop and bakery with hours of operation Monday-Saturday 7:00am-5:00pm; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

- b. Application to amend the Wine and Malt Off Premise (Package Store) License from Marketplace Specialty Food Shop located at 265 Stockbridge Road to change the manager on record from Kevin Schmidt, to Christopher Brooks.

E. Gabriel made a motion to approve the amendment of the Wine and Malt Off Premise License for Marketplace Specialty Food Shop located at 265 Stockbridge Road to reflect the change in manager of record to Christopher Brooks; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

6. PREVIOUS BUSINESS

a. Review proposed dates for FY27 budget calendar and Annual Town Meeting (Continued from November 17, 2025)

L. Hartsgrove stated there is a draft calendar in the packet. The Selectboard discussed whether to again hold the Town Meeting on a Saturday or to go back to Monday. It was noted that attendance was good last year and that Saturday in the daytime is overall easier for residents.

E. Gabriel made a motion to approve the annual Town Meeting for Saturday May 2 at 2:00pm; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

b. Holiday Displays on Town Property Requests (Continued from November 17, 2025)

i. Request from Rabbi Levi Volovik for placement of an electric Menorah at Castronova Park (GB bushes) from December 1-December 30

Rabbi Levy presented a request to place a menorah in the Park at no cost to the Town. It was discussed that the Park is iconic and the gateway to the Town and the aesthetic should be preserved and it was noted that it would set a precedent for other displays. The need to be consistent and fair around holiday displays was discussed and following best practices is important. It was suggested the menorah be placed in front of Town Hall next to the Christmas tree. It was also noted that if others want to suggest other holiday symbols they could be considered and added.

- Claudia Shapiro, 78 Egremont Plain Road stated she requested that a menorah be added to the decorations on Cottage Street Bridge.
- Michelle Loubert, 70 Division Street, stated Casanova Park is large and a holiday display could be placed away from the GB bushes – S. Bannon replied it is too far from an electrical connection.

E. Gabriel made a motion to display the menorah at Town Hall next to the tree and include other holiday symbols as proposed; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

ii. Request from Larkin LTD to hang holiday signs from light poles on Railroad Street – Requester did not appear.

c. Priority Planning discussion: review of and possible vote on updated priority list (Continued from November 17, 2025)

L. Hartsgrove stated she added the tax exemption item and some small edits were made.

- John (last name could not be heard), 151 Christian Hill Road, asked that the Town Trust Policy be added as a priority noting the rights and restrictions around ICE/Federal Agent activities in Town should be better defined. It was agreed it should be added under health and safety - to work with Multicultural Bridge to review and possible expand the Trust Policy.

B. Elliott made a motion to approve the priority list as amended; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

## 7. NEW BUSINESS

a. Request for letter of support for the Community Investment Tax Credit Program: discussion and possible vote – The Selectboard agreed on their support for the program.

B. Elliott made a motion to approve the letter of support for the Community Investment Tax Credit Program; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

b. Ramsdell Building Project Update and Presentation

Ruby Chang provided an update on the Committee's activities and progress. The architect on the project presented the plan for modernization and new uses as a stronger resource for the community. He highlighted plans to restore the existing building and add a two story building describing new event, meeting and gathering space. It was noted the project is on the wait list for the State construction grant, but once it is received there will be a cost estimate.

- Frederica Sigel, 27 Round Hill Road, stated the plan includes space for after hours use and will be a hub for community activities. She added that CPC are critical to the project and the ability to raise private funds.
- Sharon Gregory stated she is the president of the GB Library Fund which was created to receive the state grant. She stated there is a request of \$1.5m over 3-5 years and funds are needed in advance of the state grant which will cover 55% of the total cost.

c. Discussion on November 19th MADOT Bridge Project Public Engagement Meeting, and possible vote to direct Town Manager to send letter of concerns

L. Hartsgrove stated that at the public meeting concerns were raised about the character/design of the bridge and how business disruption, staging and safety issues would be addressed. It was also raised that work at intersections around the bridge should be better defined. It noted this would be a letter of support with some concerns.

- R. Chang stated there are also questions of air quality and noise.

E. Gabriel made a motion to sent the letter of support with some concerns for the State Road Bridge; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

d. Request from Town Manager to increase Housatonic Water Works reimbursement program cap from \$600 to \$1,200

L. Hartsgrove stated \$168,000 in state funds is remaining – there are 749 eligible households and 226 have participated to-date with \$360 being the average reimbursement amount. She suggested increasing the reimbursement limit to \$1,200. She confirmed the three categories for reimbursement would remain the same.

The Selectboard discussed what would be an appropriate increase and information on the purchase/installation/costs/maintenance for a whole house filtration system was considered.

- D. Jacobs asked if funds could be used for installation of a whole house system and L. Hartsgrove stated she would check. It was also confirmed that receipts would be required.

It was agreed there should be more promotion of the program.

E. Gabriel made a motion to increase the maximum reimbursement amount for the Housatonic Water Works Reimbursement Program from \$600 to \$1500 per household with the increased amount available to both new and previous reimbursement recipients in accordance with allowable expenditure categories under the Ch 268 earmark; G. Reed seconded. S. Bannon asked for any discussion – it was confirmed the maximum if for the program. By roll call vote the motion was approved 5-0.

## 8. CITIZEN SPEAK TIME

- Resident (name could not be heard), ERICA? 360 Park Street, stated the principles under the Town's Trust Policy were developed with the Police Department and she noted the protocols, information provision, use of Town resources by ICE. She added it is important to inform the public.
- Claudia Shapiro, 78 Egremont Plain Road, stated concerns about Airport expansion, property use and the permitting process.

- Michelle Loubert, 70 Division Street, stated for the property at 53 Van Deusenville Road where a new solar project is being proposed there is a lease agreement with a cell tower company dated March 2025. She also raised concerns about railroad debris on Van Deusenville Road and noted she had asked that it be added to an agenda. She also raised concerns about the Rising Pond PCB removal staging area in Housatonic and overall noise in the community.

9. SELECTBOARD'S TIME

- E. Gabriel thanked L. Hartsgrove for the Town Manager reports and noted good discussion at the meeting.

10. MEDIA TIME – No media asked to speak.

ADJOURNMENT - Chairman Bannon adjourned the meeting by unanimous consent at 8:20pm.

Respectfully submitted,

Stacy Ostrow, Recording Clerk

Great Barrington Selectboard and Finance Committee Joint Meeting  
via Zoom and in-person at 334 Main Street  
Monday, December 15, 2025

1. CALL TO ORDER SELECTBOARD MEETING - Chair Steve Bannon opened the meeting at 5:00pm with members Steve Bannon, Ben Elliott, Eric Gabriel, Philip Orenstein, Garfield Reed present. Also present: Town Manager Liz Hartsgrove.
2. CONVENE INTO EXECUTIVE SESSION (the Selectboard will return to open session)
  - a. Executive Session under MGL Chapter 30A, section 21(a)(6) for the following purpose: To consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works if an open meeting may have a detrimental effect on the negotiating position of the Board and the Town.
    - i. E. Gabriel made a motion that the Board meet in executive session pursuant to MGL Chapter 30A section 21(a)(6) for the following purpose: To consider the purchase, exchange, lease or value of real estate, regarding Housatonic Water Works, because an open discussion may have a detrimental effect on the negotiating position of the Board and the Town; G. Reed seconded.
    - ii. Roll Call Vote - By roll call vote the motion was approved 5-0.
  - b. Executive Session under MGL Chapter 30A, section 21(a)(3) for the following purpose: To discuss strategy with respect to litigation: Galdos-Shapiro vs. Town of Great Barrington, if an open meeting may have a detrimental effect on the litigating position of the Board and the Town.
    - S. Bannon recused.
    - i. E. Gabriel made a motion that the Board meet in executive session pursuant to MGL Chapter 30A, section 21(a)(3) for the following purpose: To discuss strategy with respect to litigation: Galdos-Shapiro vs. Town of Great Barrington if an open meeting may have a detrimental effect on the litigating position of the Board and the Town; G. Reed seconded.
    - ii. Roll Call Vote - Vote - By roll call vote the motion was approved 4-0.
      - Eileen Mooney – Asked how long the executive session would last – S. Bannon replied approximately 45 minutes. She also asked why S. Bannon recused – he replied he was advised to do so by legal counsel due to his School Board and Selectboard positions.
3. CALL TO ORDER SELECTBOARD AND FINANCE COMMITTEE IN JOINT SESSION

S. Bannon opened the joint meeting with members Steve Bannon, Ben Elliott, Eric Gabriel, Philip Orenstein, Garfield Reed present. Richard Geiler opened the Finance Committee Meeting with members Milena Cerna, Richard Geiler, Michelle Loubert, Madonna Meagher, Anne O'Dwyer present.

  - a. Review FY27 budget policies

Regarding the Finance Committee's suggested language to be added under the debt management section, R. Geiler explained it is a means of avoiding ballooning dept service by capping borrowing at \$3.5m annually, which is aligned with historical borrowing. He suggested perhaps the language could be revised, while preserving the intention.

The Selectboard agreed with the intention of controlling spending and debt service, but suggested delaying implementation until L. Hartsgrove has experienced her first budget cycle/process and can weigh in. It was also stated that the two boards, especially the Finance Committee, are gatekeepers for managing expenses/debt with the additional control of Town Meeting approval.

Finance Committee members emphasized the need to have a guideline/goal in place for the coming year to test if it is useful or assess what could be more effective. They noted one of the challenges is that the timing of borrowing is unpredictable and there should not be a significant debt burden in any one year. They added that staff is supportive of the borrowing limit and that it sends a message to residents that there is awareness of the issue and reinforces fiscal responsibility.

The Selectboard suggested cutting the language about emergency borrowing as it is ambiguous. Instead of using an annual limit, a rolling average was suggested to add flexibility.

R. Geiler made a motion to revise the language: Within each five-year period make every effort to limit the average yearly long-term general fund borrowing to \$3.5m or less which is the Town's historical average; A. O'Dwyer seconded. R. Geiler asked for any discussion - It was discussed and agreed that authorization for borrowing is separate from approval of annual borrowing. L. Hartsgrove stated she is not in favor of borrowing, but would rather use free cash and noted the limits on borrowing are implemented by the Selectboard and Finance Committee. By Finance Committee roll call vote the motion was approved 5-0.

By Selectboard roll call vote the motion was approved 3-2 with E. Gabriel and P. Orenstein voting no.

b. Adjourn – R. Geiler made a motion to adjourn the joint meeting; M. Meagher seconded. By unanimous consent the meeting was adjourned.

#### 4. SELECTBOARD'S ANNOUNCEMENTS/STATEMENTS

- B. Elliott thanked the organizers of the Holiday Stroll.
- G. Reed thanked the DPW for the snow clearing and asked that the sign with the blinking light at the Police Station be fixed.

#### 5. TOWN MANAGER'S REPORT

L. Hartsgrove stated her full report will be posed online. Highlights included –

- Planning Board meeting on January 10 regarding the Open Space Plan.
- Ramsdell Library has a draft renovation/improvement plan and will seek public input.
- On New Year's Eve TriTown Connector rides from 5pm-1am will be free.
- 25 new application for Housatonic Water reimbursement have been received since the limit was increased.
- Affordable Housing Trust will provide an update on the Prosperity Way project on January 12.
- Regarding MADOT work on the Housatonic rail and materials stored on Van Deusenville Road, they confirmed work is ongoing and will resume in the spring. A timetable was requested.
- It was confirmed a cell tower cannot be placed on Van Deusenville Road due to zoning restrictions.

#### 6. APPROVAL OF MINUTES

a. October 20, 2025 revised

E. Gabriel made a motion to approve the October 20 minutes; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

#### 7. LICENSES AND PERMITS

a. Application for a New Common Victualler license by Matthew Scott, Optimal Holdings, LLC, D/B/A SoCo Creamery, located at 5 Railroad Street to operate an ice cream shop with \_\_\_ seats. Proposed hours of operation are: Tuesday-Sunday, 12pm-9pm. The applicant did not appear.

b. Application for a New Innholders license by Tim Martin, Berkshire Mountain Inn LLC, located at

518 South Main Street to operate an inn with 11 rooms including a detached carriage house.

T. Martin appeared and stated the property would be modernized and family will be living there, otherwise operations would remain the same.

E. Gabriel made a motion to approve the New Innholders License for Tim Martin, Berkshire Mountain Inn LLC at 518 South Main Street to operate an inn with 11 rooms including a detached carriage house as presented pending any and all outstanding sign offs from relevant departments and boards; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

c. Request for permission to use Town roads and property by Cara Wilson of Conventures and Jonathan Lane of Revolution 250 to conduct a procession from South Main Street (exact location to be determined) to Town Hall on Saturday, January 10, 2026 from 1pm-3pm.

J. Lane presented the request for the commemorative procession which would end with a presentation and reception.

E. Gabriel made a motion to approve permission to use Town roads and property for Cara Wilson of Conventures and Jonathan Lane of Revolution 250 to conduct a procession from South Main Street to Town Hall on Saturday, January 10, 2026 from 1pm-3pm as presented pending any and all outstanding sign offs from relevant departments and boards; G. Reed seconded. S. Bannon asked for any discussion – G. Reed asked about discriminatory practices among the Daughters of the American Revolution – J. Lane replied that was true in the past, but there have been more recent strides towards increased integration and inclusivity. It was confirmed oxen would walk on hard top. By roll call vote the motion was approved 5-0.

d. 2026 Annual License Renewals Consent Agenda (list attached)

i. Alcohol on Premises

E. Gabriel made a motion to approve the renewal of 2026 On Premises Alcohol licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards excluding Common or Garden Pub and Triplex Cinema; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

- E. Gabriel and B. Elliott recused.

S. Bannon made a motion to approve the renewal of 2026 On Premises Alcohol licenses as posted on the consent agenda for Common or Garden Pub and Triplex Cinema pending any and all outstanding sign offs from relevant departments and boards; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 3-0.

ii. Off-Premise Alcohol Licenses

E. Gabriel made a motion to approve the renewal of 2026 Off-Premises Alcohol licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards excluding Trotta's; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

- G. Reed recused.

E. Gabriel made a motion to approve the renewal of 2026 Off-Premises Alcohol licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Trotta's; B. Elloit seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

iii. Common Victualler

E. Gabriel made a motion to approve the renewal of 2026 Common Victualler licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards excluding Fairview Hospital, Common or Garden Pub and Triplex Cinema; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

- S. Bannon recused.

E. Gabriel made a motion to approve the renewal of 2026 Common Victualler licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Fairview Hospital; G. Reed seconded. E. Gabriel asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

- E. Gabriel recused

S. Bannon made a motion to approve the renewal of 2026 Common Victualler licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Common or Garden Pub; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

- B. Elliott recused.

E. Gabriel made a motion to approve the renewal of 2026 Common Victualler licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Triplex Cinema; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

iv. Innholders

E. Gabriel made a motion to approve the renewal of 2026 Innholders licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

v. Auto Sales

E. Gabriel made a motion to approve the renewal of 2026 Auto Sales licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards; G. Reed seconded. S. Bannon asked for any discussion – Michelle Loubert, 70 Division Street stated Formel has a car crushing facility that operates on Saturdays after 12pm causing noise in the neighborhood – S. Bannon replied this license is only for auto sales, but Formel will be reminded it is 8am-12pm only. By roll call vote the motion was approved 5-0.

vi. All Other Licenses

E. Gabriel made a motion to approve the renewal of 2026 All Other licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards excluding Common or Garden Pub and Triplex Cinema; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

- E. Gabriel recused.

S. Bannon made a motion to approve the renewal of 2026 All Other licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Common or Garden Pub; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

- B. Elliott recused

E. Gabriel made a motion to approve the renewal of 2026 All Other licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Triplex Cinema; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

vii. Entertainment

E. Gabriel made a motion to approve the renewal of 2026 Entertainment licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards excluding Common or Garden Pub and Triplex Cinema; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

- E. Gabriel recused.

S. Bannon made a motion to approve the renewal of 2026 Entertainment licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Common or Garden Pub; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

- B. Elliott recused

E. Gabriel made a motion to approve the renewal of 2026 Entertainment licenses as posted on the consent agenda and pending any and all outstanding sign offs from relevant departments and boards for Triplex Cinema; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 4-0.

## 8. NEW BUSINESS

a. Discussion of Department of Public Utilities hearing on January 8, 2026 regarding Housatonic Water Works and possible vote to direct Town Manager to send comments.

L. Hartsgrove stated comments for the public hearing are due January 6 and asked if the Selectboard would want her to send a letter of support/concerns. The Selectboard agreed they want the project to move forward and ask to be kept informed on the construction schedule and oversight and deadlines. It was noted the Town wants the system built and is supportive of the project.

E. Gabriel made a motion to direct the Town manager to send the DPU a letter on behalf of the Selectboard outlining the comments expressed by the Selectboard regarding Housatonic Water Works petition docket DPU 25-145 pursuant to MGL c165 §2 and MGL c164 §14 requesting authorization to incur long-term indebtedness in a principal amount not to exceed \$1,155,089 to fund completion of the manganese filtration system as required by the DPU 23-65; G. Reed seconded. S. Bannon asked for any discussion – there was none. By roll call vote the motion was approved 5-0.

## 9. CITIZEN SPEAK TIME

- Donna Jacobs, 260 Park Street, provided an update on the Filter initiative progress in it's structure and outreach to HWW customers. She noted that fundraising is underway and has had a successful start.
- James Garzon, 84 North Plain Road, noted his appreciation of fiscal prudence and reduced borrowing which would benefit residents.
- M. Loubert stated the dumping by MADOT started November 2023 and no activity since then. She stated the materials need to be removed and that the materials are actually from other towns. She stated it is an eyesore.
- Claudia Shapiro, 78 Egremont Plain Road, stated she has questions about any intentions regarding her property in relation to the airport – S. Bannon replied he cannot comment as it is not on the agenda.
- Eileen Mooney asked for clarification about the Van Deusenville property – S. Bannon replied it was regarding a cell tower, not solar.

10. SELECTBOARD'S TIME – No members asked to speak.

11. MEDIA TIME – No media asked to speak.

ADJOURNMENT - Chairman Bannon adjourned the meeting by unanimous consent at 6:15pm.

