

**GREAT BARRINGTON PLANNING BOARD**

THURSDAY, JANUARY 22, 2026, at 6:00 PM  
Town Hall, 334 Main Street, 2<sup>nd</sup> Floor  
Great Barrington, MA 01230

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

**AGENDA**

**REVISED, item 2.a added**

- 1. CALL TO ORDER / ATTENDANCE ROLL CALL**
- 2. FORMS A (SUBDIVISION APPROVAL NOT REQUIRED PLANS)**
  - a. Approximately 25-29 West Sheffield Road**
- 3. MINUTES:** January 8, 2026 meeting
- 4. SITE PLAN REVIEW: 148 MAPLE AVENUE:** Application for site plan approval in accordance with Section 8.10 and 10.5 of the Zoning Bylaw, for site work related to the conversion of the former nursing home at 148 Maple Avenue into residential dwelling units as permitted by Special Permit 931-22. *Continued discussion from January 8 meeting, review of requested revised plans.*
- 5. OPEN SPACE AND RECREATION PLAN (OSRP):**  
Brief recap of January 10 forum  
OSRP goals and objectives:
  - review status of 2013 OSRP goals and objectives
  - begin discussing / brainstorming new goals and objectives
- 6. TOWN PLANNER'S REPORT**  
Reminder to complete open meeting law certificates  
Upcoming application reviews
- 7. BOARD & SUBCOMMITTEE UPDATES / ISSUES / CONCERNS:**
- 8. CITIZEN'S SPEAK TIME:** This is an opportunity for attendees to bring up topics of concern or importance that are not on this agenda, and which may be placed on a future agenda for discussion.
- 9. ADJOURN**

*Pursuant to Massachusetts General Law Chapter 30A section 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body, or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

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

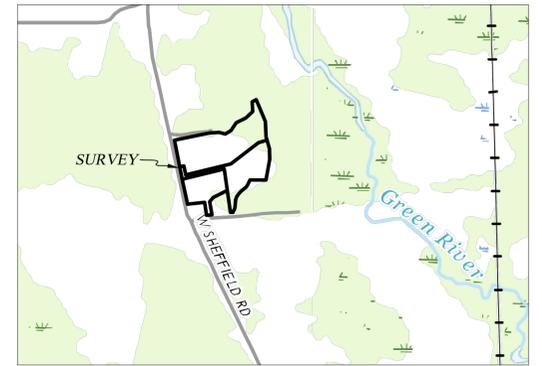
Zoning: R2  
Approval Under Subdivision Control  
Law Not Required