Respectfully submitted,

Stacy Ostrow, Recording Clerk

**LICENSING AUTHORITY/SELECT BOARD**  
**2026 ANNUAL LICENSE RENEWAL CONSENT AGENDA**  
**DECEMBER 15, 2026**

BUSINESS NAME	LICENSED PREMISES	LICENSE TYPE	HOURS OF OPERATION/INFO
<b>1. ON PREMISES ALCOHOL LICENSES</b>			
Aegean Breeze	327 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-10pm
Agaves Mexican Grill	389 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 8am-10pm
Aroma Bar and Grill	485 Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 12pm-9pm
Barrington Brewery and Restaurant	420 Stockbridge Rd , Great Barrington, MA 01230	Wines and Malt On Premise	M-Sun 11:30am-12am
Bizalions Fine Food Ltd	684 South Main St, Great Barrington, MA 01230	Wines and Malt On Premise	M-Sun 9am-7pm
Bizen	015-21 Railroad St , Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 10am-9pm
Blunt Entertainment Group	426 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-12am
Bogie's	935 South Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 8am-2:00am
Butternut (Base)	380A State Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 8am-8pm
Butternut (Upper Lodge)	380 State Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 8am-8pm
Café Adam	420 Stockbridge Rd 3, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	T- Sun 5pm-9pm
Common or Garden Pub	425 Park St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	W-F 5pm-1am, S: 9am-1am; Sun: 9-10pm
Cove Bowling And Entertainment Inc	109 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 9am-12am
Fiddleheads Grille	999 Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-12:30am
Fiesta Bar & Grill	284 Main St 11, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-10pm
Four Brothers Pizza	100 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-10pm
Fuel Restaurant Group, LLC	293 Main St, Great Barrington, MA 01230	Wines and Malt On Premise	M-Sun 7am-12am
GB Eats	282 Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 7am-9pm
Great Barrington Pizza House Inc	36 State Rd, Great Barrington, MA 01230	Wines and Malt On Premise	M-Sun 11am-9pm
Half Rats	343 Main St, Great Barrington MA 01230	Wines and Malt On Premise	W & TH 4PM-9PM, F-Sun 4PM-10PM
Koii Chinese Restaurant	302 State Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-9:30pm

Lucy's Rendezvous	268 Main St, Suites B & C, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 12pm-2:00am
Mahaiwe Performing Arts Center Inc (14 Castle)	14 Castle St, Great Barrington, MA 01230	Wines and Malt On Premise	M-S 10am-11pm, Sun 1pm-11:59pm
Mahaiwe Performing Arts Center Inc. (20 Castle)	20 Castle St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 10am-11:59pm
Marketplace Kitchen Table	240 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 7am-9pm
Miller's Pub	280 Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-11pm
Mooncloud	47 Railroad St 1, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	T-Sun 3pm-1am
Number Ten	10 Castle St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	W-F 5pm-1am, S: 9am-1am, Sun: 9-10pm
Prairie Whale	178 Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-1am
Robbie's Market	278 Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premises	T-Sun 9am-9pm
Rubi's	264 Main St, Back, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 7am-11pm
Steam Noodle Cafe	286 Main St, Front, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 10am-9pm
The East Asian Cuisine	305 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	T-Sun 11am-10pm
The Elm Railroad Street	20 Railroad St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	Sun-S 10am-1am
The Manhattan Pizza Company	490 Main St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-10pm
The Well	312 Main St, STE 1, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-1am
Triplex Cinema	70 Railroad St, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-11:59pm
VFW James A Modol Post 8349	800 South Main St, Great Barrington, MA 02093	All Alcoholic Beverages On Premise Club	M-Sun 12pm-11:59pm
Wyantenuck Country Club	46 West Sheffield Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise Seasonal Club	M-Sun 10am-11:59pm
Xicohtencatl Mexican Restaurant Inc	50 Stockbridge Rd, Great Barrington, MA 01230	All Alcoholic Beverages On Premise	M-Sun 11am-10pm

## 2. OFF-PREMISE ALCOHOL LICENSES

A & B Package and Variety	10 Depot St, Great Barrington, MA 01230	Package Store All Alcoholic Beverages	M-Sun 6:30am-10pm
Berkshire Food Co-op	34 Bridge St, Ste 1, Great Barrington, MA 01230	Package Store Wines and Malt	M-Sun 8am-7pm
Domaneys Liquors And Fine Foods Inc	66 Main St, Great Barrington, MA 01230	Package Store All Alcoholic Beverages	M-S 10am-9pm, Sun 12pm-6pm
Guido's Fresh Marketplace	760 South Main St, Great Barrington, MA 01230	Package Store All Alcoholic Beverages	M-Sun 7am-9pm

Marketplace Specialty Food Shop	265 Stockbridge Rd, Great Barrington, MA 01230	Package Store Wines and Malt	M-Sun 9am-7pm
Plaza Package	155 State Rd, Great Barrington, MA 01230	Package Store All Alcoholic Beverages	M-Sun 10am-11pm
Price Chopper #155/MARKET 32 BY PRICE CHOPPER	300 Stockbridge Rd, Great Barrington, MA 01230	Package Store Wines and Malt	M-Sun 7am-11pm
Rubiner's Cheesemongers And Grocers LLC	264 Main St, Unit 1, Great Barrington, MA 01230	Package Store Wines and Malt	M-Sun 10am-7pm
TABLE & VINE INC. (Big Y World Class Market #22)	700 Main St, 2A, Great Barrington, MA 01230	Package Store All Alcoholic Beverages	M-Sun 7am-10pm
Taft Farms	119 Park St North Great Barrington MA 01230	Package Store Wines and Malt	M-Sun 8am-6pm
Trotta's Fine Wine & Spirits	490 Main St, 2, Great Barrington, MA 01230	Package Store All Alcoholic Beverages	M-Sun 9am-9pm

### 3. COMMON VICTUALLER

1Shree-3 LLC (Shell Station)	229 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 5am-10pm
A & B Package and Variety	10 Depot St, Great Barrington, MA 01230	Common Victualler	M-Sun 6:30am-10pm
Aegean Breeze	327 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-10pm
Agaves Mexican Grill	389 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 8am-10pm
Aroma Bar and Grill	485 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 12pm-9pm
Barrington Brewery and Restaurant	420 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 11:30am-12am
Bear Butter	323 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 8am-5pm
Berkshire Food Co-op	34 Bridge St, Ste 1, Great Barrington, MA 01230	Common Victualler	M-Sun 8am-7pm
Berkshire Mountain Bakery Inc	367 Park St, Housatonic, MA 01236	Common Victualler	M-S 8am-7pm; Sun 8:30am-6:30pm
Best Damn Espresso	232 Main St and 123 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 8am-8pm
Bistro Box	937 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-7pm
Bizalions Fine Food Ltd	684 South Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 9am-7pm
Bizen	015-21 Railroad St, Great Barrington, MA 01230	Common Victualler	M-Sun 10am-9pm
Boba Train	47 Railroad St, STE 3 Great Barrington, MA 01230	Common Victualler	T-Sun: 10am-6pm
Bogie's	935 South Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 8am-2am
Butternut (Base)	380A State Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 8am-8pm

Butternut (Upper Lodge)	380 State Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 8am-8pm
Café Adam	420 Stockbridge Rd, 3, Great Barrington, MA 01230	Common Victualler	T- Sun 5pm-9pm
Café Holli	200 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-4pm
Common or Garden Pub	425 Park St, Great Barrington, MA 01230	Common Victualler	W-F 5pm-1am, S: 9am-1am; Sun: 9-10pm
Cove Bowling And Entertainment Inc	109 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 9am-12am
Cumberland Farms, Inc.	140 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 5am-11pm
Domaney's Liquors And Fine Foods Inc	66 Main St, Great Barrington, MA 01230	Common Victualler	M-S 10am-9pm, Sun 12pm-6pm
Dunkin Donuts	494 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 5am-10pm
Extra Special Teas	2 Elm St, Great Barrington, MA 01230	Common Victualler	M-Sun 9am-5pm
Extra Special Teas	226 Pleasant St, Housatonic MA 01236	Common Victualler	M-Sun 9am-5pm
Fairfield Inn & Suites	249 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 24 hours
Fairview Hospital (Cafeteria)	29 Lewis Ave, Great Barrington, MA 01230	Common Victualler	M-Sun 6:30am-7pm
Farm Country Soup Inc.	389 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	T-S: 10am-5pm
Fiddleheads Grille	999 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-12:30am
Fiesta Bar & Grill	284 Main St, 11, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-10pm
Four Brothers Pizza	100 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-10pm
Fuel Restaurant Group, LLC	293 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-12am
GB Eats	282 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-9pm
Great Barrington Pizza House Inc	36 State Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-9pm
Great Wall	87 State Rd, Great Barrington, MA 01230	Common Victualler	T-Sun 11am-9:30pm
Guido's Fresh Marketplace	760 South Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-9pm
Half Rats	343 Main St, Great Barrington MA 01230	Common Victualler	W & Thursday 4PM-9PM, F-Sun 4PM-10PM
Juju's	70 Railroad St, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-11pm
Koi Chinese Restaurant	302 State Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-9:30pm

Liptonmart #606	246 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 6am-11PM
Los Lopez Taco Truck	200 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 9am-9pm
Mahaiwe Performing Arts Center Inc (14 Castle)	14 Castle St, Great Barrington, MA 01230	Common Victualler	M-S 10am-11pm, Sun 1pm-11:59pm
Mahaiwe Performing Arts Center Inc. (20 Castle)	20 Castle St, Great Barrington, MA 01230	Common Victualler	M-Sun 10am-11:59pm
Marketplace Kitchen Table	240 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-9pm
Marketplace Specialty Food Shop	265 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 9am-7pm
McDonald's #2809	302 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 6am-12am
Miller's Pub	280 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-11pm
Mooncloud	47 Railroad St, 1, Great Barrington, MA 01230	Common Victualler	T - Sun 3pm-1am
No Comply Foods	258 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	W-F 5pm-9pm; S 11am-9pm; Sun 11am-3pm
Number Ten	10 Castle St, Great Barrington, MA 01230	Common Victualler	W-F 5pm-1am, S: 9am-1am, Sun: 9-10pm
Odd Bird Farm Bakery	490 Main St, Unit #5, Great Barrington, MA 01230	Common Victualler	M-S 6am-3pm
Pixie Boulangerie	198 Main St, Great Barrington, MA 01230	Common Victualler	W-S 9am-5pm, Sun 9am-1pm
Pleasant & Main	1063 Main St, Housatonic MA 01236	Common Victualler	T-Sun 7am-9pm
Prairie Whale	178 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-1am
Price Chopper #155/MARKET 32 BY PRICE CHOPPER	300 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-11pm
Robbie's Market	278 Main St, Great Barrington, MA 01230	Common Victualler	T-Sun 9am-9pm
Rubiner's Cheesemongers And Grocers LLC	264 Main St, Unit 1, Great Barrington, MA 01230	Common Victualler	M-Sun 10am-7pm
Rubi's	264 Main St, Back, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-11pm
Siam Square Fine Thai Cuisine	290 Main St, Great Barrington, MA 01230	Common Victualler	M- Sun 11:30am-10pm
SoCo Creamery*	5 Railroad St, Great Barrington, MA 01230	Common Victualler	M-Sun 12pm-10pm
South Main Xtra Mart	696 South Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 5am-11pm
Steam Noodle Cafe	286 Main St, Front, Great Barrington, MA 01230	Common Victualler	M-Sun 10am-9pm
TABLE & VINE INC. (Big Y World Class Market #22)	700 Main St, 2A, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-10pm

Taft Farms	119 Park St North, Great Barrington MA 01230	Common Victualler	M-Sun 8am-6pm
The East Asian Cuisine	305 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	T-Sun 11am-10pm
The Elm Railroad Street	20 Railroad St, Great Barrington, MA 01230	Common Victualler	Sun-S 10am-1am
The Great Barrington Bagel Co.	777 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 7am-4:30pm
The Manhattan Pizza Company	490 Main St, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-10pm
The Well	312 Main St, STE 1, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-1am
Triplex Cinema	70 Railroad St, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-11:59pm
VFW James A Modol Post 8349	800 South Main St, Great Barrington, MA 02093	Common Victualler	M-Sun 12pm-11:59pm
Vivaldi's Pizzeria	325 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-10:30pm
Wyantenuck Country Club	46 West Sheffield Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 10am-11:59pm
Xicohtencatl Mexican Restaurant Inc	50 Stockbridge Rd, Great Barrington, MA 01230	Common Victualler	M-Sun 11am-10pm

#### 4. INNHOLDERS

East Rock Inn	304 State Rd, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Fairfield Inn & Suites	249 Stockbridge Rd, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Holiday Inn Express	415 Stockbridge Rd, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Lantern House Motel	256 Stockbridge Rd, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Monument Mountain Motel	247 Stockbridge Rd, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Quality Inn	372 Main St, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
The Little Lion	506 Stockbridge Rd, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Travelodge	400 Stockbridge Rd, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Wainwright Inn, LLC*	518 South Main St, Great Barrington, MA 01230	Innholders	M-Sun 24 hours
Wind in the Pines	949 Main St, Great Barrington, MA 01230	Innholders	M-Sun 24 hours

<b>5. AUTO SALES</b>			
7 & 23 Motor Sales	195 State Rd, Great Barrington, MA 01230	Class II Auto	M-Sat 10am-5pm
D.A. Dempsey Auto Sales	446 Stockbridge Rd, Great Barrington, MA 01230	Class II Auto	Tue-F 8:30am-5pm, Sat 8am-1pm
Decker's Auto Body Inc. & Mechanic	91 State Rd, Great Barrington, MA 01230	Class II Auto & Class III Auto	M-F 8am-4:30pm, Sat APPT ONLY
Formel Auto Salvage	21 Van Deusenville Rd, Great Barrington, MA 01230	Class II Auto & Class III Auto	M-F 7am-5pm, Sat 8am-12pm
J.D. Automotive Inc.	93 State Rd, Great Barrington, MA 01230	Class II Auto	M, T, TH, F 8am-5pm CLOSED W
Larkin Ltd.	974 Main St, Great Barrington, MA 01230	Class II Auto	M-F 8am-4:30pm

<b>6. ALL OTHER LICENSES</b>			
Bogie's	935 South Main St, Great Barrington, MA 01230	Amusement Device - \$40 per device, 3 pool tables, 1 jukebox (4 total)	M-Sun 8am-2:00am
Common or Garden Pub	425 Park St, Great Barrington, MA 01230	Amusement Device - \$40 per device, 1 pool table	W-F 5pm-1am, S: 9am-1am; Sun: 9-10pm
Cove Bowling And Entertainment Inc	109 Stockbridge Rd, Great Barrington, MA 01230	Bowling License - \$30 + \$15 for each lane after the 1st (24 total)	M-Sun 9am-12am
Mahaiwe Performing Arts Center Inc (14 Castle)	14 Castle St, Great Barrington, MA 01230	Motion Picture	M-S 10am-11pm, Sun 1pm-11:59pm
Mahaiwe Performing Arts Center Inc. (20 Castle)	20 Castle St, Great Barrington, MA 01230	Motion Picture	M-Sun 10am-11:59pm
Triplex Cinema	70 Railroad St, Great Barrington, MA 01230	Motion Picture	M-Sun 11am-11:59pm

<b>7. ENTERTAINMENT</b>			
Berkshire Food Co-op	34 Bridge St, Ste 1, Great Barrington, MA 01230	Annual Weekday Entertainment	Location: outdoor patio or inside on second floor space above the café, Type: live amplified music, M-S 8am-7pm
Berkshire South Regional Community Center	15 Crissey Rd, Great Barrington, MA 01230	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): auditorium and gymnasium Type: concert/performance, DJ, live and recorded music with amplification, dancing, exhibition, public show, cabaret, floorshow, theatrical exhibition, lightshow, jukebox, play, moving picture show M-Sat 10AM-11PM Sun: 10am-11:59pm
Blunt Entertainment Group	426 Stockbridge Rd, Great Barrington, MA 01230	Annual Weekday Entertainment	Location(s): dance floor in front of fireplace, Type: live and recorded music, dancing, M-S 11am-11:59pm
Bogie's	935 South Main St, Great Barrington, MA 01230	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): dining Room, Type: live and recorded music, dancing, M-F 12pm-1:30am; S 12pm-11:59pm, Sun: 1pm-11:59pm

Common or Garden Pub	425 Park St, Great Barrington, MA 01230	Annual Weekday Entertainment	Location(s): game room/dining room, Type: live and recorded music, dancing , Thursday-S 7pm-1am
Fuel Restaurant Group, LLC	293 Main St, Great Barrington, MA 01230	Annual Weekday Entertainment	Location(s): back side of dining room, Type: concert, exhibition, dj, live band with up to 4 pieces, public show including live and recorded amplified music, dancing, moving picture show, and jukebox, M-Sat: 5:30pm-10:30pm
Guthrie Center	2 Van Deusenville Rd, Great Barrington, MA 01230	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): on stage Type: concert/performance, live and recorded music with amplification, dancing, exhibition M-Sat 9am-11:59pm; Sun 1pm-11:59pm
Mahaiwe Performing Arts Center Inc (14 Castle)	14 Castle St, Great Barrington, MA 01230	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): stage in main theater, Type: various concert/performance, amplified music, both live and recorded, dancing , M-S 10am-11pm, Sun: 1pm-11:59pm
Mahaiwe Performing Arts Center Inc. (20 Castle)	20 Castle St, Great Barrington, MA 01230	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): on stage, exhibits provided detailing room configurations, Type: various concert/performance, amplified music, both live and recorded, dancing , M-S 10am-11:59pm, Sun: 1pm-11:59pm
Saint James Place	352 Main St, Great Barrington, MA 01230	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): main room Type: concert/performance, DJ, live and recorded music with amplification, dancing M-Sat: 8am-11:59pm; Sun: 1pm-11:59pm
The Elm Railroad Street	20 Railroad St, Great Barrington, MA 01230	Annual Weekday Entertainment	Location(s): dining room, Type: live and recorded music, dancing, M-S 5pm-10pm
Triplex Cinema	70 Railroad St, Great Barrington, MA 01230	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): each of the 4 theaters, Type: live and recorded music, dancing, M-S 10am-11:59pm, Sun: 9am-11:59pm

Unitarian Universalist Meeting of South Berkshire	1089 Main St, Housatonic, MA 01236	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): in sanctuary or social hall Type: recorded music, play, moving picture show M-Sat: 10am-10pm
VFW James A Modol Post 8349	800 South Main St, Great Barrington, MA 02093	Annual Weekday Entertainment, Annual Sunday Entertainment	Location(s): 2nd floor banquet hall and outside of the bandstand trailer , Type: live and recorded music, dancing, M-S 12pm-12am, Sun: 1pm-11:59pm
Wyantenuck Country Club	46 West Sheffield Rd, Great Barrington, MA 01230	Annual Weekday Entertainment	Location(s): main dining room and ballroom, Type: live and recorded music, dancing, M-S 5pm-10pm
Xicohtencatl Mexican Restaurant Inc	50 Stockbridge Rd, Great Barrington, MA 01230	Annual Weekday Entertainment	Location(s): main dining room, Type: live and recorded music, dancing, M-S 6pm-11pm

**\*Asterisk denotes a change to the license – relevant parties have been invited to discuss the nature of the change**

DRAFT

1-2-26-

\$50.00  
 Fee: \$25.00 (per day) PIF



### 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: Jessica Eichstadt

Organization Name: Gr. Barrington Fish + Game Club Association

Applicant's Address: 338 Long Pond Rd. Housatonic, Ma. 01236

Telephone Number: 413 [REDACTED] [REDACTED]@yahoo.com

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

Event: Ice Fishing Derby

Date: Feb. 14, 2026 Start Time: 11:00 am End Time: 6:00 pm

Event Address: 338 Long Pond Rd. Housatonic Ma. 01236

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.

Jessica Eichstadt  
 Signature of Applicant

1/2/26  
 Date

FOR TOWN USE:

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Postponed \_\_\_\_\_

Fee: ~~\$25.00~~<sup>550.00</sup> (per day)

PIF



**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: Jessica Eichstedt

Organization Name: Gt. Barrington Fish & Game Association

Applicant's Address: 338 Long Pond Rd. Housatonic, Mg. 01236

Telephone Number: 413 [REDACTED] [REDACTED] @yahoo.com

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

Event: Ham Shoots (6 dates for Ham shoots)

Date: 2/22, 3/1, 3/8, 3/15, 3/22, 3/29 Start Time: 11 am End Time: 6:00 pm

Event Address: 338 Long Pond Rd. Housatonic, Mg. 01236

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.

Jessica Eichstedt  
Signature of Applicant

1/2/26  
Date

**FOR TOWN USE:**

Approved \_\_\_\_\_ Denied \_\_\_\_\_ Postponed \_\_\_\_\_



### CERTIFICATE OF COMPLETION

This certifies that

**Jessica Lynn Eichstedt**

is awarded this certificate for

**TIPS Concessions Alcohol Training**

Hours  
3.00

Completion Date  
01/07/2024

Expiration Date  
01/06/2027

Certificate #  
000030588228

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)



Issued: 01/07/2024  
Certificate #: 000030588228

Jessica Lynn Eichstedt  
Mill River MA 01234

**CERTIFIED**

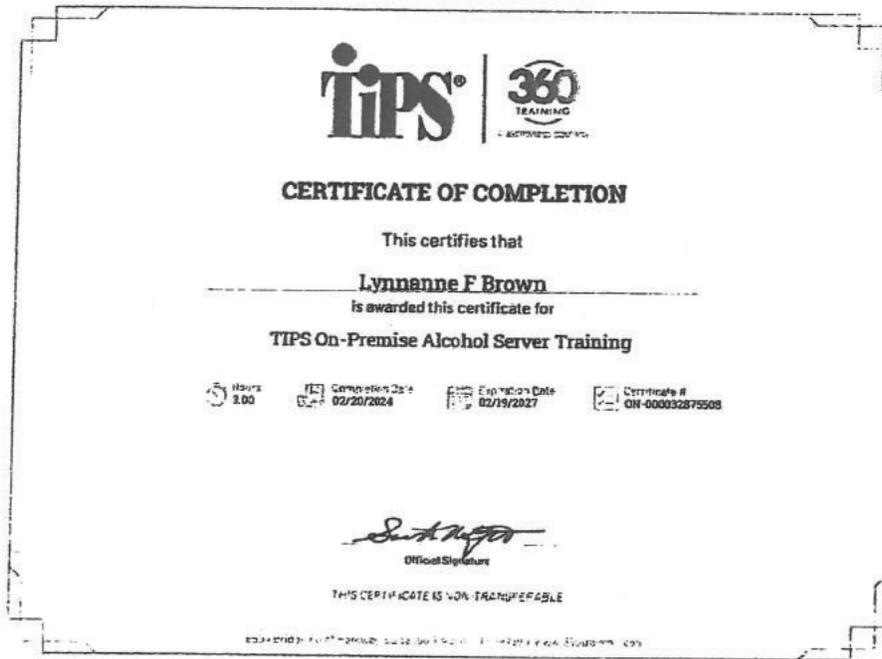
Expires: 01/06/2027



Phone: 800-438-8477  
www.gettips.com

This card was issued for successful completion of the TIPS program.

Signature \_\_\_\_\_



**CERTIFIED**



Upload to OneDrive





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

FEE: \$100.00 (Payable to the Town of Great Barrington)

DATE: \_\_\_\_\_

NOTICE:

As provided by MGL Chapter 140, the sale of food for immediate consumption has an intimate relation to the public health and such activity cannot be conducted without the proper license and permit.

Please return completed license application to the Selectboard Office: 334 Main Street, 2<sup>nd</sup> Floor Great Barrington, MA 01230 | by email: [SBTM@townofgbma.gov](mailto:SBTM@townofgbma.gov) | by fax: 413-528-2290

TO THE LICENSING AUTHORITY:

The undersigned hereby applies for a Common Victualler License in accordance with the provisions relating thereto:

OWNER(S) NAME: Sandra Viviana Moreno, Nelson Lozada, Betsy Pulido

NAME OF BUSINESS: BNS Patisserie LLC / Patisserie GB

D/B/A (if applicable): \_\_\_\_\_

LOCATION WHERE LICENSE IS TO BE USED: 313 Main Street, Great Barrington, MA, 01230

BUSINESS MAILING ADDRESS: 313 Main Street, Great Barrington, MA 01230

BUSINESS PHONE: 413 [REDACTED] BUSINESS EMAIL: [REDACTED]@gmail.com

DAYS & HOURS OF OPERATION: Monday to Sunday 8 to 7pm

DESCRIPTION OF PREMISES: \_\_\_\_\_

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: \_\_\_\_\_  
Corporate Officer (if applicable)

SS# [REDACTED]

OR FID# \_\_\_\_\_

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

**FEE:** \$100.00 (Payable to the Town of Great Barrington)      **DATE:** 10.27.25

**NOTICE:**

As provided by MGL Chapter 140, the sale of food for immediate consumption has an intimate relation to the public health and such activity cannot be conducted without the proper license and permit.

Please return completed license application to the Selectboard Office: 334 Main Street, 2<sup>nd</sup> Floor Great Barrington, MA 01230 | by email: [SBTM@townofgbma.gov](mailto:SBTM@townofgbma.gov) | by fax: 413-528-2290

**TO THE LICENSING AUTHORITY:**

The undersigned hereby applies for a Common Victualler License in accordance with the provisions relating thereto:

OWNER(S) NAME: Matthew Scott

NAME OF BUSINESS: Optimal Holdings LLC

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

LOCATION WHERE LICENSE IS TO BE USED: 5 Railroad Street, Great Barrington MA, 01230

BUSINESS MAILING ADDRESS: 148 Hillsdale Road, Egremont MA

BUSINESS PHONE: 860 [REDACTED] BUSINESS EMAIL: [REDACTED]@optimalicecream.com

DAYS & HOURS OF OPERATION: 12 am - 9 pm Tuesday- Sunday

DESCRIPTION OF PREMISES: \_\_\_\_\_

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: Matt Scott  
Corporate Officer (if applicable)

SS# [REDACTED] OR FID# \_\_\_\_\_

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

FEE: \$100.00 (Payable to the Town of Great Barrington)

DATE: \_\_\_\_\_

**NOTICE:**

As provided by MGL Chapter 140, the sale of food for immediate consumption has an intimate relation to the public health and such activity cannot be conducted without the proper license and permit.

Please return completed license application to the Selectboard Office: 334 Main Street, 2<sup>nd</sup> Floor Great Barrington, MA 01230 | by email: [SBTM@townofgbma.gov](mailto:SBTM@townofgbma.gov) | by fax: 413-528-2290

**TO THE LICENSING AUTHORITY:**

The undersigned hereby applies for a Common Victualler License in accordance with the provisions relating thereto:

OWNER(S) NAME: JOSE HERNANDEZ VASQUEZ

NAME OF BUSINESS: EL MULAR LLC

D/B/A (if applicable): \_\_\_\_\_

LOCATION WHERE LICENSE IS TO BE USED: 284 MAIN STREET, STORE # 8

BUSINESS MAILING ADDRESS: 284 Main Street, Store #8 Great Barrington, MA 01230

BUSINESS PHONE: 413 [REDACTED] BUSINESS EMAIL: [REDACTED]@iCloud.com

DAYS & HOURS OF OPERATION: M-S 11am-9pm

DESCRIPTION OF PREMISES: Formerly "Azteca"

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.

EL MULAR, LLC  
Signature of Individual or Corporate Name

By: JOSE HERNANDEZ VASQUEZ  
Corporate Officer (if applicable)

SS# \_\_\_\_\_

OR FID# 41-3337131

*no changes - just ownership  
no seating  
shared bathroom*



TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

MEMO

January 2, 2026

**To:** Liz Hartsgrove, Town Manager  
**From:** Joe Aberdale, DPW Superintendent  
**Subject:** Driveway Permit Application  
**Applicant:** White Engineering, Inc. on behalf of Melton Sawyer & Mark Zustovich  
**Location:** 177 Division Street, Great Barrington

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Below are the staff recommendations and/or conditions for the above reference driveway/curb cut permit application. Staff recommends approval with the following conditions:

**DPW:**

- The applicant must follow all DigSafe Laws, 811 or 888-344-7233
- The Town Driveway Bylaws must be followed
- If the driveway construction impacts the traveled way, the applicant must discuss the need for a police detail with the Police Chief prior to construction.
- The property owner must maintain the driveway in accordance with this approval and the Town's driveway standards now and in the future.

Be advised you are required to notify the Highway Superintendent a minimum of 24 hours (1 Business Day) prior to the start of construction, 413-528-2500.

**Town Planner:** No issues.

**Police Chief:** If the driveway construction and/or equipment impacts the traveled way, the applicant must discuss the need for a police detail with the Police Chief prior to construction.

**Conservation Commission:** No issues. Work has been permitted under DEP file # 167-0472.

**Fire Chief:** No issues

**Attachments:**

Application  
Plans

**LETTER OF TRANSMITTAL**

**White Engineering Inc.**

55 South Merriam Street  
Pittsfield, MA 01201

Phone (413) [REDACTED] \* Fax (413) [REDACTED]

TO: Town of Great Barrington  
Department of Public Works  
334 Main Street, 2<sup>nd</sup> Floor  
Great Barrington, MA 01230

Date: 12/10/25 Job #: 24-08-06  
Attention: Department of Public Works  
RE: Curb Cut Application - Sawyer

**WE ARE SENDING YOU**  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Disk  Prints  Plans  Samples  Specifications  
 Copy of Letter  Change Order  Other: **Application & Check**

Copies	Dwg. No.	Rev.	Description
5	24-08-06	B	Proposed Site Development Plan and Detail Sheet for Melton Sawyer & Mark Zustovich

**THESE ARE TRANSMITTED** as checked below:

- For Approval  Approved as Submitted  Resubmit \_\_\_\_\_ Copies for Approval  
 For Your Use  Approved as Noted  Submit \_\_\_\_\_ Copies for Distribution  
 As Requested  Returned for Corrections  Return \_\_\_\_\_ Corrected Prints  
 For Review and Comment  Other \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ TIME \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

**REMARKS:** Curb Cut Permit Application submittal for Melton Sawyer & Mark Zustovich. Property location Map #32, Lot #5D, 177 Division Street. Check # 4351 for the \$125 application fee enclosed.

Received

DEC 12 2025

DPW

SIGNED: Nadine Whiting

Received

Town of Great Barrington

Form date: June 2024

DEC 12 2025

Selectboard

Fee \$125.00 ✓

DPW

Application for Access to a Public Way / Driveway Permit

Number \_\_\_\_\_

DPW

**INSTRUCTIONS**

RETURN FIVE (5) COPIES OF THIS FORM AND ALL ACCOMPANYING PLANS, ALONG WITH THE \$125.00 FEE to the Department of Public Works office in Town Hall, 2nd Floor, 334 Main Street, Great Barrington, MA 01230. Plans must show the location of the driveway on the property and must also indicate all details needed in order to determine that driveway regulations are met, including paving material, width, grade, drainage, culverts, angle to street, etc. See Chapter 153 of the Town Code for driveway regulations.

Application Date 12/10/2025

Name of Applicant / Property Owner Melton Sawyer and Mark Zustovich

Mailing address [REDACTED], Jackson Heights, NY 11372

Phone number & Email [REDACTED]

Location of proposed driveway / highway entrance 177 Division Street

Contractor who will perform the work D. Clark & Son Excavating

Address & phone number of contractor [REDACTED] Road, West Stockbridge 01266 (413)-[REDACTED]

Proposed construction date 12/10/2025

Type of driveway (gravel, asphalt, etc.) Gravel

Print Form

**Submit five (5) copies of completed form and plans.**

Applicant hereby agrees to notify the Great Barrington DPW Superintendent of the date and time of driveway construction at least 24 hours before construction is begun. Applicant further agrees to conform to all requirements of the Town of Great Barrington regulations governing access to public ways and to all conditions that may be placed on this permit. See Chapter 153 of the Town Code for regulations and design requirements.

Applicant's Signature: Melton Sawyer & Mark Zustovich G/O White Engineering, Inc.

**FOR STAFF USE ONLY**

**RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT**

After consultation with review staff, and after full consideration of the application and the applicable requirements, I recommend that this application be:   
 approved as submitted   
 approved with conditions attached   
 disapproved for reasons attached   
 resubmitted with changes suggested per attached

	Conditions		Other Permits
	Received	Recommended	Required
Conservation:	( )	( )	( )
Fire Chief:	( )	( )	( )
Planning:	( )	( )	( )

**PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY**

Pursuant to its vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed, at its meeting on \_\_\_\_\_, the Great Barrington Board of Selectmen granted permission to construct or alter this access to a public way at the address and in the location indicated in this application, in accordance with the plans accompanying this application, and subject to any conditions attached.

For the Selectboard: \_\_\_\_\_, its \_\_\_\_\_, \_\_\_\_\_  
(signature) (title) (date)

## Kara Hovland

---

**From:** Ellyn Dupont  
**Sent:** Monday, December 15, 2025 9:38 AM  
**To:** Kara Hovland; Alicia Dulin; Ellie Smith; Jackie Dawson  
**Cc:** Joseph Aberdale  
**Subject:** RE: Past Due Taxes

Both are 100% current with taxes.

*Ellyn*



**Ellyn N. Dupont**

Assistant Collector  
413-528-1619 ext 2201  
edupont@townofgbma.gov

Town of Great Barrington  
334 Main Street  
Great Barrington MA 01230



The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.

---

**From:** Kara Hovland <KHovland@townofgbma.gov>  
**Sent:** Monday, December 15, 2025 9:07 AM  
**To:** Alicia Dulin <adulin@townofgbma.gov>; Ellie Smith <ESmith@townofgbma.gov>; Ellyn Dupont <edupont@townofgbma.gov>; Jackie Dawson <jdawson@townofgbma.gov>  
**Cc:** Joseph Aberdale <jaberdale@townofgbma.gov>  
**Subject:** RE: Past Due Taxes

Thank you! The following is the property and applicant info for the driveway permits:

- Melton Sawyer and Mark Zustovich, 177 Division Street, GB
- Gregg Navins and Dana Forster-Navins, 172 Division Street, GB

If you could confirm that no past due taxes that would be greatly appreciated!

Best,

## Kara Hovland

---

**From:** Chris Rembold  
**Sent:** Monday, December 15, 2025 3:17 PM  
**To:** Kara Hovland; Kate Van Olst; Paul Storti; Scott Turner; Joseph Aberdale; Steven Larkin  
**Cc:** Keith Gangell  
**Subject:** RE: Driveway Permits- 172 and 177 Division St

No Planning issues with either.  
Thank you.



### Christopher Rembold, AICP

Assistant Town Manager /  
Director of Planning and  
Community Development  
413-528-1619, x. 2401  
[crembold@townofgbma.gov](mailto:crembold@townofgbma.gov)

Town of Great Barrington  
334 Main Street  
Great Barrington MA 01230

The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.

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**From:** Kara Hovland <KHovland@townofgbma.gov>  
**Sent:** Monday, December 15, 2025 12:31 PM  
**To:** Kate Van Olst <Conservation@townofgbma.gov>; Paul Storti <PStorti@townofgbma.gov>; Scott Turner <sturner@townofgbma.gov>; Chris Rembold <crembold@townofgbma.gov>; Joseph Aberdale <jaberdale@townofgbma.gov>; Steven Larkin <srlarkin@townofgbma.gov>  
**Cc:** Keith Gangell <KGangell@berkshire.build>  
**Subject:** Driveway Permits- 172 and 177 Division St

Good afternoon,

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**Sent:** Wednesday, December 17, 2025 11:55 AM  
**To:** Chris Rembold; Kara Hovland; Paul Storti; Scott Turner; Joseph Aberdale; Steven Larkin  
**Cc:** Keith Gangell  
**Subject:** Re: Driveway Permits- 172 and 177 Division St

Both projects are approved with Conservation permits.

1. **172 Division St** – work permitted under file # SMA 10-1-25
2. **177 Division St** – work permitted under DEP file # 167-0472

	<p><b>Kate Van Olst</b> Conservation Agent 413-528-1619 ex 2801 <a href="mailto:conservation@townofgb.org">conservation@townofgb.org</a> Office Hours: Mon, Wed, Thurs: 9am-1pm Friday: 9am-4pm</p> <p>Town of Great Barrington 334 Main Street Great Barrington MA 01230</p>
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**Christopher Rembold, AICP**

Assistant Town Manager /  
Director of Planning and  
Community Development  
413-528-1619, x. 2401  
[crembold@townofgbma.gov](mailto:crembold@townofgbma.gov)

Town of Great Barrington  
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**To:** Kate Van Olst <Conservation@townofgbma.gov>; Paul Storti <PStorti@townofgbma.gov>; Scott Turner <sturner@townofgbma.gov>; Chris Rembold <crembold@townofgbma.gov>; Joseph Aberdale <jaberdale@townofgbma.gov>; Steven Larkin <srlarkin@townofgbma.gov>  
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413-528-1619 ext 5101  
[khovland@townofgbma.gov](mailto:khovland@townofgbma.gov)

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**Sent:** Sunday, December 21, 2025 4:27 PM  
**To:** Kara Hovland  
**Subject:** Notes for the two Division Street Driveways