Great Barrington Planning Board  
Date: \_\_\_\_\_

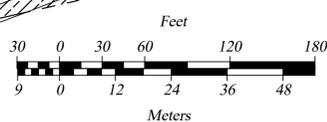
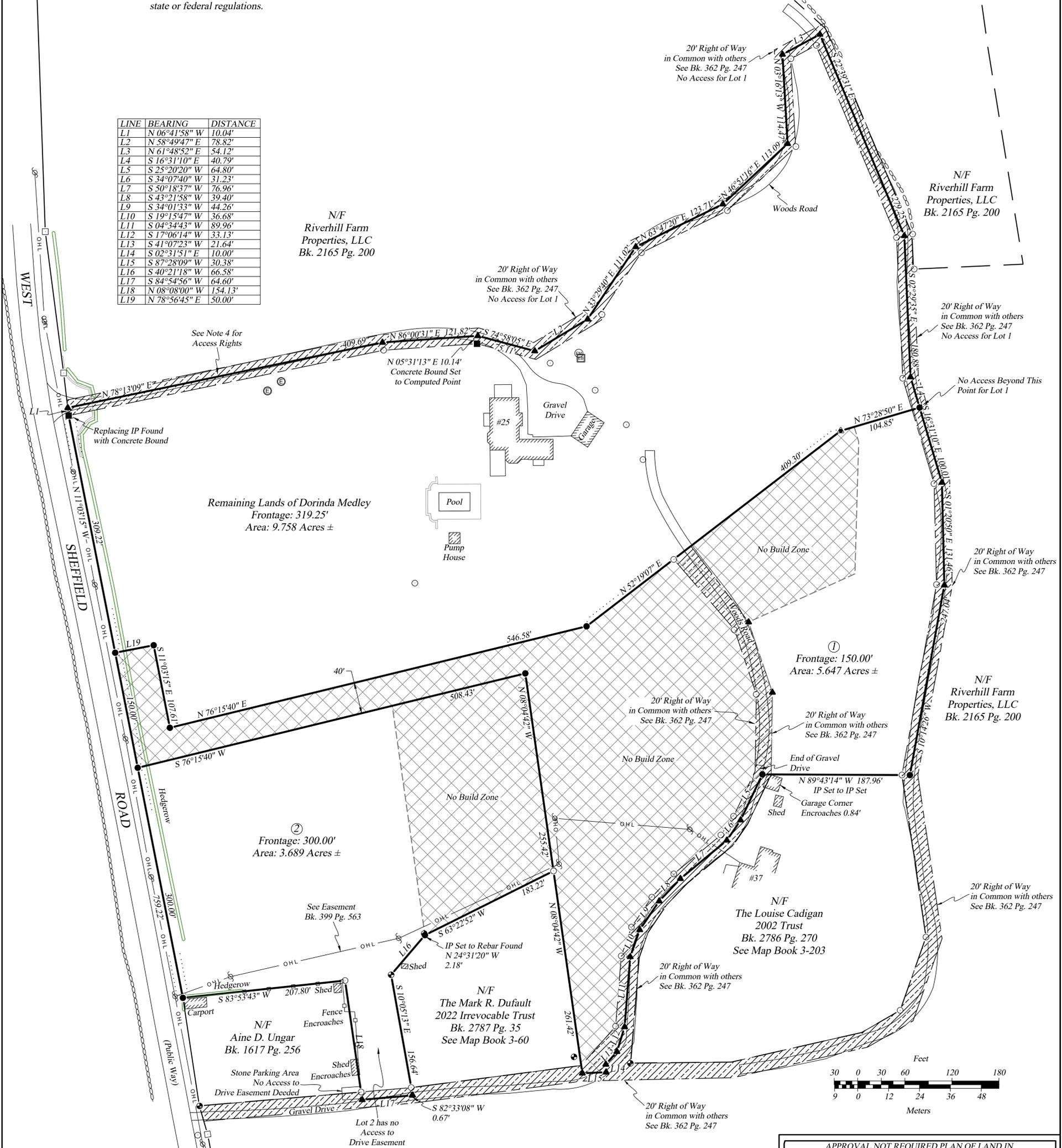
Planning Board endorsement does not imply that the lots or parcels shown hereon are building lots nor that they comply with the Zoning Code of the Town of Great Barrington, Wetlands Regulars, Title 5 of the state Environmental code, or other local, state or federal regulations.

**Legend:**

- - Marble Bound Found
- - Concrete Bound Set
- - Iron Pipe Found
- - Rebar Found
- - Iron Pipe With Cap Set
- ⊙ - Drill Hole Set
- ⊕ - Utility Pole
- ⊖ - Electric
- ⊖ - Electric Meter
- ⊖ - Electric Box
- — — — — Stone Wall
- — — — — Stone Wall Remains
- — — — — Metal Fence
- OHL — — — — — Over Head Line



LINE	BEARING	DISTANCE
L1	N 06°41'58" W	10.04'
L2	N 58°49'47" E	78.82'
L3	N 61°48'52" E	54.12'
L4	S 16°31'10" E	40.79'
L5	S 25°20'20" W	64.80'
L6	S 34°07'40" W	31.23'
L7	S 50°18'37" W	76.96'
L8	S 43°21'58" W	39.40'
L9	S 34°01'33" W	44.26'
L10	S 19°15'47" W	36.68'
L11	S 04°34'43" W	89.96'
L12	S 17°06'14" W	33.13'
L13	S 41°07'23" W	21.64'
L14	S 02°31'51" E	10.00'
L15	S 87°28'09" W	30.38'
L16	S 40°21'18" W	66.58'
L17	S 84°54'56" W	64.60'
L18	N 08°08'00" W	154.13'
L19	N 78°56'45" E	50.00'



- Notes:
- The parcel surveyed and shown hereon is the same premises described in a deed to Dorinda Lynch n/k/a Dorinda Medley recorded in B.S.D.R.D. in Bk. 1615 Pg. 68, Dated May 16, 2005.
  - The premises surveyed and shown hereon may be subject to rights and easements as contained in the various deeds of record describing said premises. The locations and extent of said rights and easements are not the subject of this survey.
  - The right of way area of West Sheffield Road shown hereon is based upon evidence found marking the sidelines thereof in accordance with M.G.L. c86,s.2.
  - See Bk. 352 Pg. 572 for the right to use the driveway leading from West Sheffield Road, for all usual purposes of a way, to Parcel 1 in Bk. 1615 Pg. 68 and also leading around said parcel to the southerly side of the dwelling house.