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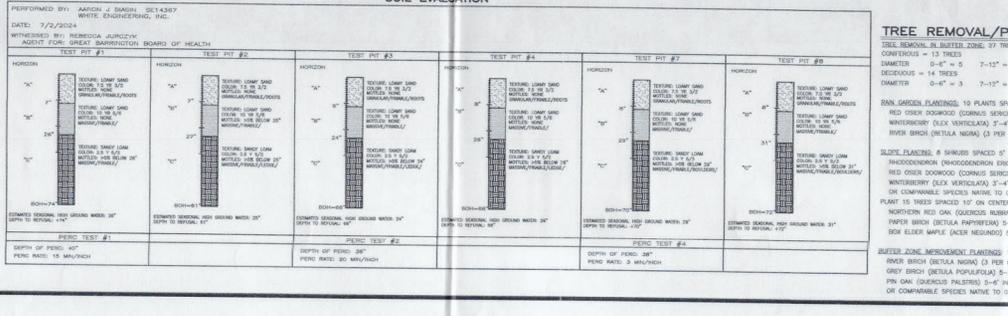
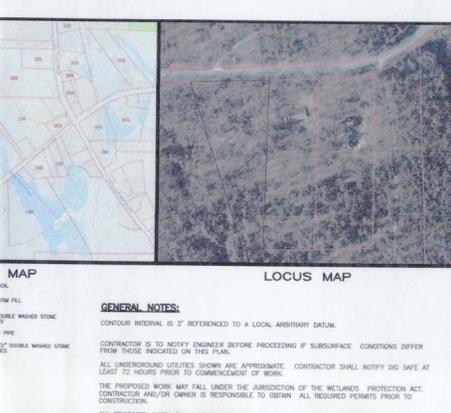
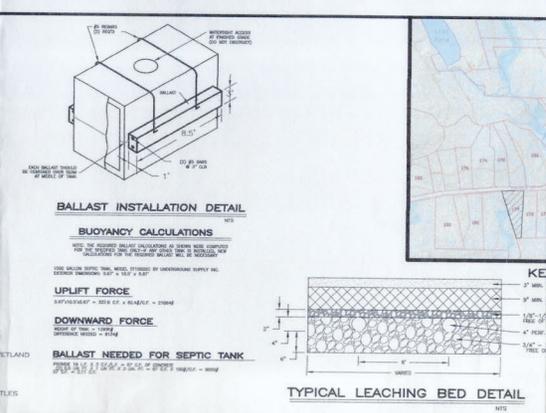
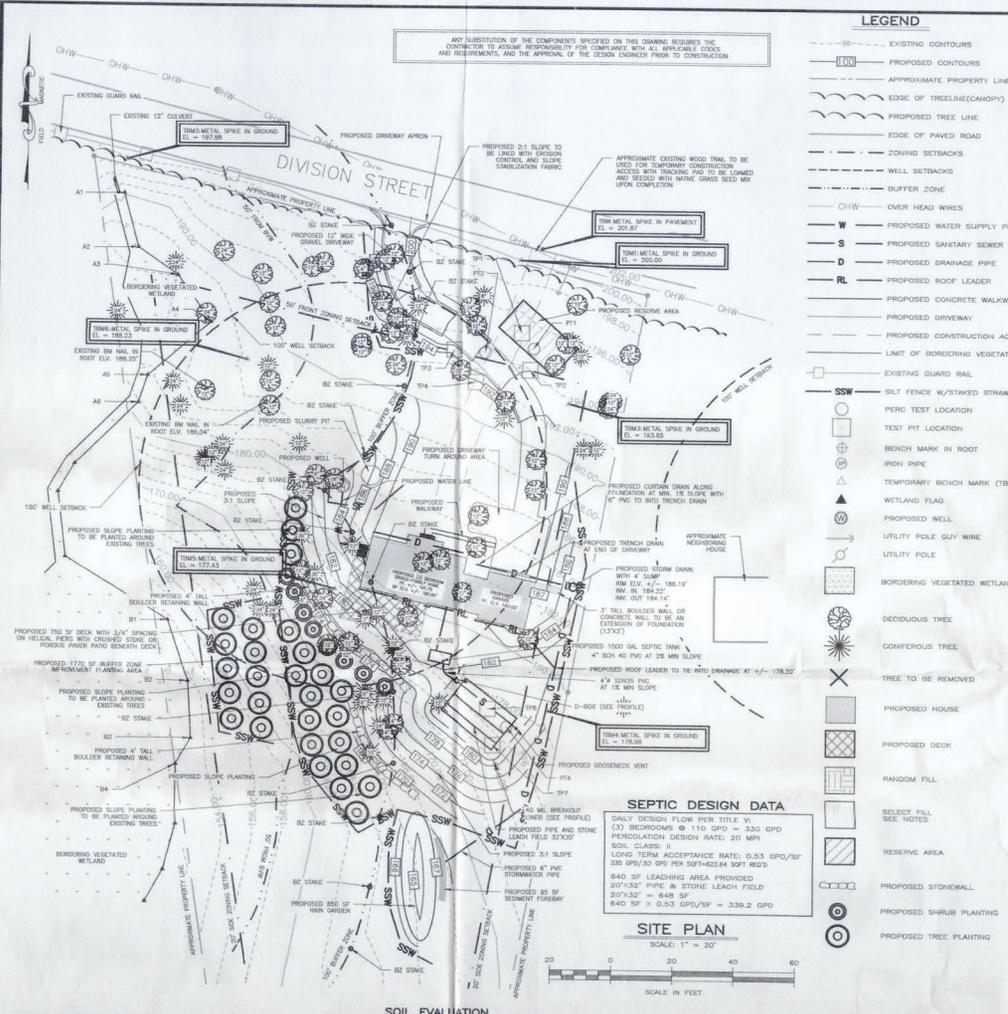


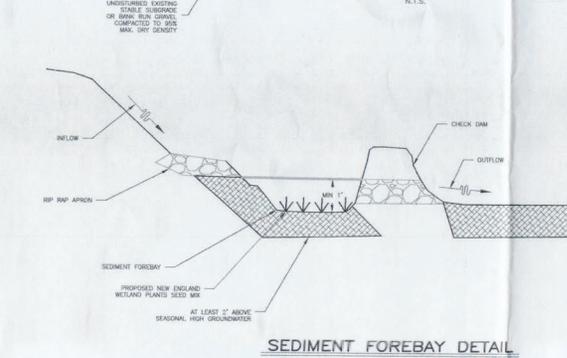
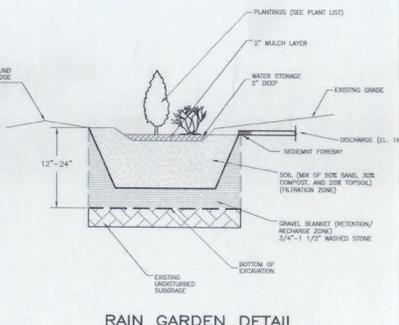
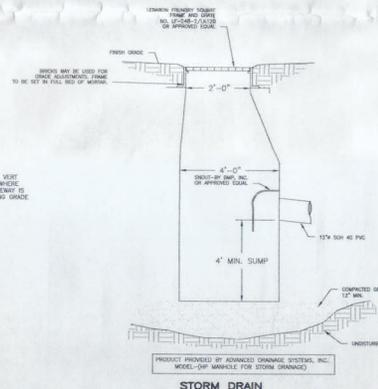
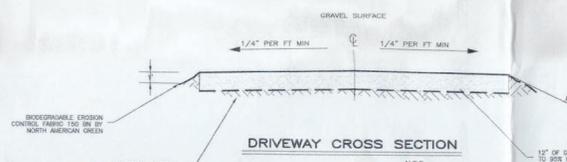
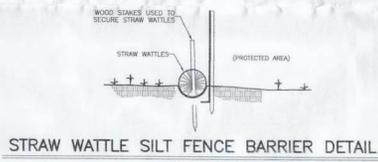
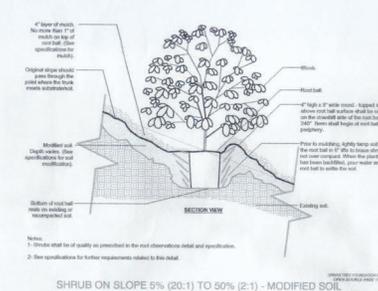
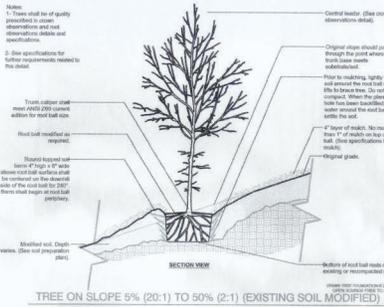
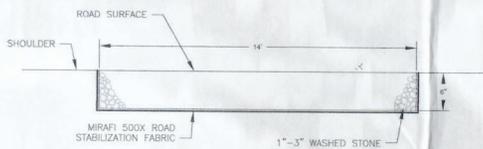
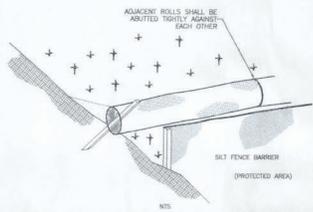
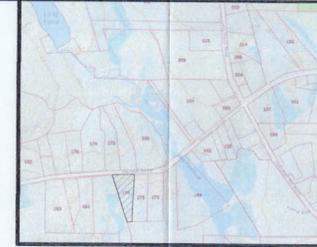
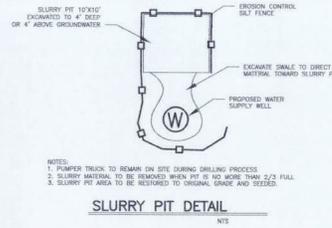
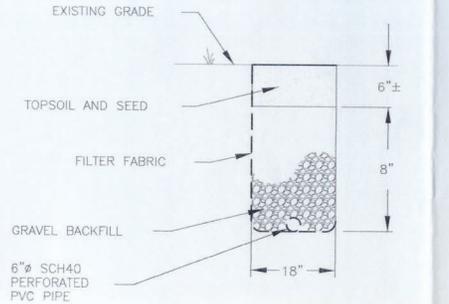
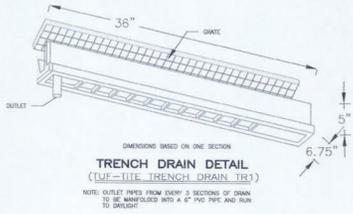
**Joe Aberdale**  
Superintendent of Public Works  
413-528-0867 x1  
jaberdale@townofgb.org

Town of Great Barrington  
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- CONSTRUCTION NOTES:**
1. EROSION CONTROL SILTENCE TO BE INSTALLED AND MAINTAINED BY CONTRACTOR PRIOR TO THE START OF WORK.
  2. EROSION CONTROL SILTENCE TO REMAIN IN PLACE UNTIL SITE HAS STABILIZED AND VEGETATION HAS BECOME ESTABLISHED.
  3. ALL DISTURBED AREAS ARE TO BE REGRINED, SEEDED AND MULCHED AT THE COMPLETION OF WORK IN THAT AREA.
  4. ALL MATERIALS AND EQUIPMENT ARE TO BE STORED WITHIN THE LIMITS OF THE SILTENCE.
  5. SILTENCE TO SERVE AS THE LIMIT OF WORK AREA.
  6. NO EQUIPMENT IS TO BE FUELED OR FUEL STORED WITHIN 100-FT. OF RESOURCE AREA WITHOUT PRIOR CONSENT FROM CONSERVATION COMMISSION.
  7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT AND ALL APPLICABLE STATE AND LOCAL BY-LAWS.
  8. ALL MATERIALS TO BE STOCKPILED ON SITE OVERNIGHT SHALL BE TARPED OR COVERED BY OTHER APPROVED METHOD.

**DETAIL SHEET**  
for  
**MELTON SAWYER & MARK ZUSTOVICH**

177 DIVISION STREET TAX MAP #32 LOT #50 GREAT BARRINGTON, MA  
1 REVISED SITE PLAN SCALE TO 1" = 30' AJB 04/16/2025  
2 REVISED PLANTING PLAN, INCLUDED BUFFER ZONE IMPROVEMENT AJB 05/28/2025

WHITE ENGINEERING INC.  
CIVIL & ENVIRONMENTAL  
65 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012  
LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: APRIL 3, 2025 TIME: AJB PER: EBM DRAWN: AJB  
CHECK: EBM SCALE: AS NOTED

24-08-06B  
SHEET 1 OF 1



TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

MEMO

January 2, 2026

**To:** Liz Hartsgrove, Town Manager  
**From:** Joe Aberdale, DPW Superintendent  
**Subject:** Driveway Permit Application  
**Applicant:** White Engineering, Inc. on behalf of Gregg & Dana Forster-Navins  
**Location:** 172 Division Street, Great Barrington

---

Below are the staff recommendations and/or conditions for the above reference driveway/curb cut permit application. Staff recommends approval with the following conditions:

**DPW:**

- The applicant must follow all DigSafe Laws, 811 or 888-344-7233
- The Town Driveway Bylaws must be followed
- If the driveway construction impacts the traveled way, the applicant must discuss the need for a police detail with the Police Chief prior to construction.
- The property owner must maintain the driveway in accordance with this approval and the Town's driveway standards now and in the future.

Be advised you are required to notify the Highway Superintendent a minimum of 24 hours (1 Business Day) prior to the start of construction, 413-528-2500.

**Town Planner:** No issues.

**Police Chief:** If the driveway construction and/or equipment impacts the traveled way, the applicant must discuss the need for a police detail with the Police Chief prior to construction.

**Conservation Commission:** No issues. Work has been permitted under file # SMA 10-1-25.

**Fire Chief:** Memo to be provided

**Attachments:**

Application  
Plans

# White Engineering Inc.

55 South Merriam Street  
Pittsfield, MA 01201

Phone (413) [REDACTED] \* Fax (413) [REDACTED]

TO: Town of Great Barrington  
Department of Public Works  
334 Main Street, 2<sup>nd</sup> Floor  
Great Barrington, MA 01230

Date: 12/10/25 Job #: 24-10-01  
Attention: Department of Public Works  
RE: Curb Cut Application - Navins

**WE ARE SENDING YOU**  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Disk  Prints  Plans  Samples  Specifications  
 Copy of Letter  Change Order  Other: **Application & Check**

Copies	Dwg. No.	Rev.	Description
5	24-10-01	B	Proposed Site Plan and Proposed Septic Plan & Details for Gregg Navins & Dana Forster-Navins

**THESE ARE TRANSMITTED** as checked below:

- For Approval  Approved as Submitted  Resubmit \_\_\_\_\_ Copies for Approval  
 For Your Use  Approved as Noted  Submit \_\_\_\_\_ Copies for Distribution  
 As Requested  Returned for Corrections  Return \_\_\_\_\_ Corrected Prints  
 For Review and Comment  Other \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ TIME \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

**REMARKS:** Curb Cut Permit Application submittal for **Gregg and Dana Forster-Navins.** Property location Map #4, Lot #8A, **172 Division Street.** Check # 4350 for the \$125 application fee enclosed.

**Received**

**DEC 12 2025**

**DPW**

SIGNED: Nadine Whiting

Received

DEC 12 2025

DPW

Town of Great Barrington

Form date: June 2024

Selectboard

Fee \$125.00 ✓

Application for Access to a Public Way / Driveway Permit

Number \_\_\_\_\_

DPW

INSTRUCTIONS

RETURN FIVE (5) COPIES OF THIS FORM AND ALL ACCOMPANYING PLANS, ALONG WITH THE \$125.00 FEE to the Department of Public Works office in Town Hall, 2nd Floor, 334 Main Street, Great Barrington, MA 01230. Plans must show the location of the driveway on the property and must also indicate all details needed in order to determine that driveway regulations are met, including paving material, width, grade, drainage, culverts, angle to street, etc. See Chapter 153 of the Town Code for driveway regulations.

Application Date 12/10/2025

Name of Applicant / Property Owner Gregg and Dana Navins

Mailing address [redacted], Ardsley, NY 10502

Phone number & Email [redacted]

Location of proposed driveway / highway entrance 172 Division Street

Contractor who will perform the work OMARA Organization, Inc.

Address & phone number of contractor [redacted] Street, New York, NY 10001 [redacted] ext. 1013

Proposed construction date April 2026

Type of driveway (gravel, asphalt, etc.) Gravel

Print Form

Submit five (5) copies of completed form and plans.

Applicant hereby agrees to notify the Great Barrington DPW Superintendent of the date and time of driveway construction at least 24 hours before construction is begun. Applicant further agrees to conform to all requirements of the Town of Great Barrington regulations governing access to public ways and to all conditions that may be placed on this permit. See Chapter 153 of the Town Code for regulations and design requirements.

Applicant's Signature: Gregg and Dana Navins C/O White Engineering, Inc.

FOR STAFF USE ONLY

RECOMMENDATION OF DPW / HIGHWAY SUPERINTENDENT

After consultation with review staff, and after full consideration of the application and the applicable requirements, I recommend that this application be:
( ) approved as submitted
( ) approved with conditions attached
( ) disapproved for reasons attached
( ) resubmitted with changes suggested per attached

Table with 3 columns: Received, Conditions Recommended, Other Permits Required. Rows: Conservation, Fire Chief, Planning.

PERMIT FOR ACCESS TO A PUBLIC WAY / DRIVEWAY

Pursuant to its vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed, at its meeting on \_\_\_\_\_, the Great Barrington Board of Selectmen granted permission to construct or alter this access to a public way at the address and in the location indicated in this application, in accordance with the plans accompanying this application, and subject to any conditions attached.

For the Selectboard: \_\_\_\_\_ its \_\_\_\_\_ (signature) (title) (date)

## Kara Hovland

---

**From:** Ellyn Dupont  
**Sent:** Monday, December 15, 2025 9:38 AM  
**To:** Kara Hovland; Alicia Dulin; Ellie Smith; Jackie Dawson  
**Cc:** Joseph Aberdale  
**Subject:** RE: Past Due Taxes

Both are 100% current with taxes.

*Ellyn*



**Ellyn N. Dupont**  
Assistant Collector  
413-528-1619 ext 2201  
edupont@townofgbma.gov

Town of Great Barrington  
334 Main Street  
Great Barrington MA 01230



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**To:** Alicia Dulin <adulin@townofgbma.gov>; Ellie Smith <ESmith@townofgbma.gov>; Ellyn Dupont <edupont@townofgbma.gov>; Jackie Dawson <jdawson@townofgbma.gov>  
**Cc:** Joseph Aberdale <jaberdale@townofgbma.gov>  
**Subject:** RE: Past Due Taxes

Thank you! The following is the property and applicant info for the driveway permits:

- Melton Sawyer and Mark Zustovich, 177 Division Street, GB
- Gregg Navins and Dana Forster-Navins, 172 Division Street, GB

If you could confirm that no past due taxes that would be greatly appreciated!

Best,

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### Christopher Rembold, AICP

Assistant Town Manager /  
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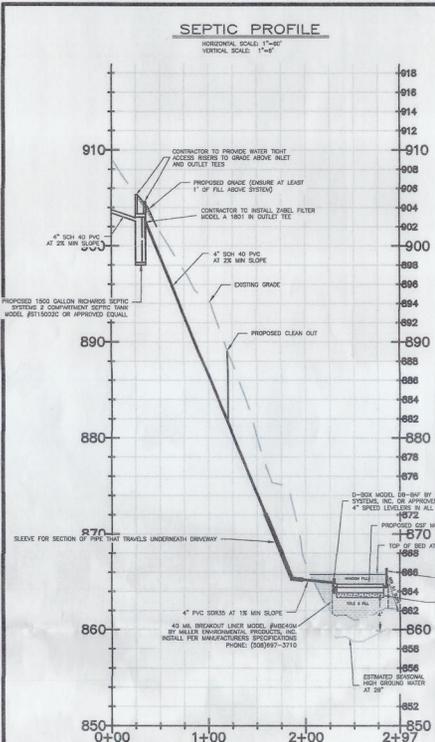


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### SOIL EVALUATION

PERFORMED BY: MARSHALL R. WHITE, P.E.  
WHITE ENGINEERING, INC.  
DATE: 10/20/03  
WITNESSED BY: SANDRA MARTIN  
AGENT FOR: GREAT BARRINGTON BOARD OF HEALTH

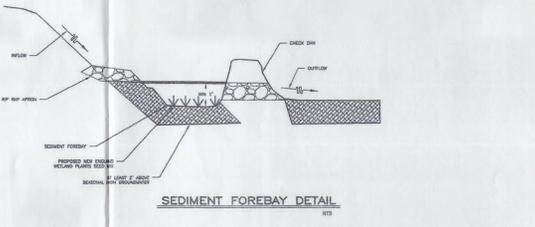
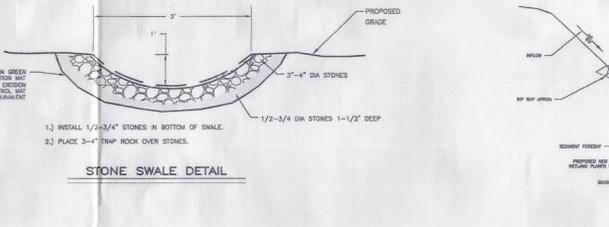
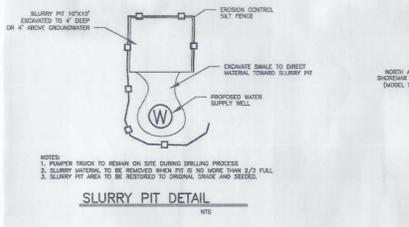
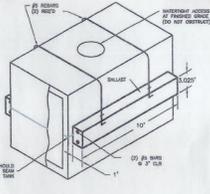
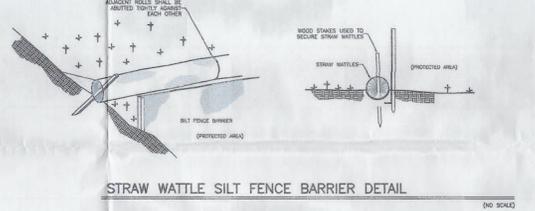
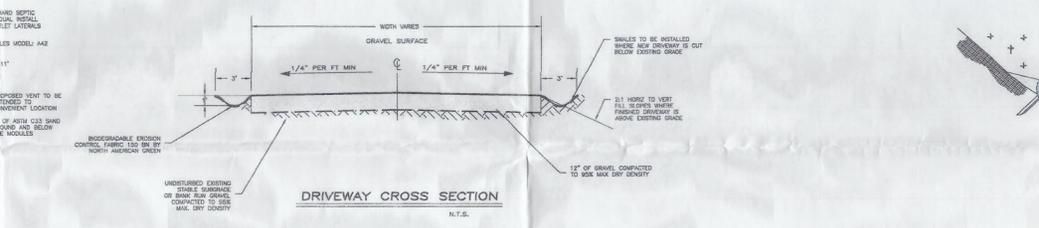
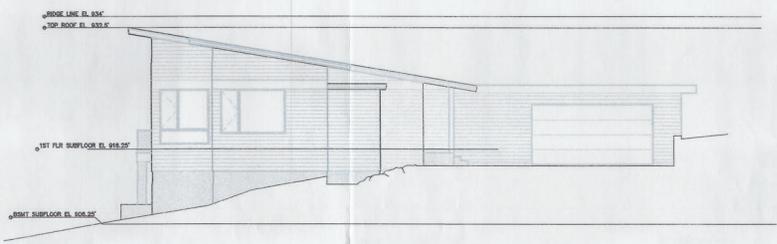
TEST PIT #1		TEST PIT #2	
HORIZON	TEXTURE: SANDY LOAM COLOR: 10 YR 3/4 MOTTLES: NONE CRUMB/FRIABLE/ROOTS	HORIZON	TEXTURE: SANDY LOAM COLOR: 10 YR 3/4 MOTTLES: NONE CRUMB/FRIABLE/ROOTS
7A"		7A"	
8"	TEXTURE: SANDY LOAM COLOR: 10 YR 4/4 MOTTLES: NONE CRUMB/FRIABLE/ROOTS	7B"	TEXTURE: SANDY LOAM COLOR: 10 YR 4/4 MOTTLES: NONE CRUMB/FRIABLE/ROOTS
28"		28"	
7C"	TEXTURE: SANDY LOAM COLOR: 2.5 Y 4/4 MOTTLES: 2.5 YR 4/4/1/2-3/8 SLOTTED 3/4" MATS/MASSIVE/FRIABLE/SOME STONY/SHY	7C"	TEXTURE: SANDY LOAM COLOR: 2.5 Y 4/4 MOTTLES: 2.5 YR 4/4/1/2-3/8 SLOTTED 3/4" MATS/MASSIVE/FRIABLE/SOME STONY/SHY
BOH= 72"		BOH= 72"	
ESTIMATED SEASONAL HIGH GROUND WATER: 28" DEPTH TO SEPTIC: 72"		ESTIMATED SEASONAL HIGH GROUND WATER: 28" DEPTH TO SEPTIC: 72"	
PERC TEST #1 DEPTH OF PERC: 44" PERC RATE: 4.7 MIN/INCH		PERC TEST #2 DEPTH OF PERC: 40" PERC RATE: 12.3 MIN/INCH	

### DESIGN DATA

DAILY DESIGN FLOW:  
(4) BEDROOMS @ 110 GPD = 440 GPD  
PERCOLATION DESIGN RATE: ALTERNATIVE TO PERC  
SOIL CLASS: 3  
LONG TERM ACCEPTANCE RATE: 0.58 GPD/SF  
440 GPD/AS GPD FOR 307' = 1.43 FT/SEC  
1 BEDROOM = 6 MODULES, 4 BEDROOMS = 24 TOTAL 442 MODULES  
DESIGN = 2 ROWS OF 12.442 MODULES

### TABLE OF INVERT ELEVATIONS

FACE OF HOUSE	INV OUT= 890.3+3
SEPTIC TANK	INV INV= 902.80 INV OUT= 902.00
D-BOX	INV INV= 864.85 INV OUT= 864.49
DISTRIBUTION PIPE	INV INV= 864.44
BOTTOM OF BED	863.86



### BUOYANCY CALCULATIONS

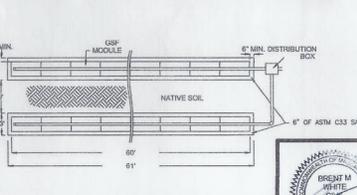
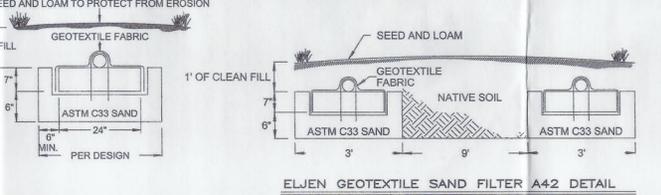
NOTE: THE REQUIRED BALLAST CALCULATIONS AS SHOWN WERE COMPUTED FOR THE PROPOSED 1900 GALLON TWO-COMPARTMENT SEPTIC TANK. SEE SEPTIC PROFILE FOR DIMENSIONS. IF A DIFFERENT SEPTIC TANK IS USED, THE BALLAST CALCULATIONS FOR THE REQUIRED INFLUENT WILL BE NECESSARY.

1900 GALLON SEPTIC TANK, W/200 LBS OF ROUGHEN SEPTIC TANKS  
DESIGN INFLUENT: 4.7' x 1.5' x 0.5'

UPLIFT FORCE  
847.8(4.7)(1.5)(0.5) = 371 LB. + 84.8(L.F. = 1800)

DOWNWARD FORCE  
DESIGN WEIGHT = 1900 LBS.  
SPECIFIC WEIGHT = 62.4

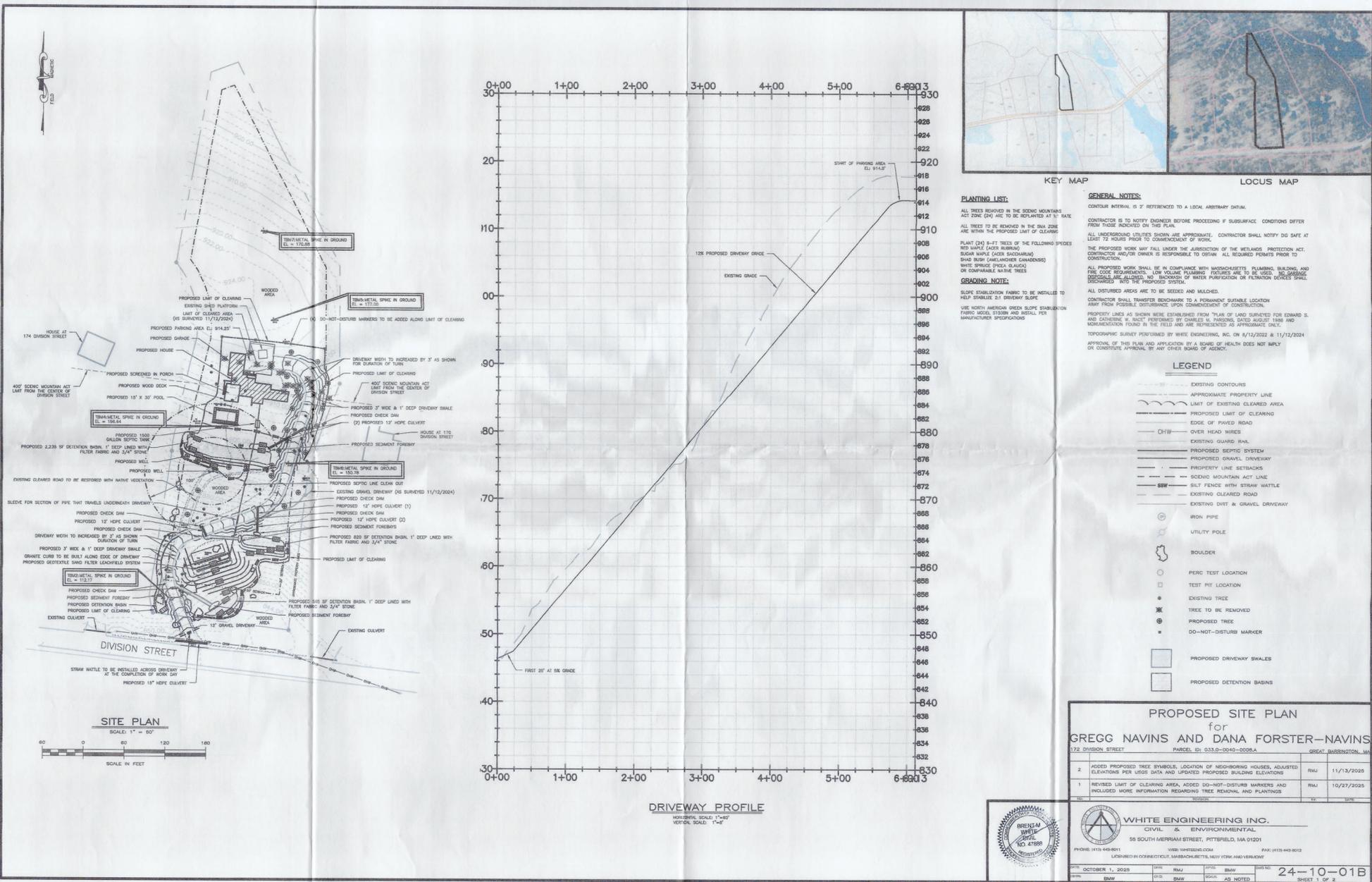
BALLAST NEEDED FOR SEPTIC TANK  
847.8(4.7)(1.5)(0.5) = 371 LB. + 84.8(L.F. = 1800) = 656.6 LB. OF CONCRETE



WHITE ENGINEERING INC.  
CIVIL & ENVIRONMENTAL  
55 SOUTH MEADOW STREET, PITTSFIELD, MA 01201  
PHONE: 413-433-8911 FAX: 413-433-8712  
WWW.WHITEENG.COM

REGISTERED PROFESSIONAL ENGINEER  
STATE OF MASSACHUSETTS, LICENSE NO. 10100

DATE: OCTOBER 1, 2025  
SCALE: AS NOTED  
SHEET: 2 OF 2





## MEMORANDUM

**To:** Great Barrington Select Board  
Liz Hartsgrove, Town Manager  
Chris Rembold, Assistant Town Manager

**From:** Cassie Boyd Marsh, Bailey Boyd Associates, Inc.

**Subject:** FY26 CDBG Grant Application

**Date:** January 5, 2026

The Massachusetts Executive Office of Housing & Livable Communities has recently announced its CDBG grant round and application deadline. The Town of Great Barrington has the opportunity to apply for up to \$1,250,000 as the lead community for a regional grant. We are proposing to submit the grant for the towns of Great Barrington, Egremont & Stockbridge, continuing the popular housing rehabilitation program.

Great Barrington has successfully applied as a lead community for CDBG Housing Rehabilitation grants for the past three years. The program continues to have great support through the community and a growing waitlist for services.

The Housing Rehab Program would fund approximately 14 households with a 0% interest deferred-payment forgivable loan, making repairs of up to \$70,000 to keep low and moderate-income residents safely and comfortably in their homes. Code repairs, weatherization, lead paint abatement, handicap accessibility, septic systems, and homeowner emergencies, including leaking roofs, failed furnaces, and septic systems. Health and Safety violations are a priority. All applicants are accepted on a first-come/first-served basis.

This program is also an important economic catalyst, as the majority of contractors are local. There is no cost to the town and an enormous benefit to residents.

Grants are due at the end of March, with funding announcements typically made in the summer of 2026.

The following motions may be useful as you consider this vote:

**Proposed Motion:** Move to submit an FY26 regional CDBG grant for housing rehabilitation and to authorize the Town Manager or Designee to sign the grant application and associated forms.

**Proposed Motion:** Move to allocate \$25,000 from the CDBG Miscellaneous Income account to use as a contingency for the FY26 Housing Rehabilitation Program.

**PUBLIC HEARING  
FY26 GREAT BARRINGTON  
REGIONAL CDBG GRANT**

The Great Barrington Select Board will hold a Public Hearing on Monday, January 12, 2026, at 5:00 pm at Great Barrington Town Hall, 334 Main Street, Great Barrington, MA, to discuss the town's FY26 regional CDBG application, including housing rehabilitation services for eligible residents of Great Barrington, Egremont & Stockbridge. Residents from all three towns are invited to participate and any person wishing to be heard will be afforded the opportunity. Written comments will also be accepted and considered and must be submitted to the Select Board by January 9, 2026, at 5:00 P.M. Residents of the three towns may also join the meeting by computer or tablet at: <https://us02web.zoom.us/j/87435677107>

P h o n e   o n e - t a p :  
+19292056099,,87435677107# US  
(New York)

Join via audio: +1 929 205 6099 US  
(New York)

For additional information or questions please contact Cassie Boyd Marsh, grant administrator, at 413 258-7055 x1.

Ad# 99259  
12/23/2025,12/30/2025

**EXECUTIVE SUMMARY**

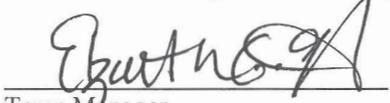
**TITLE:** Grant of trail easement to Berkshire Natural Resources Council

**BACKGROUND:** BNRC will be constructing a foot path through a forested, undeveloped area of the Elmwood Cemetery off of Roger Road and Blue Hill Road. The proposed path is to connect with BNRC's trails at the Thomas and Palmer Reserve, and will form part of the Berkshire County High Road trail network.

The trail easement was authorized by vote two-thirds vote on Article 22 at the May 6, 2024 Annual Town Meeting. The trail is being built in part with the support of a Community Preservation Act grant.

**RECOMMENDATION:** The Selectboard vote to grant the trail easement to BNRC.

**WRITTEN BY:**  **DATE:** 1/7/26  
Assistant Town Manager /  
Director of Planning and Community Development

**APPROVED BY:**  **DATE:** Jan 7, 2026  
Town Manager

Copy

## TRAIL EASEMENT AGREEMENT

**The Town of Great Barrington, Massachusetts**, a Massachusetts municipality, acting by and through its Selectboard pursuant to the vote under Article 22 of the warrant for the May 6, 2024 Annual Town Meeting, with a mailing address of 334 Main Street, Great Barrington, MA, 01230 (“Grantor”), owner of certain land located off Blue Hill Road, Great Barrington, Massachusetts, and known as 0 Blue Hill Road (the “Property”), for consideration paid in the amount of ONE (\$1.00) DOLLAR grants to **BERKSHIRE NATURAL RESOURCES COUNCIL, INC.**, a Massachusetts not-for-profit corporation having its principal office and mailing address at 309 Pittsfield Road, Suite B, Lenox, Massachusetts 01240 (“Grantee”), with **RELEASE COVENANTS**, a perpetual exclusive right and easement for the purposes hereinafter described in, on, over and upon the Property, as described herein:

### PRELIMINARY STATEMENT

The Grantor is the owner of the Property, being the same as described in a deed recorded with Berkshire South District Registry of Deeds in Book 239, Page 265.

The Grantee is desirous of creating a foot trail open to the public, extending along the lower portion of Three Mile Hill, so-called, in Great Barrington, from Roger Road across the Property to Thomas and Palmer Reserve in Great Barrington, Massachusetts, and is acquiring easements to permit the location, creation, maintenance, improvement, repair, relocation and management of a foot trail, said trail to traverse that portion of Grantor’s Property hereinafter described.

### AGREEMENT

The Grantor and Grantee agree as follows:

1. The easement hereby granted to the Grantee is in, on, over and upon that portion of the Grantor’s Property shown on Exhibit A attached hereto (plan entitled ““Preliminary 07/14/25” Plan of Land Surveyed for Berkshire Natural Resources Council, Inc. Great Barrington, Massachusetts July - 2025” by Kelly, Granger, Parsons & Associates, Inc.) and made a part hereof, which portion is shown on said plan as “Proposed Trail” and “100’ Easement” and referred to herein as the “Trail Easement Area.”

The Trail Easement Area contains 4.15 acres of land, more or less, and is approximately 1,807.7 feet in distance by 100 feet in width, extending from the Property’s northeastern boundary with Roger Road across the Grantor’s Property to Grantee’s Thomas and Palmer Reserve, as shown on Exhibit A attached hereto and made part hereof.

2. USE OF THE TRAIL. Grantee shall use the Trail Easement Area for the purposes of allowing public access to and along Three Mile Hill and for the construction, maintenance, repair and replacement of a pathway open to the public, including periodic trash removal from the trail. Grantee shall keep the trail primarily in a natural state, maintaining a foot

path, and implementing drainage and other management measures, including signs, steps, benches, vista view spaces and bridging as may be appropriate to effectuate the foregoing purposes without impairing the essential natural character of the Trail Easement Area.

Grantee agrees to conduct its activities hereunder in a manner that is consistent with the Grantee's activities in and on its other trail easements in the vicinity of Great Barrington such as, for example, [BNRC's Stannard Trail Easement on the Yokun Ridge in West Stockbridge, MA, recorded with Berkshire Middle Registry of Deeds in Book 02347, Page 179]. Grantee will conduct its activities in the Trail Easement Area in a lawful manner, and will comply, and maintain compliance, with all federal, state and local laws pertaining to its activities upon the Trail Easement Area.

3. EASEMENT APPURTENANT. This easement is appurtenant to Grantee's other trail easement areas on abutting lands along the Three Mile Hill and East Mountain Trail Corridor. Grantee intends to eventually link together a walking or hiking trail from Fountain Pond State Forest and Three Mile Hill Reserve to Thomas and Palmer Reserve and East Rock to Park Street in Great Barrington on land and easements preserved by Grantee.

4. ACCESS AND LIMITATIONS. To the best of Grantor's knowledge, the Trail Easement Area is free and clear of any encumbrances that would impair use of the Trail Easement Area for the purposes stated herein.

Grantor agrees to allow the Grantee, its personnel, agents, contractors or other persons authorized to act on behalf of the Grantee, to enter the Trail Easement Area to perform the work and activities necessary or appropriate for the construction and maintenance of the trail as described herein.