I certify that this plan has been prepared in conformity with the rules and regulations of the registers of deeds of the Commonwealth of Massachusetts

Brian C. Kocgela 11/24/2025  
Professional Land Surveyor Date

APPROVAL NOT REQUIRED PLAN OF LAND IN  
**GREAT BARRINGTON, MASSACHUSETTS**  
PREPARED FOR  
**DORINDA MEDLEY**

**BEK** LAND SURVEYORS & FORESTERS  
ASSOCIATES

Brian C. Kocgela

DATE	11/24/2025	JOB #	25.087	SCALE	1" = 60'
DRAWN BY	N.L.S.	REVIEWED BY	B.E.K.		

## GREAT BARRINGTON PLANNING BOARD

DATE: January 8, 2026  
TIME: 6:00 P.M.  
PLACE: Large Meeting Room  
FOR: Regular Meeting  
PRESENT: Brandee Nelson, Chair; Malcolm Fick; Jonathan Hankin; Jeremy Higa;  
Pedro Pachano  
Jackie Kain, Associate Member  
Chris Rembold, Assistant Town Manager/Director of Planning and Development

Ms. Nelson called the meeting to order at 6:04 PM.

Roll call vote: Mr. Higa, present; Mr. Pachano, present; Mr. Fick, present; Ms. Kain, present; Mr. Hankin, present; Ms. Nelson, present

Ms. Nelson said the meeting was being recorded.

### **FORM A's:**

Mark Reynolds from Kelly, Granger, Parsons & Associates was present with a Form A plan for Deborah Mars. The plan separates 114 Brush Hill Road into 2 parcels, creating 116 Brush Hill Road. There is plenty of frontage for both parcels. The newly created lot has 2.522 acres of land. The remaining land contains 8.394 with 318.56 feet of frontage.

Mr. Hankin made a motion to endorse the plan, Mr. Fick seconded, all in favor

### **MINUTES: DECEMBER 11, 2025:**

Prior to the Board taking action on the minutes of December 11, 2025, Claudia Shapiro requested to speak regarding the minutes of October 23, 2025. She requested to have the portion of the October 23 minutes pertaining to her read back. Ms. Shapiro said the address in the minutes mistakenly state her address as 70 Egremont Plain Road which is the address of the Great Barrington Airport. She said the Planning Board is abusing her and traumatizing her.

Ms. Nelson said the Board does not have an obligation to read the previously approved minutes back. She said she would look into Ms. Shapiro's concern.

\*\*The October 23, 2025 minutes were resent to the Town Clerk and reposted on January 2, 2026. Ms. Shaw was not present at the December 11 meeting where the October 23 minutes were discussed and amended and approved per the discussion. After listening to the recording and noting the change Ms. Shaw corrected the minutes and resent to the Town Clerk. This was not stated at the January 8 meeting but for clarification purposes is being stated in the minutes.

Mr. Fick made a motion to approve the minutes of December 11, 2025 as amended, Mr. Hankin seconded, all in favor.

## **PUBLIC HEARING FOR A SPECIAL PERMIT: 53 VANDEUSENVILLE ROAD**

The public hearing for a special permit for a commercial scale ground-mount solar energy facility in an R2 zone at 53 VanDeusenville Road was requested to be continued again by the applicant. The public hearing is rescheduled for February 12, 2026 at 6:00 PM.

Mr. Hankin made a motion to postpone the public hearing to February 12, 2026 at 6:00 PM, Mr. Fick seconded, all in favor.

## **SITE PLAN REVIEW: 148 MAPLE AVENUE**

The Board conducted a site visit at 3:00 PM this afternoon prior to the meeting.

Present to discuss the application was attorney Nick Arienti, Justin Winter, landscape designer and Josh Blevins, Director for the Goldman Group.

Mr. Arienti said the group is present for the continued Site Plan Review discussion as required. He said Mr. Winter will discuss the landscape plan for the property.