Grantor agrees that it shall not construct or allow any buildings within the Trail Easement Area. Furthermore, Grantor agrees that any property management activities, including logging activities within the Trail Easement Area, will be done in such a manner as to protect the trail, signage, and other improvements maintained by the Grantee, and any damage to the trail or other improvements within the Trail Easement Area will be repaired and improvements restored to their pre-existing condition.

5. RELEASE OF LIABILITY, INDEMNITY. Grantee hereby releases the Grantor from liability for any property loss or damage or bodily injury, including death, to the Grantee, its officers, employees, agents, designated representatives, invitees and others using the Trail Easement Area resulting from any of Grantee's or third parties' activities on and about the Trail Easement Area, except injury or damage from the intentional wrongful acts of the Grantor, its agents or representatives. Grantee agrees to indemnify and hold harmless Grantor and its officers, employees, agents, and designated representatives from and against any loss, cost, damage, expense, and any other claim arising out of property loss or damage or bodily injury, including death, resulting from use of the Trail Easement Area by third parties.

6. INSURANCE. Grantee hereby represents that it has secured and will maintain a policy of comprehensive liability insurance for coverage, in the minimum amount of two million dollars (\$2,000,000.00), for injury or damage to persons and/or property resulting from any activities of the Grantee on and about the Trail Easement Area. The Grantor shall have the right to require a higher minimum coverage amount in the future so as to ensure that the amount of insurance coverage, consistent with accepted underwriting standards, remains comparable to coverage of \$2,000,000 as of the date of this instrument.

7. NOTICE. All notices, reports, statements, requests or authorizations required to be given hereunder shall be sufficiently given by certified mail, return receipt requested, postage paid, addressed to the Grantor at 334 Main Street, Great Barrington, Massachusetts 01230, and to the Grantee at 309 Pittsfield Road, Suite B, Lenox, Massachusetts 01240, or to other such addresses as the parties may from time to time provide. The notice shall be effective upon receipt. The parties further agree that each will provide the other with any change of mailing address.

8. ASSIGNMENT. Upon prior notice to, and written consent of, the Grantor, the Grantee, its successors or assigns, may assign this Trail Easement Agreement and all of Grantee's rights thereunder to another IRS Code section 501 (c) (3) charitable corporation, whose purposes, in whole or in part, are consistent with the purposes of the Grantee and the mutual purposes hereof.

9. SUCCESSORS AND ASSIGNS. This Trail Easement Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the Grantor and Grantee.

Witness our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Selectboard (Grantor)

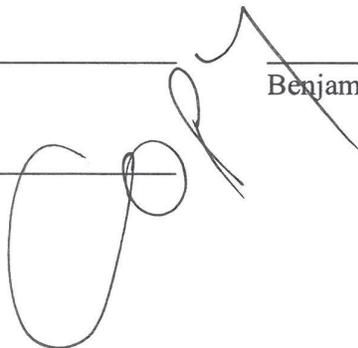
\_\_\_\_\_  
Stephen C. Bannon

\_\_\_\_\_  
Eric Gabriel

\_\_\_\_\_  
Garfield C. Reed

\_\_\_\_\_  
Benjamin Elliott

\_\_\_\_\_  
Philip Orenstein



COMMONWEALTH OF MASSACHUSETTS  
Berkshire, ss. \_\_\_\_\_, 202\_\_

Then personally appeared the above-named \_\_\_\_\_, and proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the document and acknowledged to me that they signed it voluntarily as a member of the Great Barrington Selectboard, on behalf of Grantor, for its stated purpose, and as their free act and deed and of the Selectboard on behalf of the Town of Great Barrington, Grantor.

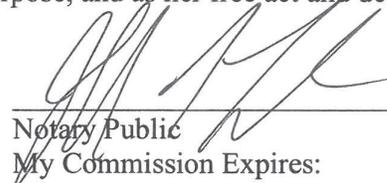
\_\_\_\_\_  
Notary Public  
My Commission Expires:

Berkshire Natural Resources Council, Inc. (Grantee)

  
Jennifer Hansell, President

COMMONWEALTH OF MASSACHUSETTS  
BERKSHIRE, ss. \_\_\_\_\_, December 8, 2025

Then personally appeared the above-named Jennifer Hansell, as President of Berkshire Natural Resources Council, Inc., and proved to me through satisfactory evidence of identification, which was personally known, to be the person whose name is signed on the document and acknowledged to me that she signed it voluntarily, for its stated purpose, and as her free act and deed on behalf of Berkshire Natural Resources Council, Inc..

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:



JEFFREY R. LYNCH  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
October 23, 2026

EXHIBIT A

Plan entitled ““Preliminary 07/14/25” Plan of Land Surveyed for Berkshire Natural Resources Council, Inc. Great Barrington, Massachusetts July - 2025” by Kelly, Granger, Parsons & Associates, Inc.

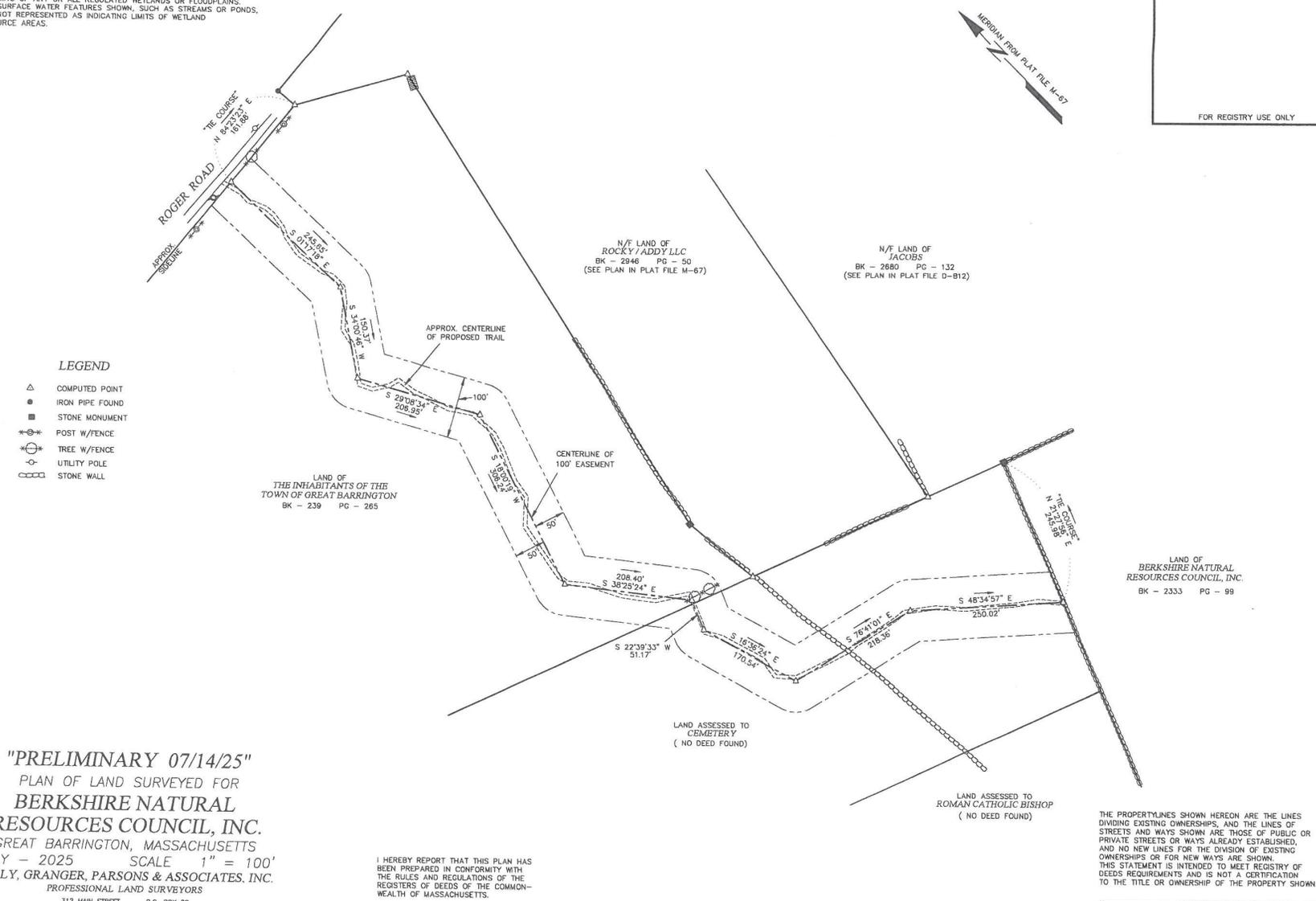
EXHIBIT A

THIS PARCEL IS SUBJECT TO AND WITH THE BENEFIT OF ALL RIGHTS, RESTRICTIONS, CONDITIONS, EASEMENTS, LEASES, ENCUMBRANCES AND APPURTENANCES OF RECORD.

UNLESS OTHERWISE NOTED HEREON, THIS SURVEY PLAN SHALL NOT BE CONSTRUED AS DEPICTING THE PRESENCE, ABSENCE, OR LIMITS OF ANY OR ALL REGULATED WETLANDS OR FLOODPLAINS. ANY SURFACE WATER FEATURES SHOWN, SUCH AS STREAMS OR PONDS, ARE NOT REPRESENTED AS INDICATING LIMITS OF WETLAND RESOURCE AREAS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ATTORNEY'S ABSTRACT OF TITLE AND/OR TITLE REPORT AND IS SUBJECT TO ANY STATEMENT OF FACTS SUCH ABSTRACT OR REPORT WOULD HAVE REVEALED. THIS PROPERTY WAS SURVEYED BY THE POSSESSION LINES FOUND AT THE TIME THE SURVEY WAS MADE.

FOR REGISTRY USE ONLY



**LEGEND**

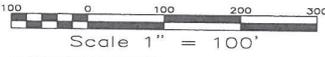
- △ COMPUTED POINT
- IRON PIPE FOUND
- STONE MONUMENT
- POST W/FENCE
- TREE W/FENCE
- UTILITY POLE
- STONE WALL

**"PRELIMINARY 07/14/25"**  
 PLAN OF LAND SURVEYED FOR  
**BERKSHIRE NATURAL RESOURCES COUNCIL, INC.**  
 GREAT BARRINGTON, MASSACHUSETTS  
 JULY - 2025 SCALE 1" = 100'  
**KELLY, GRANGER, PARSONS & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS

312 MAIN STREET P.O. BOX 88  
 GREAT BARRINGTON, MASSACHUSETTS 01230  
 PHONE (413) 528-1912 FAX (413) 528-3291  
 C:\Carlson Projects\GREAT BARRINGTON\ROGER ROAD\bnrc\bnrc725.DWG (MAR)

I HEREBY REPORT THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

SIGNED: \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR



THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN. THIS STATEMENT IS INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN.

PROFESSIONAL LAND SURVEYOR

DATE \_\_\_\_\_

**EXECUTIVE SUMMARY**

**TITLE:** Affordable Housing Restriction

**BACKGROUND:** The owner of the Marble Block has developed the attached affordable housing restriction to meet the terms and intent of the FY26 Community Preservation Act grant. Per the CPA grant, two units in the building must be restricted as affordable units for a minimum of 15 years.

**RECOMMENDATION:** The Selectboard vote to accept the affordable housing restriction.

**WRITTEN BY:**  1/7/26  
Assistant Town Manager / date  
Director of Planning and Community Development

**APPROVED BY:**  Jan 7, 2026  
Town Manager date

COPY

**RESTRICTION AND COVENANT**

This Restriction and Covenant (“Restriction”) is made by and between **Marble Block Realty, LLC**, a Massachusetts limited liability company whose mailing address is 7 Boice Road, Great Barrington, MA 01230 (“Grantor”), owner of real property located at **268-278 Main Street, Great Barrington, MA 01230** and known as the **Marble Block**, pursuant to a deed from **Marble Block Company** dated **May 16, 2023**, and recorded **May 18, 2023**, at the Southern Berkshire Registry of Deeds in Book 2841 Page 136 (“Property”), and the **TOWN OF GREAT BARRINGTON**, having its principal place of business located at 334 Main Street Great Barrington, Berkshire County, Massachusetts, 01230, through its **SELECTBOARD**, , and (“Grantee” or “Town”).

**Recitals**

- A. The Grantor is the current owner in fee simple of the Property.
- B. The Town Community Preservation Committee (“CPC”) invited the submission of applications for grants of funds for purposes consistent with the Community Preservation Act, G.L. c. 44B (“CPA”). On or about November 1, 2024, the Grantor submitted an Application for CPA Funding – Step 1 to the CPC seeking CPA funds for creating two affordable rental apartments, to be restricted as affordable for at least 15 years, at the Property in accordance with the CPA (the “Project”). On or about December 1, 2024, the Grantor submitted an Application for CPA Funding – Step 2, to the CPC for the Project. The CPC approved the project and recommended that the funding for the Project be approved at Town Meeting. On or about May 3, 2025, the grant of \$150,000 from CPA funds to the Grantor for the Project was approved at Town Meeting.
- C. The Grantor and the Town desire to enter into this Restriction for their mutual benefit and to secure their agreement.

**Restrictions and Covenants**

Grantor hereby grants to and covenants with the Grantee, for the purpose of establishing an affordable housing restriction on the Property, as follows:

- 1. Grantor shall establish two two-bedroom rental apartment units (the “Units” and singularly, a “Unit”) in the Property. For sake of clarification, the two units subject to this Restriction are in addition to the two units that are subject to the Restriction recorded at Book 2936, Page 287.
- 2. For purposes of keeping the Units “affordable,” the following restriction (“Restriction”) shall apply. Grantor shall rent the Units only to persons or households earning no more than **90 percent** of the applicable Area Median Income (AMI), as determined by the United States Department of Housing and Urban Development (“HUD”) and applicable to the Town of Great Barrington. The AMI calculations that shall be used are those as defined by the HUD income limit documentation system and updated annually. Unit rents, including tenant utility costs, shall not exceed **33 percent** of the tenant person’s or household’s income.

268-278 Main Street, Great Barrington, MA

3. Income shall be determined at the time of each new lease to any initial or subsequent new tenant. This Restriction shall not be invalidated if tenant income increases above the 90 percent of AMI threshold over the period of the lease.
4. Grantor shall rent the Units and operate the Project in a manner ensuring that each Unit will stay affordable for a minimum of 15 years from the date the first occupancy lease for the last of the Units to be leased is signed. The Restriction is an affordable housing restriction, as that term is defined in G.L. c. 184, §31 and as that term is used in G.L. c. 184, §§26, 31, 32 and 33, and shall also be an “other restriction” held by a governmental body, as that term is used in G.L. c. 184, §26, such that the Restriction shall be enforceable for its full term and not be limited in duration by any contrary rule or operation of law, and in any event shall be enforceable for at least fifteen (15) years. The Restriction shall be for the benefit of the Town of Great Barrington (“Town”).
5. The Town shall pay the \$150,000 grant to the Grantor upon recording of this Restriction with the Registry of Deeds.
6. The Grantee shall repay the Town the full \$150,000 of the grant funding if, upon inspection or other examination, the Town determines that Grantor has not complied with the terms of the Restriction.

The Restriction and covenants contained herein shall constitute a covenant running with the land and shall bind and inure to the benefit of, and be enforceable by, the Town, its representatives, agents, successors and assigns, and shall also be enforceable by the Town. They shall apply to the Grantor and its successors and assigns, including any association or entity that may be formed to control or maintain the Property, and to such successors and assigns as may hereafter exist as a result of a foreclosure or of a bankruptcy.

Grantor, by its signature below, states and acknowledges that the Restriction established hereby is of actual and substantial benefit to the Town, and to the Town and its citizens, and touches and concerns certain lands of the Town located in the Town and otherwise in the vicinity of the Property, and covenants on behalf of itself and its successors and assigns that it shall not claim otherwise.

The Town shall have access to all remedies in law or equity as are necessary and proper to enforce the Restriction herein granted, and the covenants contained herein, including, but not limited to, halting or preventing the violation of the Restriction or covenants by injunction or other lawful procedure (it being agreed that the Town may have no adequate remedy at law), which shall be in addition to, and not in limitation of, any other rights and remedies available to the Town.

If any provision of this Restriction and Covenant is held invalid by a court of competent jurisdiction, the remainder of the same, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected, and shall remain in full force and effect.

Notwithstanding anything to the contrary herein, the Restriction and covenants contained herein shall be for a period not less than fifteen (15) years from the date the first occupancy lease for the last of the Units to be leased is signed, and shall automatically terminate and be released by the Town at the end of that fifteen (15) year period, unless sooner released or amended by an

affirmative two-thirds vote of the CPC and of the Selectboard, which vote may occur no sooner than fifteen (15) years following the date of execution of this instrument, and which release or amendment must be executed by the Selectboard and recorded at the Southern Berkshire Registry of Deeds.

EXECUTED as a sealed instrument this \_\_\_ day of December, 2025.

**Marble Block Realty, LLC**

By:



Craig Barnum, Manager

COMMONWEALTH OF MASSACHUSETTS

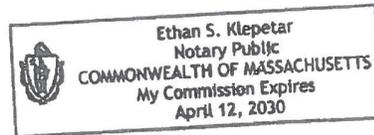
Berkshire, ss

On this 19<sup>th</sup> day of December, 2025, before me, the undersigned notary public, personally appeared **Craig Barnum, Manager of Marble Block Realty, LLC**, proved to me through satisfactory evidence of identification, being (check whichever applies):  
 driver's license or other state or federal government document bearing a photographic image,  
 oath or affirmation of a credible witness known to me who knows the above signatory, or  
 my own personal knowledge of the identity of the signatory, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purposes as Manager of Marble Block Realty, LLC.



Notary Public

My Commission Expires:



ACCEPTANCE

The foregoing Restriction and Covenant is hereby accepted by the Town of Great Barrington Selectboard, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

TOWN OF GREAT BARRINGTON  
SELECTBOARD

\_\_\_\_\_  
Stephen Bannon, Chair

\_\_\_\_\_  
Eric Gabriel

\_\_\_\_\_  
Garfield C. Reed

\_\_\_\_\_  
Benjamin Elliott

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss. \_\_\_\_\_, 202\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_ before me, the undersigned Notary Public, personally appeared \_\_\_\_\_ who proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, whose name is signed on the preceding document, and acknowledged to me that s/he signed it voluntarily for its stated purposes, as the Chairperson of the Selectboard of the Town of Great Barrington and acknowledged the foregoing to be the free act and deed of the Selectboard of the Town of Great Barrington.

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_



TOWN OF GREAT BARRINGTON  
MASSACHUSETTS

COMMUNITY PRESERVATION COMMITTEE

**GRANT AGREEMENT**

Agreement #: 85-26

Project Name: Marble Block affordable housing, phase 2

Project Sponsor: Marble Block Realty

Grant Recipient: Marble Block Realty

Project Description: Creation of *two additional* affordable housing units

Project Address: 268-274 Main Street

Name of Primary Contact Person: Craig Barnum  
[REDACTED] Road  
Egremont, MA 01230  
[REDACTED]@gmail.com  
413-[REDACTED]

Town Meeting Date and Article #: May 3, 2025, Article 18

Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

*This Grant Agreement* is made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by and between the Town of Great Barrington, a municipal corporation duly organized under the laws of Massachusetts and having a business address of 334 Main Street, Great Barrington, MA, 01230 (hereinafter referred to as the "Town"), acting by and through its Community Preservation Committee (hereinafter referred to as the "CPC"), and Marble Block Realty LLC, with its place of business at 7 Boice Road, Egremont, MA 01230 (hereinafter referred to as the "Recipient").