Mr. Winter said 148 Maple Avenue is a condominium development. He said the grounds will be outfitted with native plantings. He said low plants ~~that will be low~~ will be used in the front. Larger trees, shrubs and taller plants will be planted around the property. He said the front streetscape will be emphasized by the plantings.

Mr. Fick asked about the area where the charging stations will be located, along the driveway on the right front of the building.

Mr. Winter said there will still be modifications for the landscaping He said additional trips to the site will be done. He said he will work with the plan to mitigate the view of the charging stations from Maple Avenue.

Ms. Kain said the screens on the charging stations are very large. She expressed concern about what the screens will look like when the charging stations are activated. She asked what the screens will look like from the abutting property.

Ms. Nelson asked Mr. Winter to review the eastern boundary to address the concerns about the charging screens. Ms. Nelson said she is also concerned about the view of the transformer from Maple Avenue and the abutter. She asked for an update on the cabinets for the chargers and bollards around the transformer.

Mr. Winter said he will provide the information and provide screening from the street.

Ms. Nelson said the plans show that a 15 gallon size will be used for the arborvitae. She asked how tall the plant will be.

Mr. Winter said the plants will be about 6 feet tall. He said the plant will grow about 5 feet per year until the maximum height of 60 feet. He said the earlier the plants are planted the faster they will grow.

Ms. Nelson asked about deer protection.

Mr. Winter said he would coordinate with the property owner.

Ms. Nelson asked if there is a plan in place if any of the plants die.

Mr. Winter said the plants are warranted for 90 days.

Ms. Nelson said we will have a note on the SPR approval requiring that plants will be replaced in perpetuity at the installed height.

Mr. Hankin said he is concerned about the height of the arborvitae that are close to the building.

Mr. Winter said the plants will be managed.

Mr. Hankin asked if the plants will be trimmed.

Mr. Winter said he won't discuss maintenance. He said the arborvitae are not meant to be a formal hedge.

Mr. Higa asked where the plants will be planted on the slope ~~behind~~ on the west side of the building.

Mr. Winter said he doesn't know about the gradient of the hill. He said he can't directly answer that question. He said the plants will be planted at a safe distance from the property line.

Mr. Higa said it will be a year before they start to grow. He added that there isn't a lot of space at the top of the slope.

Mr. Winter said the arborvitae will be about 10 feet in diameter when grown. He said the property line will be looked at to take into consideration the expected growth.

Mr. Rembold asked Mr. Winter to check on the maple tree in the curve of the driveway where the car chargers are located. He asked him to check to see if the location is still viable for the tree.

Mr. Winter said he will look at it.

Ms. Nelson said the proposed landscaping is attractive.

Mr. Rembold said the property to the left of the building was a key concern of the Planning Board in the previous discussion.

Josh Blevins, Director of the Goldman Group, said he will discuss the lighting and signage. He said there are 2 20 foot light poles shown on the plan. All of the light poles will be 14 feet tall.

The 2 poles shown as 20 feet will be 14 feet. He said the lighting plan will be compliant and is fully dark sky compliant. He said all lighting will be downward directed, not up or out. Ms. Nelson asked if there are any sconces proposed on the west side of the building.

Mr. Blevins said the light shown on the building will be eliminated. He said there will be sconces below grade for the garden apartments. He said the lights will be controlled by the residents.

Ms. Nelson said she doesn't have any concerns about the garden terraces. She said all lighting needs to be 3000k or less.

Mr. Higa said his only concern is the light color.

Ms. Nelson asked to please clarify what time the lights will be on for the property.

Mr. Blevins said the sconces will be controlled at the patio level by the residents. The building lights will be controlled by the building operations. He said the building lights will be on for all dark hour but the level of lighting will be reduced at some point.

Ms. Nelson asked for clarification of when the lights will be at full power between dusk and dawn. She asked for the motion and operational scenarios. She also asked for clarification about the light coming off of the chargers.

Mr. Blevins said the screens of the chargers are shiny and black. He said he expects there to be a small portion of the screen with a small screen in the back. He said he would bring in a picture.

Ms. Nelson asked if there could be clarification about if the sconces could be dimmable.

Ms. Nelson asked for clarification of the light imbedded in the wall in back of the building and the ramp.

Mr. Rembold added to show the lighting for the stairs and the ramp in the back.

Mr. Blevins said the stairs are illuminated.

Mr. Blevins discussed the sign. A drawing of the sign was shown. He said a 12 square foot sign is allowed in a residential zone. He said the nursing home bylaw allows a 9 square foot sign in a residential zone. He said the sign would be solid metal letters. He said the sign will be gently back lit. He said there will be a shadow outline of the letters. He said the shadow is what will be seen.

Ms. Kain asked what would be seen during the day.

Mr. Blevins said that is up for discussion. He said the sign could be made out of the material for the front of the building, a black aluminum material. He said the sign can be made out of whatever the Board wants.

Ms. Nelson said there is no preference. She said the light behind the letters appears to float.

Mr. Blevins showed a picture of what the sign would look like.

There was a brief discussion of the directional signage and the location. Mr. Blevins said he would revise the plan.

Mr. Rembold said the main sign should be located at the main driveway that enters the property.

Ms. Nelson said the driveway is a one way loop. She asked for clarification about where the sign will be located.

Mr. Blevins said it would be logical for the sign to be at the main entrance perpendicular to the road. Minimal directional signs would be located at the entrance and exit.

Ms. Nelson said the applicant needs to show where the signs will be located. There shouldn't be any impediment to the sight lines.

Ms. Nelson asked if there would be any other building mounted signs.

Mr. Blevins said the building name and address, 148 Maple Avenue, will be on the building. This sign will not be lit.

Mr. Higa said the color temperature for the backlit sign needs to be warm.

Ms. Nelson agreed. She said the color temperature must be 3000k or less.

Mr. Blevins agreed.

Ms. Nelson asked if Mr. Blevins was clear about what the Board is looking for.

Mr. Blevins said yes.

Mr. Higa said we see plans submitted as part of the SPR but when the project is built there are differences between what we saw and what is built.

Ms. Nelson said there was a conversation with the Building Department. The concerns raised were understood. She said she expects the Building Department will enforce the approved plans.

Mr. Hankin asked Mr. Blevins when he expected to get the certificate of occupancy.

Mr. Blevins said he expected to get the certificate of occupancy in 90 days or so.

Donna Jacobs from 260 Park Street asked about deer resistant ~~tee~~ plant species.

Mr. Winter said the arborvitae is a spectrum of deer resistant species. He said the goal is to get a deer resistant plant. He said no plan is 100% resistant. He said his recommendation would be to install fencing for the first year. He said there will be oversight of the trees. He said there might be other materials used to discourage deer from eating the plants.

Michele Loubert from 70 Division Street said she planted 30 Green Giant arborvitae on her property. She said the deer do not eat it. She said the plants were 6-7 feet in height when planted. She said the trees have created a thick wall. She thanked the Board for focusing on this.

David Long from North Plain Road said he has seen signs with similar lighting proposed for this sign. He said the lighting is effective.

Ms. Nelson asked when the applicant would be ready to return to the Board.

Mr. Blevins said he would be ready to return to the next meeting on January 22.

**PROSPERITY WAY SUBDIVISION:**

Mr. Rembold said the mylar for the Prosperity Way Subdivision needs to be signed so the Town can transfer the lot to Habitat for Humanity.

Jim Bailey said the plan is different from what was originally approved.

Mr. Rembold said there is an approved subdivision plan creating the road. The lot will be transferred to Habitat for Humanity. He said the house footprints and a little more of each lot will be condominium lots. As people build homes a Home Owners Association will be created then Habitat will transfer the property to the HOA.

Ms. Nelson said the roadway parcel will remain Town owned and be pulled out so that the remaining lot can be conveyed to Habitat.

Mr. Bailey questioned the Board about conveying the lot to Habitat.

Mr. Rembold said a covenant was not required for the development because the Town is essentially the builder.

Mr. Bailey said he doesn't trust the Board. He wanted to make sure that signing the plan would not allow 10 more homes to be built.

Mr. Rembold said there is an approved subdivision plan and special permit that limit the building to 20 homes.

Ms. Nelson said there can only be 20 homes per the approved permits.

Mr. Fick made a motion to endorse the mylar, Mr. Higa seconded, all in favor, Mr. Hankin abstained.

**OPEN SPACE & RECREATION PLAN:**

Ms. Nelson said there will a public forum on Saturday, January 10 at the Mason Library. She said BRPC will run the program that will be held from 10:00 to 12:30. She said she hopes people will attend the meeting.

Ms. Jacobs said she didn't know where the meeting is being advertised. She said people have asked her. She will tell as many people as she can.