The purpose of this Grant Agreement is to implement the award of Community Preservation Act ("CPA") funds, as approved by Town Meeting under Article 18 on May 3, 2025.

***Witnesseth***

*Whereas*, the CPC invited the submission of proposals for grants of funds for purposes consistent with the Community Preservation Act, G.L. c.44B; and

*Whereas*, in response thereto, the Recipient submitted a proposal for funding ("Project Application") for purposes described above as Project Description (hereinafter referred to as the "Project"), and the CPC reviewed and approved the Project and recommended that the funding for the Project be approved by Town Meeting; and

*Whereas*, Town Meeting thereafter appropriated the funds recommended by the CPC pursuant to the above referenced Warrant Article;

*Now, Therefore*, the Town and the Recipient agree as follows:

1. Award. Subject to the terms of this Agreement, the Town agrees to award the Recipient the amount of \$150,000 (one hundred fifty thousand dollars) for the Project for the following purpose(s):

Creation of two *additional* affordable housing units, both to be deed restricted for at least 15 years to be affordable to households earning not more than 90% area median income
2. Project Application. The Project Application submitted to the CPC, as may be amended by conditions of the CPC upon award, is incorporated into this Grant Agreement by reference.
3. Term. The term of this Grant Agreement is three (3) years from the date of the Town's execution of this Grant Agreement (the "Commencement Date"). All of the work described in this Grant Agreement must be completed no later than three (3) years after the Commencement Date (the "Completion Date"), unless the CPC grants an extension for good cause. Extensions shall be requested by the Recipient not later than four (4) months prior to the expiration of the term. Funds not utilized on the Project must be returned to the Community Preservation Committee.
4. Budget and Other Sources of Funding. Prior to the commencement of the Work, the Recipient must submit a complete project budget ("Project Budget") that accounts for (1) the expenditure of all funds awarded under this Grant Agreement; and (2) all other sources of funding, if necessary, to complete the Project as described herein. Recipient shall not expend any grant funds unless sufficient sources of funding have been secured to complete the Work and the Project Budget has been approved by the CPC or its Administrator. If the CPC or its Administrator determines that funds have been spent on goods or services not included in the Project Budget or otherwise not authorized under the CPA, the Recipient shall be responsible for repayment of such funds to the CPC.

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5. Disbursement of Funds. The Recipient hereby acknowledges and expressly agrees that all disbursements of grant funds to the Recipient shall be according to this Agreement and the “Disbursement Schedule and Additional Funding Conditions” as set forth in Exhibit A of this Agreement. The Recipient may request disbursement of CPA grant funds from the Town not more than monthly, unless otherwise provided for in Exhibit A. All requests for disbursement of grant funds shall contain a Project Status Report as detailed in item 6 of this Agreement.
6. Reports. The Recipient shall provide the CPC with a Project Status Report, (hereinafter “PSR”) as described in Exhibit B of this Agreement, which shall be due on the first business day of January, April, July and October until the Project is complete. The Recipient shall also file a PSR with each Grant Fund Disbursement Request. A final PSR to close out the Project is due within 30 days after the Completion Date. The final PSR shall be to the satisfaction of the CPC, which approval shall not be unreasonably withheld.
  - a. All documents, including but not limited to photographs, videos, etc. submitted by the Recipient to the CPC in connection with the Project shall become the property of the Town of Great Barrington and shall be available for use by the Town and available to the public under the Massachusetts Public Records Law.
7. Project Liaison. The CPC may designate a Project Liaison for the Project being funded by this Grant Agreement. The Project Liaison may be either a municipal employee and/or a consultant retained by the CPC for that purpose. The Recipient shall cooperate with the Project Liaison, including providing access to the Project site at reasonable times and with reasonable notice. The Project Liaison shall serve as the agent of the CPC for the purpose of monitoring compliance with the terms of this Grant Agreement and shall periodically report to the CPC regarding the progress of the Project funded by this Grant Agreement and the compliance of the Recipient with the terms of this Grant Agreement. If no special Project Liaison is designated, the Town’s CPA Administrator shall serve in that role.
8. Records. The Recipient agrees to maintain such records, such as receipts, invoices, contracts and payment records, with respect to utilization of the grant funds and income derived therefrom as are kept in the normal course of business and such additional records as may be required by the CPC. Said records shall be available for inspection by the CPC during the Recipient’s normal business hours. The CPC shall be entitled to request copies of any record so kept.
9. Deed Restrictions. Pursuant to Massachusetts General Laws Chapter 44B, § 12 a real property interest that is acquired with CPA funds shall be bound by a permanent deed restriction that meets the requirements of sections 31 to 33 of M.G.L. c. 184, limiting the use of the interest to the purpose for which it was acquired. To the extent that the Project involves the acquisition of such an interest, the Recipient agrees to the imposition of such a deed restriction in a form acceptable to the CPC.
10. Compliance with Laws and Agreement. Recipient understands and agrees that the Project funded through this Grant Agreement must comply with the requirements of the Community Preservation Act, M.G.L. c. 44B. Recipient also agrees to comply with all requirements of this Grant Agreement.
11. Permits and Licenses. It is the obligation of Recipient to obtain all permits and licenses necessary for implementation of the Project. No local permit or license is waived by the award of the Grant.
12. No Liability of Town. By making this award, the Town does not accept any liability whatsoever for any acts, omissions or errors associated with the Project. Nothing in this Grant Agreement shall be construed to render the Town or any elected or appointed official or employee of the Town, or their

Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

successors in office, personally liable for any obligation under this Grant Agreement. Recipient agrees to indemnify and defend the Town from all claims, suits or demands, and costs and expenses, including attorney's fees, resulting from implementation of the Project.

13. Community Preservation Act Awareness and Signage. Upon commencement of the Project, Recipient agrees to post, in an appropriate location mutually acceptable to the parties, a temporary sign, either provided by the CPC, or a sign of the Recipient's choosing subject to the approval of the CPC, stating that the Project was funded through the Town of Great Barrington's Community Preservation Act Program. The temporary sign shall be posted outside in an area conspicuous to the public view for the duration of the construction period.

Upon completion of the Project, Recipient shall post, in an appropriate location mutually acceptable to the parties, a permanent sign stating that the Project was funded through the Town of Great Barrington's Community Preservation Act program. This permanent sign may be inside of the building, if any, in a conspicuous area, and it must remain in place for at least five (5) years after the Completion Date of the Project.

Signs must contain the following statement: "This project was funded in part by the Citizens of Great Barrington through the Community Preservation Act." The sign may also identify the Project component being funded with the CPA funds. All signs shall comply with applicable regulations.

Recipient shall also identify that the Project was funded through the Town of Great Barrington Community Preservation Act in its written and verbal publicity materials about the Project.

14. No Assignment. This Grant Agreement may not be assigned by Recipient without prior written agreement by the Town of Great Barrington.
15. Default and Termination.

- a. If the CPC determines that the Recipient has failed to fulfill any obligations set forth under the terms of this Grant Agreement and so defaulted in said obligations, the CPC shall so notify the Recipient in writing, setting forth the nature and details of the default.
- b. Upon the Recipient's receipt of said notice of default, the Recipient shall immediately cease to incur any additional expenses in connection with this Grant Agreement.
- c. The CPC shall hold a public hearing within fourteen (14) days of the date of the Recipient's receipt of the notice of default for the purpose of determining whether this Grant Agreement should be terminated. The Recipient shall have the opportunity to present evidence and argument at said termination hearing prior to the CPC voting whether to terminate the Grant Agreement.
- d. At the close of the public hearing the CPC shall issue a written decision setting forth its findings that form the basis of its decision. The CPC may:
  1. vote to continue in force the Grant Agreement without any further condition; or
  2. vote to continue in force the Grant Agreement with additional conditions; or
  3. vote to terminate the Grant Agreement.

The decision of the CPC shall be effective immediately, and shall be final and not subject to appeal.

Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

- e. The CPC shall notify the Recipient in writing of the CPC's decision relative to termination of the Grant Agreement.

16. Return of Funds.

- a. Upon completion of the Project, any funds granted to the Recipient under this Grant Agreement and not yet expended shall be returned forthwith to the Town without further expenditure thereof.
- b. In the event this Grant Agreement is terminated pursuant to the provisions of Section 15 hereof, any funds granted to the Recipient under this Grant Agreement and not yet expended shall be returned forthwith to the Town without further expenditure thereof.
- c. If this Grant Agreement is terminated as a result of negligent or intentional acts or omissions of the Recipient, the Recipient shall be liable to repay to the town the entire amount of funding provided under this Agreement, and the Town may take such steps as are necessary, including legal action, to recover said funds.
- d. In the event the Town is required to take legal action under this Grant Agreement, for enforcement or otherwise, the Recipient shall be liable for all of the Town's costs expended for the enforcement of this Grant Agreement, including but not limited to reasonable attorney's fees and court costs.

17. Notice. Any and all notices, or other communications required or permitted under this Grant Agreement, shall be in writing and delivered in hand or mailed by certified mail, return receipt requested, or by reputable delivery service to the parties hereto at the following addresses:

If to the Recipient: Marble Block Realty LLC  
7 Boice Road  
Egremont, MA 01230

With copies to: Ethan S. Klepetar, Esq.  
Arienti + Klepetar LLP  
342 Main Street  
Great Barrington, MA 01230

If to the CPC: Town of Great Barrington CPC  
CPA Administrator  
334 Main Street  
Great Barrington, MA 01230

With copies to: Town Accountant/Financial Coordinator  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

18. Severability. If any term or condition of this Grant Agreement or any application thereof shall to any extent be held invalid, illegal or unenforceable by a court of competent jurisdiction, the validity,

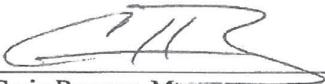
Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

legality, and enforceability of the remaining terms and conditions of this Grant Agreement shall not be deemed affected thereby.

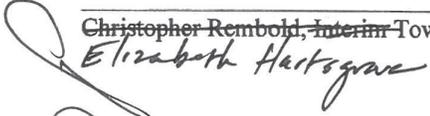
- 19. Governing Law. This Grant Agreement shall be governed by and construed in accordance with the law of the Commonwealth of Massachusetts.
- 20. Entire Agreement. This Grant Agreement constitutes the entire agreement between the parties hereto, and may be amended only in writing executed by both the Town of Great Barrington and the Recipient. Signatory below acknowledges and avers that he/she has the authority to execute this Agreement on behalf of the Recipient.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals, the Town by its authorized representative who, however, incurs no personal liability by reason of the execution hereof or of anything herein contained, as of the day and year first above written.

MARBLE BLOCK REALTY, LLC

  
 \_\_\_\_\_  
 Craig Barnum, Manager

TOWN OF GREAT BARRINGTON

  
 \_\_\_\_\_  
 Christopher Rembold, ~~Interim~~ Town Manager  
  
 Approved as to Availability of Funds:  
  
 \_\_\_\_\_  
 Alison Crespo, Town Accountant  
 Contract Amount: \$150,000  
 Funding Source: 11100 - 52508

Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

**CERTIFICATE AS TO PAYMENT OF STATE TAXES**

Pursuant to M.G.L. Chapter 62C, Section 49A, I certify under the penalties of perjury that the Recipient has complied with all laws of the Commonwealth of Massachusetts relating to taxes, reporting of employees and contractors, and withholding and remitting child support.



Social Security Number  
or Federal Identification Number

Marble Block Realty, LLC

by:

Craig Barnum, Manager

Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

**CERTIFICATE OF VOTE**

(Corporations Only)

At a duly authorized meeting of the Board of Directors of \_\_\_\_\_  
Name of Corporation

held on \_\_\_\_\_, it was voted, that  
Date

\_\_\_\_\_  
Name Officer

of this company, be and hereby is authorized to execute contracts and bonds in the name and on behalf of said company, and affix its corporate seal hereto; and such execution of any contract or obligation in this company's name on its behalf by such officer under seal of the company, shall be valid and binding upon this company.

I hereby certify that I am the clerk of the above named corporation and that

\_\_\_\_\_ is the duly elected officer as above of said company, and that the above vote has not been amended or rescinded and remains in full force and effect as of the date of this certificate.

\_\_\_\_\_  
Date Clerk

Affix Corporate Seal here

Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

**EXHIBIT A**

**Disbursement Schedule and Additional Funding Conditions**

Agreement #: 85-26

Project Name: Creation of *two additional* affordable housing units at 268-274 Main Street

Funds to be disbursed in accordance with the Grant Agreement and the following schedule and/or conditions:

An affordable housing restriction shall be executed and recorded on the property deed prior to disbursement of any funds under this grant.

Marble Block Realty and Town of Great Barrington FY26 CPA Grant Agreement

**EXHIBIT B**

**Project Status Report Form**

Agreement #: 85-26

Project Name: Two additional units of affordable housing at 268-274 Main Street

Grantee Recipient: Marble Block LLC

Report Date: for the Quarter ending:  
or accompanying the invoice dated:

Is this a final project close out report or an interim report? (circle one or the other)

CPA Award Amount: \$150,000

CPA Award expended to date:

% of CPA Budget expended to date:

List up to five accomplishments or progress towards meeting the goals, objectives, and requirements of this CPA grant. (Use separate pages as necessary)

Have there been any delays in meeting the goals, objectives, and requirements of this CPA grant? If so, please explain them. (Use separate pages as necessary)

*\*\* Attach documentation that shows the purposes and conditions of this grant award are being met (for example, photos of CPA signage, photos of construction work and completed work, copies of signed contracts, copies of reports from professional consultants, deed restrictions, funding award/commitment letters from other participating grantors, etc.)*

## Chris Rembold

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**Subject:** Update: fiber optic connection to Housatonic

Selectboard January 12, 2026

Housatonic fiber optic project

I'm pleased to report we are nearing completion of this important strategic planning priority. In 2024 the Town Manager issued an RFP for contractors to build out a fiber optic service to Housatonic. The Town's selected contractor, Fiber Connect has connected the village to high speed fiber optic cable and brought fiber optic directly to three town buildings located in Housatonic – the Ramsdell Public Library, the Housatonic Community Center, and the Housatonic Fire Station. The project also is the backbone of a WiFi network in Housatonic village which, when ready, should help mitigate the poor cell phone service in the village, and provide convenient internet connectivity from the village.

Funding for this project totaled \$560,000, comprised of \$250,000 from the FY24 Municipal Fiber Optic Grant, and \$310,000 of Town capital funds.

More information is attached here, provided by our contractor.



**Christopher Rembold, AICP**

Assistant Town Manager /  
Director of Planning and  
Community Development  
413-528-1619, x. 2401  
[crembold@townofgbma.gov](mailto:crembold@townofgbma.gov)

Town of Great Barrington  
334 Main Street  
Great Barrington MA 01230

The Secretary of State's office has determined that most e-mails to and from municipal offices and officials are public records. Consequently, confidentiality should not be expected.

## Fiber to Housatonic (RFP) — One-Page Update

Prepared for: Great Barrington Select Board | Prepared by: Fiber Connect, LLC |  
January 2026

The Town's February 2024 RFP sought a 100% fiber (no coax) build into Housatonic Village to enable reliable high-speed service, free public Wi-Fi in the village center, and municipal connectivity via dark fiber, with Fiber Connect owning and operating the network. Fiber Connect has completed the primary outside-plant deployment along the RFP corridor and has the backbone lit, enabling service activation and final municipal interconnect steps.

### Status under the RFP scope

- Backbone build: Fiber is deployed from Belcher Square into the center of Housatonic, and this segment is complete and lit.
- Municipal Housatonic sites: Outside-plant deployment to Ramsdell Library, the Housatonic Fire Station, and the Housatonic Dome is complete, with fiber delivered and terminated at each building. Other municipal locations will be connected as fiber is available; the Town may use the provided dark fiber as it chooses.
- Housatonic municipal locations also have lit fiber available for private use as well as public WiFi services.

### Service availability and published pricing

- Fiber Connect can begin turning up service for nearby residents and businesses on the RFP route on a standard installation cadence (installation volume drives scheduling).
- Proposal terms: no-cost standard installation (aerial or conduit<sup>1</sup>) and published pricing of \$99/month residential and \$149/month business (no data caps), under the terms described in Fiber Connect's proposal.

### Public Wi-Fi and network capability

- Public Wi-Fi in the Housatonic Village Center is essentially ready to be turned on, pending Town coordination on antenna locations and reliable power (target discussed: spring 2026, ideally before Memorial Day).
- The deployed platform supports XGS class service (10gbps) today and is designed to scale beyond 10 Gbps symmetrical service through electronics upgrades well into the future.

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<sup>1</sup> Viable underground conduit must be available. installation of conduit not included.

**Digital inclusion and work continuing beyond the RFP**

- Low-income subsidy: 50% discount on the 1 Gbps residential service charge.
- Additional fiber builds are progressing as make-ready completes: Great Barrington Highway Department, GB Cemetery, Claire Teague Senior Center, Brookside Manor, Water Treatment Plant, and Mason Library.
- Fiber Connect has also engaged Flag Rock and Prosperity Way regarding potential service extensions.

**Fiber Connect contact**

Fiber Connect, LLC | [REDACTED] Road, Egremont, MA 01230 | 413-[REDACTED] |  
bfcma.com | [REDACTED]@bfcma.com



# Town of Great Barrington

## Town Manager's Office



[www.townofgbma.gov](http://www.townofgbma.gov)



(413) 528-1619



334 Main Street,  
Great Barrington, MA 01230



[lhartsgrove@townofgbma.gov](mailto:lhartsgrove@townofgbma.gov)

**Liz Hartsgrove**  
Town Manager

**Chris Rembold**  
Assistant Town Manager

### Selectboard Item 2026-012

**From:** Liz Hartsgrove, Town Manager  
Josh Risen, Town Clerk

**Date:** January 9, 2026

**Re:** Board of Registrars

*Attachments included.*

As outlined in the attached chapter of the Election Resources Handbook, the Board of Registrars oversees and supports election administration in a community. The Board is made up of three appointed members and the Town Clerk, making up an equal number of representatives from both official political parties.

With the recent resignation from Marie Ryan in October 2025, and the expiration of term from Linda Coons, the Handbook instructs the Selectboard to send a notice in the month of January or February, by certified mail to the party affiliated with the vacant seats to assure equal balance of representation is sustained.

Both vacant seats currently on the Board of Registrars for the Town of Great Barrington are Republican affiliated.

Once a certified notice has been mailed to party, they have 45 days of the request to send a list of three qualified party members to be considered for appointment. Terms for the Board of Registrars is for three years, from April 1 to March 31<sup>st</sup>; and the law does not permit reappointments.

If a list is not provided to the Town from the local party committee, the Selectboard is permitted to vote and appoint a registrar without regard to a list.