**SEASONAL COMMUNITIES:**

Mr. Rembold said Great Barrington has been designated as eligible to be a seasonal community. He said the Town has to vote at the Annual Town Meeting to accept the designation. At this time the State is still working on a regulation. He said three isn't much to review right now.

Mr. Rembold said the Town submitted comments to the draft regulation but at this time there is nothing new or revised. He said there will more discussion as the process moves forward.

**BOARD & SUB-COMMITTEE ISSUES & CONCERNS:**

Mr. Higa said the Community Preservation Committee will meet on January 13 to finish recommendations for funding at the Annual Town Meeting.

Mr. Fick said BRPC met to discuss clean energy systems facilities. He ~~there~~ needs to be a local consolidated permitting process in place by July 1, 2026. At this time there are no bylaw changes required as there are no regulations in place yet. He said BRPC will be drafting model bylaws.

Mr. Fick said it is difficult to discuss without regulations.

**CITIZEN'S SPEAK TIME:**

Ms. Shapiro asked Mr. Pachano to send her the 9 page addendum from Sarah Parker.

David Long, 304 North Plain Road, said he is appealing to the Board's thought process. He asked the Board to consider the highest use of the property. (Referring to the application for 54 VanDeusenville Road)

Mr. Rembold cautioned the Board about responding on an active permit.

Mr. Long said the property could be used for housing. He said Home Gas is on its way out. There is solar on the land near Home Gas.

Mr. Long said this is the last large tract of land. The Town would make more money and address housing needs. There are not a lot of large tracts of land like this in Town. He said he is a proponent of solar. He said solar fields use herbicides to maintain. He asked the Board to think about the project.

Ms. Loubert thanked Mr. Long for his comments. She said she is sad about what is happening with public records and the amount of redaction of public records. She said names and addresses are not protected. She said the packets posted for meetings are being posted 48 hours before a meeting. The public records law allows 10 days for a reply to a request. She said something is wrong. She said there are some openness and transparency issues in Great Barrington. She said she would hate to see a rollback in Town regarding transparency. She said her comments are not directed at just this Board. She said the Chair of this Board is always respectful and responsive to citizens.

Mr. Rembold said that stuff that is vulnerable is what sits on the website. He said if he is emailed he could send the information directly through email. He said scammers target PDFs on websites.

Ms. Nelson said she works with a community that had AI generated invoices that seemed very realistic resulting in a significant loss of money. She said she is curious if the State has put forward guidelines and firewalls.

Eileen Mooney said she has asked about public records and open meeting law to try to find out about the redactions being done on professional formats.

Mrs. Mooney asked for the vote on Prosperity Way.

Ms. Nelson said the vote was 4 in favor, Mr. Hankin abstained.

Mrs. Mooney asked Mr. Hankin why he abstained.

Mr. Hankin said he would talk about it outside of the meeting.

Having concluded its business, Ms. Nelson adjourned without objection at 7:33 PM.

Respectfully submitted,

*Kimberly L. Shaw*

Kimberly L. Shaw  
Planning Board Secretary

## Chris Rembold

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**Subject:** FW: OSRP items for Thursday PB  
**Attachments:** PB packet for 1-22-2026.pdf

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**From:** Chris Rembold  
**Subject:** OSRP items for Thursday PB

Planning Board –

I hope to have the 148 Maple Avenue site plans soon. In the meantime, please see attached to help frame our OSRP discussion this coming Thursday. After the site plan for 148 Maple is completed we will move into a discussion of OSRP goals and objectives. Hopefully this can be a good brainstorming session for all of us.

The attached has the draft action map that was in process in 2020 before covid stopped the last update effort, and the attached also includes the map from 2013 as well as the list of goals and objectives from 2013. They are good starting points.

From there, for Thursday, consider:

1. What has been accomplished?
2. If there is anything not accomplished is it still valid based on the town's changing needs and what we have heard so far (e.g. from the survey results).
3. What has changed / what new opportunities are arising / what threats are out there? To get you thinking:
  - a. Examples of Changes: a lot of land conservation in the past 10-12 years, as I summarized for you in 2024 (see pages in attached). Demographics are also changing.
  - b. Examples of new opportunities: River cleanup settlement with GE, town to receive the land west of Rising Pond. New emphasis on outdoor recreation for economic development – see Berkshires Outside, and see all of the rock climbing comments we received.
  - c. Examples of Threats: Climate change is impacting everything – hotter summers stress crops, could impact area ski resorts, and erratic weather means cycles of extreme precipitation followed by drought, and extreme temps challenge many people in our community.