#### **RECOMMENDATION:**

The Selectboard vote to send a certified notice to the local Republican party Chair requesting a list of three qualified party members for appointment consideration within 45-days.

LH

October 8, 2025

Great Barrington Selectboard  
334 Main Street  
Great Barrington, MA 01230

Dear Selectboard,

I am writing to you as the appointing authority regarding my position on the Board of Registrars. Please accept this letter of resignation from the Board of Registrars, effective November 1, 2025.

It has been my pleasure to serve my community in this position for the past 18 years.

Sincerely,

  
Marie Ryan



# Boards of Registrars & Election Commissions

**William Francis Galvin**  
**Secretary of the Commonwealth**  
Elections Division  
One Ashburton Place, Room 1705  
Boston, MA 02108  
617-727-2828  
800-462-8683  
[www.sec.state.ma.us/elections](http://www.sec.state.ma.us/elections)  
[elections@sec.state.ma.us](mailto:elections@sec.state.ma.us)

Revised 2024

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## I. Introduction

This chapter of the *Election Resources Handbook* provides information on boards of registrars and boards of election commissioners. Throughout this chapter, the term “board of registrars” will be used, unless a distinction between the two types of boards is necessary.

Each city and town in Massachusetts has its own board of registrars, which oversees and supports election administration in that community. This chapter provides detailed information on the structure of the board and the duties of the registrars.

This publication addresses the requirements in state law. If your city or town has a charter that addresses the appointment or duties of registrars or election commissioners, you must consult your charter or your legal counsel for information specific to your community.

## II. Board Membership

### Membership

The board of registrars in most towns is a four-member board that includes the town clerk. In these towns, three registrars are appointed, while the clerk holds the fourth seat on the board. The clerk holds this seat whether they are elected or appointed, and also acts as clerk to the board.

Cities may choose to adopt a four-member board that excludes the city clerk. In these cities, all four members are appointed.

Cities and towns may also choose to have a board of election commissioners instead of a board of registrars. Typically called elections commissions, these boards are entirely appointed.

With the exception of an appointed clerk, all registrars must be registered voters of the city or town in which they serve.

### Terms of Office

A registrar or election commissioner’s term begins on April 1 and lasts for either three or four years. They serve overlapping terms, with one term expiring each year.

In cities and towns that have three appointed registrars (not including the clerk), registrars serve 3-year terms.

In communities with an election commission and cities where the board of registrars does not include the clerk, the four commissioners or registrars serve 4-year terms.

Appointments should be made in February or March of each year, so that the new (or reappointed) registrar can be sworn-in on April 1.

### Party Enrollment Requirements

A board of registrars or election commissioners should contain representatives of the two leading political parties. Ideally, the board should contain two Democrats and two Republicans, though the clerk may be Unenrolled.

No matter the party enrollment of the clerk, the board may contain no more than two members of the same political party.

A registrar's party enrollment is subject to a two-year "look back." A voter must be enrolled in a political party continuously for two years before they can meet the requirements to be a registrar representing that party.

- For instance, an Unenrolled voter can't register as a Republican one month before being appointed to a Republican seat on the Board of Registrars.

When determining if someone meets the party enrollment requirements to sit on the board of registrars, you must look at their current party enrollment and any previous party changes for the last two years.

### *References:*

- Boards of registrars in certain cities and towns – G.L. c. 51 § 15
- Boards of registrars in certain cities – G.L. c. 51 § 17
- Boards of election commissioners – G.L. c. 51 § 16A
- Political representation on Boards of Registrars -- G.L. c. 51 § 18
- Two-year look-back on party enrollment – G.L. c. 4 § 12
- Registration requirement for registrars and assistant registrars – G.L. c. 51 § 25

## III. Appointing Registrars

### Appointing Authority

In towns, registrars are appointed by members of the select board or town council, who reference lists provided by local party committees.

In cities, registrars or commissioners are appointed by the mayor, with the approval of the city council. City charters may provide for a different process.

### Appointing Registrars in a Town

In January or February, the select board or town council must send notice by certified mail to the local party chair(s), requesting a list of three qualified party members to be appointed to the seat held by the registrar whose term is expiring that April.

Lists only need to be solicited from a party if that party's members can hold the seat.

- For example, if there are already two Democratic registrars whose terms are not expiring, the Democratic Town Committee should not be asked to submit names.
- If there is no more than one member of each party among the remaining registrars, a member of either party could be appointed, so both parties can be asked for names.

In February or March, if lists have been provided from the local party committee(s), the select board or town council should vote to appoint someone from one of those lists to a three-year term that begins on April 1.

If the local party chairs do not provide lists within 45 days of the request, the select board or town council may appoint a registrar without regard to a list.

### Appointing Registrars in a City

Unless the city's charter provides otherwise, registrars or election commissioners in a city must be appointed by the mayor, with the approval of the city council.

Unlike registrars in towns, registrars and election commissioners in cities do not need to be appointed from a list provided by a political party. The party balance must still be maintained, however.

In February or March of each year, the mayor must appoint a qualified voter who meets the party enrollment requirements to fill the seat that will expire on April 1 of that year. Before the registrar may be sworn-in, the appointee must be approved by the city council.

In cities in which the city clerk is a member of the board of registrars, 3 registrars must be appointed to 3-year terms, with 1 seat expiring each year, on April 1.

In cities in which the city clerk is not a member of the board of registrars, or which have an election commission instead of a board of registrars, 4 members must be appointed to 4-year terms, with one seat expiring each year, on April 1.

### Filling Vacancies

If a seat on a board of registrars or election commission becomes vacant due to resignation or death, the seat must be filled by a voter of the same political party as the person who vacated the seat.

This requirement applies only to vacancies that occur during a registrar's term. It does not apply those whose terms have simply expired.

The appointing authority may fill a vacant seat until the expiration of the original term. The person who fills the vacancy shall serve the remainder of the unexpired term, which will expire on April 1 of the appropriate year.

- In the event of a **temporary vacancy**, due to the absence of a registrar, the remaining members of the board may write to the appointing authority to request the appointment of a **temporary registrar**. A temporary registrar must still be of the same political party of the registrar who is absent.

### Unequal Party Representation

Occasionally, a party change of a registrar or turnover in the office of the clerk may cause the board of registrars to have an unequal party balance.

If a new clerk is enrolled in a political party, and the clerk's party enrollment causes the board of registrars to have more than two members of the same party, one of the other two registrars representing that political party must vacate their seat. The one who has the least amount of time remaining in their term must be removed from the board, to make way for the clerk.

Any person may file a written complaint to the select board or mayor if they believe that there is unequal party balance on the board of registrars. After notice and hearing, the appointing authority must remove a registrar who changed their party and caused there to be more than 2 registrars in of the same party.

The removal of a registrar due to unequal party balance will result in a vacancy, which must be filled in the same manner as other vacancies; however, in this case, the person filling the vacancy must be of a different political party as the person who previously held the seat.

### Assistant Registrars

The board of registrars may appoint assistant registrars for a term of one year, beginning on April 1. The registrars may also appoint temporary assistant registrars to assist with registering voters and compiling the annual street list.

If an assistant registrar is not regularly employed by the city or town in which they are appointed, they must be a registered voter of the town.

Registrars may choose to delegate their authority to one or more assistant registrars. Assistant registrars must equally represent political parties.

The registrars may remove an assistant registrar at any time, and fill the vacancy caused by the removal.

### *References:*

- Boards of registrars in certain cities & towns – G.L. c. 51 § 15
- Boards of registrars in certain cities – G.L. c. 51 § 17
- Boards of election commissioners – G.L. c. 51 § 16A
- Political representation on Boards of Registrars -- G.L. c. 51 § 18
- Unequal representation on Boards of Registrars – G.L. c. 51 § 19
- Vacancies on the board of registrars -- G.L. c. 51 § 20
- Appointing temporary registrars -- G.L. c. 51 § 20
- Two-year look-back on party enrollment – G.L. c. 4 § 12
- Registration requirement for registrars & assistant registrars – G.L. c. 51 § 25

## IV. Prohibited Appointments & Conduct

Those appointed as registrars and assistant registrars are prohibited from holding most public offices. They are also prohibited from holding certain political offices.

### Elections and Appointments

An appointed registrar or assistant registrar may not:

- Hold an elected office
- Hold an office appointed by the mayor
- Hold an office appointed by the town manager
- Hold an office appointed by the city manager
- Hold an office appointed or elected under the government of the United States
- Hold an office appointed or elected under the Commonwealth

A registrar who accepts any of the above positions must be deemed to have vacated the office of registrar. A person who holds any of the above offices is not eligible to serve as a registrar.

Appointments generally require someone to be sworn to their duties. A government employee generally is not considered to hold an appointed office unless their position is created by statute, executive order, or some other legal authority, and the appointee is sworn-in to the position.

Notwithstanding the above restrictions, an appointed registrar or assistant registrar may:

- Be a justice of the peace
- Be a notary public
- Serve on a home rule charter commission
- Serve as a town meeting member
- Hold an office in the national guard
- Hold an appointed office while serving as a registrar in a town with fewer than 2,000 residents
- Run for elected office

While a registrar may take any of these actions without vacating their seat, they should not assume that holding one of these positions or running for office would not present a conflict of interest.

Any registrar accepting an appointed position, planning to run for office, or considering involvement in a political campaign should contact the State Ethics Commission to

request an opinion on whether doing so would conflict with their duties. The State Ethics Commission may require the registrar to recuse themselves in certain situations.

## Political Offices

A registrar, election commissioner, town clerk, or city clerk may not:

- Be the chair of a political committee
- Be the treasurer of a political committee
- Be a principal officer of a political committee

A registrar, election commissioner, or city or town clerk may:

- Be a member or associate member of a political committee
- Be the chair of their own political committee
- Be a principal officer (other than treasurer) of their own political committee

### *References:*

- Registrars prohibited from holding certain offices – G.L. c. 51 § 25
- Registrars & clerks prohibited from holding certain political offices – G.L. c. 55 § 5

## V. Duties of Registrars

Under the General Laws, registrars have a number of responsibilities. Most duties of the registrars pertain to voter registration, street listings, signature certification, and certain post-election duties.

Registrars do not work as poll workers. Poll workers in most cases are appointed positions. As discussed in the previous section, registrars cannot accept most appointed positions.

### Registrar Responsibilities Overview

The duties of registrars vary by city and town. This is because most boards of registrars delegate at least some of their functions to assistant registrars, who are typically employees of the clerk's office.

While registrars may delegate many of these administrative tasks to the assistant registrars and the clerk, they cannot delegate actions that require meetings or votes of the registrars, including the judging of recounts, conduct of post-election audits, and counting of Federal Write-in Absentee Ballots (FWABs) and ballots received from outside the United States.

The list below includes the primary duties of the board of registrars, as dictated by the Massachusetts General Laws.

Under state law, registrars are responsible for:

### **Voter Registration**

- Registering voters
- Maintaining the voter list by updating names, addresses, and party enrollment, making corrections, and removing voters who are deceased or have moved
- Rejecting incomplete voter registration forms
- Sending acknowledgement and rejection notices to voters
- Considering objections to voter registrations and voter qualifications
- Issuing confidential voter certificates

### **Annual Street Listing**

- Compiling the annual street listing
- Sending confirmation notices to inactive voters

### **Nomination Papers & Petitions**

- Accepting nomination papers from candidates and reviewing the candidate information on each sheet
- Certifying voter names on nomination papers and petitions
- Certifying candidate voter registration and enrollment for candidates who reside in their city or town
- Considering objections to nomination papers and ballot question petitions for local elections

### **Election Officers**

- Requesting lists of potential poll workers from party committees, reviewing said lists, and making recommendations to the appointing authority
- Appointing election officers, if the appointing authority fails to do so

### **Voting**

- Receiving and reviewing applications for early and absentee ballots
- Investigating the qualifications of specially qualified voters
- With other election officers, overseeing and administering in-person early voting
- Preparing and maintaining early voting lists
- Designating alternative or additional early voting sites, if necessary
- Posting notice of early voting dates, times, and locations

- Requesting in-person early voting for local elections, at their discretion
- Coordinating with the select board or city council to detail police officers or constables to polling places and (in their discretion) early voting sites
- Administering supervised absentee voting at designated healthcare facilities

### **Tabulation**

- Counting Federal Write-in Absentee Ballots (FWABs) and ballots received from voters outside the United States after Election Day
- Administering post-election audits and reporting results of the audit to the Secretary
- Overseeing and judging recounts

### Responsibilities of the Clerk

While many of the duties of administering elections are shared by the clerk and the other registrars, state law authorizes the clerk to perform certain tasks, without the involvement of the registrars.

The following duties are the sole responsibility of the clerk:

- Overseeing and training poll workers
- Filling poll worker vacancies within 3 weeks of an election
- Administering the oath of office to election workers
- Preparing ballots for local elections
- Sending ballots to early and absentee voters
- Receiving early and absentee ballots and accepting or rejecting those ballots
- Taking care and custody of the ballot boxes and ballot tabulators
- Testing voting equipment
- Overseeing central tabulation of ballots
- Receiving ballots, tally sheets, and other materials returned from polling places on Election Night
- Investigating and counting provisional ballots
- Certifying state election results to the Secretary of the Commonwealth

### *References:*

- Voter registration, street lists, and voter lists – G.L. c. 51 §§ 1F-8, 11, 14-14B, 26, 28, 32-37, 38-41, 42C-42D, 42F-51A, 55-63,65-66
- Nomination papers and petitions – G.L. c. 53 §§ 6-7A, 9-10, 18A, 22A, 46, 48
- Poll workers – G.L. c. 54 §§ 11B-13, 14, 20, 23, 71A
- Early voting – G.L. c. 54 § 25B
- Police – G.L. c. 54 § 72

- Absentee voting – G.L. c. 54 §§ 89-91B, 93, 94, 95
- Post-election audits – G.L. 54 § 109A
- Recounts – G.L. c. 54 § 135
- Objections to nomination papers – G.L. c. 55B §§ 6-7
- Ballot boxes and tabulators – G.L. c. 54 §§ 28-31, 33, 33E, 66
- Provisional Ballots – G.L. c. 54 § 76C
- Tallying and certifying results – G.L. c. 54 §§ 105, 105A, 107, 111-112



# BERKSHIRE COUNTY FIRE CHIEFS ASSOCIATION, Inc.

The Town/City/Fire District of Great Barrington accepts the provisions of Massachusetts General Law, Chapter 48: Section 59A

**FIRE DEPARTMENTS: Ch. 48: Section 59A Aid to other municipalities; authorization; fire departments; payment for damages**

Section 59A. Cities, towns and fire districts may, by ordinance or by-law, or by vote of the board of aldermen, selectmen or of the prudential committee or board exercising similar powers, authorize their respective fire departments to go to aid another city, town, fire district or area under federal jurisdiction in this commonwealth or in any adjoining state in extinguishing fires therein, or rendering any other emergency aid or performing any detail as ordered by the head of the fire department, or the Massachusetts military reservation fire district and while in the performance of their duties in extending such aid the members of such departments shall have the same immunities and privileges as if performing the same within their respective cities, towns or districts. Any such ordinance, by-law or vote may authorize the head of the fire department to extend such aid, subject to such conditions and restrictions as may be prescribed therein. The words "fire departments" as used in this section shall mean lawfully organized fire fighting forces, however constituted.

During the course of rendering such aid to another municipality, the municipality rendering aid shall be responsible for the operation of its equipment and for any damage thereto, and, subject to the limitations of municipal liability, for personal injury sustained or caused by a member of its fire department, and for any payments which it is required to make to a member of said department or to his widow or other dependents on account of injuries or death, notwithstanding paragraph (b) of subdivision (4) of section seven of chapter thirty-two, unless such municipalities have a written agreement to the contrary.

<u>Scott Turner</u> Fire Chief (Print)	<u>Scott Turner</u> Fire Chief Signature	<u>1-5-2026</u> Date
_____	_____	_____
_____	_____	_____
_____	_____	_____
Prudential Committee, Selectboard, Mayor, Appointing Authority (Print)	Signature	Date



# Town of Great Barrington

## Town Manager's Office



[www.townofgbma.gov](http://www.townofgbma.gov)



(413) 528-1619



334 Main Street,  
Great Barrington, MA 01230



[lhartsgrove@townofgbma.gov](mailto:lhartsgrove@townofgbma.gov)

**Liz Hartsgrove**  
Town Manager

**Chris Rembold**  
Assistant Town Manager

### Selectboard Item 2026-014

**From:** Liz Hartsgrove, Town Manager  
Josh Risen, Town Clerk

**Date:** January 9, 2026

**Re:** Annual Town Meeting and Annual Town Election

*Attachments included.*

Aligned with the Selectboard's December 1, 2025 vote to hold the 2026 Annual Town Meeting on Saturday, May 2, 2026, the attached **2026 Town Meeting and Election Calendar** is presented for the Selectboard's consideration and adoption. These dates outline the key statutory and procedural milestones that support the orderly administration of the Town Meeting form of government, including warrant preparation, nomination and election timelines, voter registration deadlines, and public notice requirements.

Of particular importance, the proposed calendar establishes the period during which citizens may submit petition articles for inclusion on the Annual Town Meeting warrant. Under this schedule, the Citizen Petition period would open on Tuesday, January 13, 2026, and close on Friday, February 13, 2026, providing residents with a clear and defined window to participate directly in the legislative process.

Adoption of this calendar will provide clarity and consistency for residents, boards and committees, staff, and elected officials, ensuring compliance with statutory requirements and allowing sufficient time for review, public hearings, printing, and posting of the warrant in advance of the Annual Town Meeting and subsequent Town Election.

#### RECOMMENDATION:

- 1) For the Selectboard to vote to open the May 2, 2026 Annual Town Meeting warrant for Citizen Petition on Tuesday January 13, 2026 at 8:30am and to close Citizen Petition on Tuesday February 13, 2026 at 4:00pm
- 2) For the Selectboard to vote on the 2026 Town Election Calendar and to hold the Annual Town Election on May 12, 2026 from 8:00am to 8:00pm.

LH

## **2026 Town Meeting/Election Calendar**

Selectboard Open Citizen Petition Time	Tuesday, January 13, 2026
Last Day to submit Citizen Petitions	Friday, February 13, 2026
Nomination Papers Available in Clerk's Office	Wednesday, February 11, 2026
Last Date to obtain nomination papers (5:00 pm)	Monday, March 23, 2026
Last Day to submit nomination papers (5:00 pm)	Tuesday, March 24, 2026
Planning Board to have completed all Public Hearings by this date	Friday, March 27, 2026
Last Day to Object or Withdraw Nomination (5:00 pm)	Thursday, April 9, 2026
Selectboard approves Final Warrant	Tuesday, April 14, 2026
Last Day to have warrants printed	Wednesday, April 22, 2026
Last Day to register to vote (5:00 pm)	Wednesday, April 22, 2026
Last day to request a Mail-in Ballot (5:00 pm)	Tuesday, May 5, 2026
Last Date to post Warrant	Friday April 24, 2026
Town Meeting @ Monument Mountain 2:00 pm	Saturday, May 2, 2026
Town Meeting @ Monument Mountain 2:00 pm (Night 2 if needed)	Monday, May 4, 2026
Town Election 8:00 am- 8:00 pm	Tuesday, May 12, 2026