Looking forward to a good discussion. After this, Seth and I will refine and put pen to paper so we can later share for more public review.

Best,  
Chris

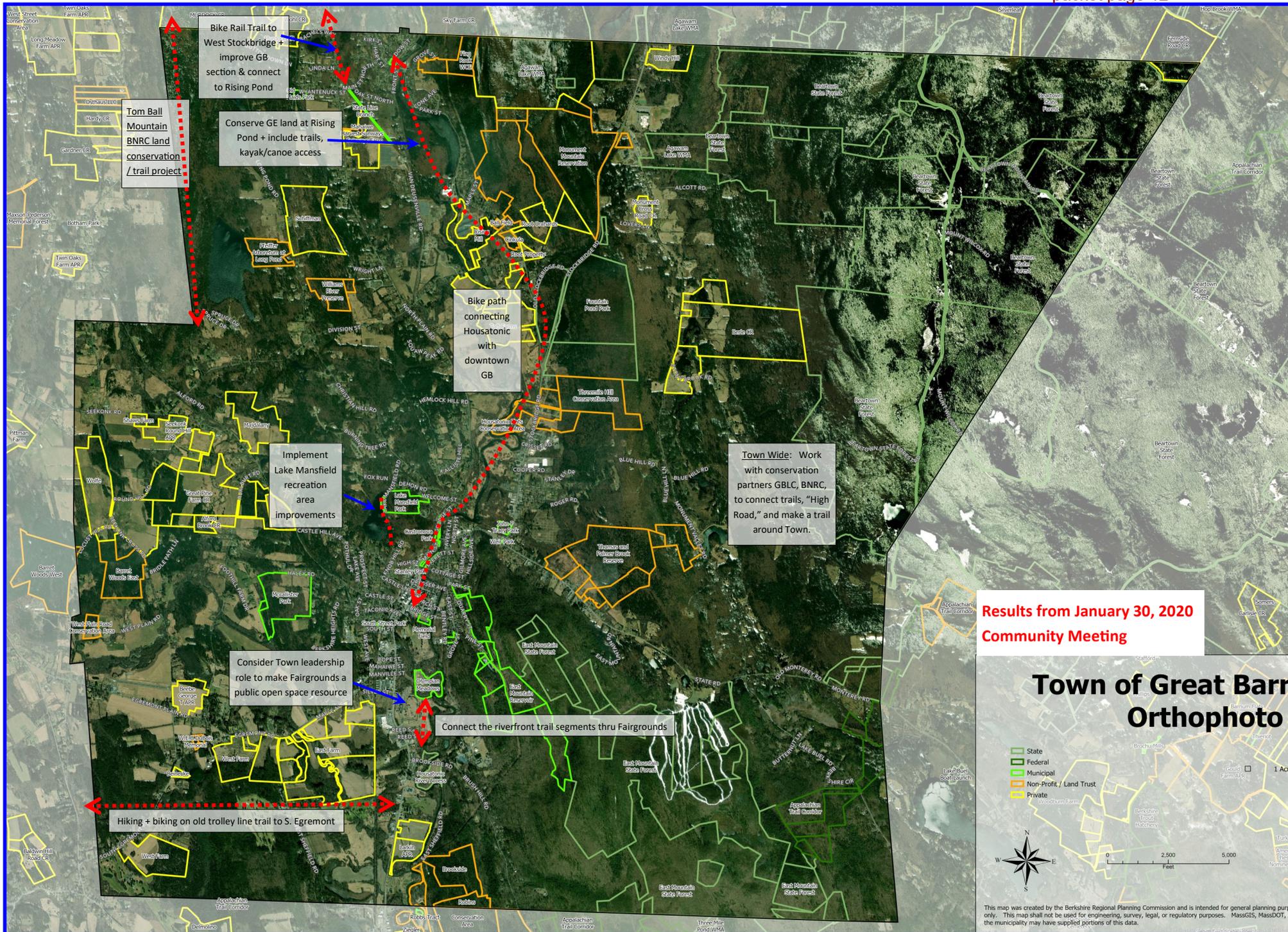


### Christopher Rembold, AICP

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

# 2020 DRAFT ACTION MAP



**Results from January 30, 2020 Community Meeting**

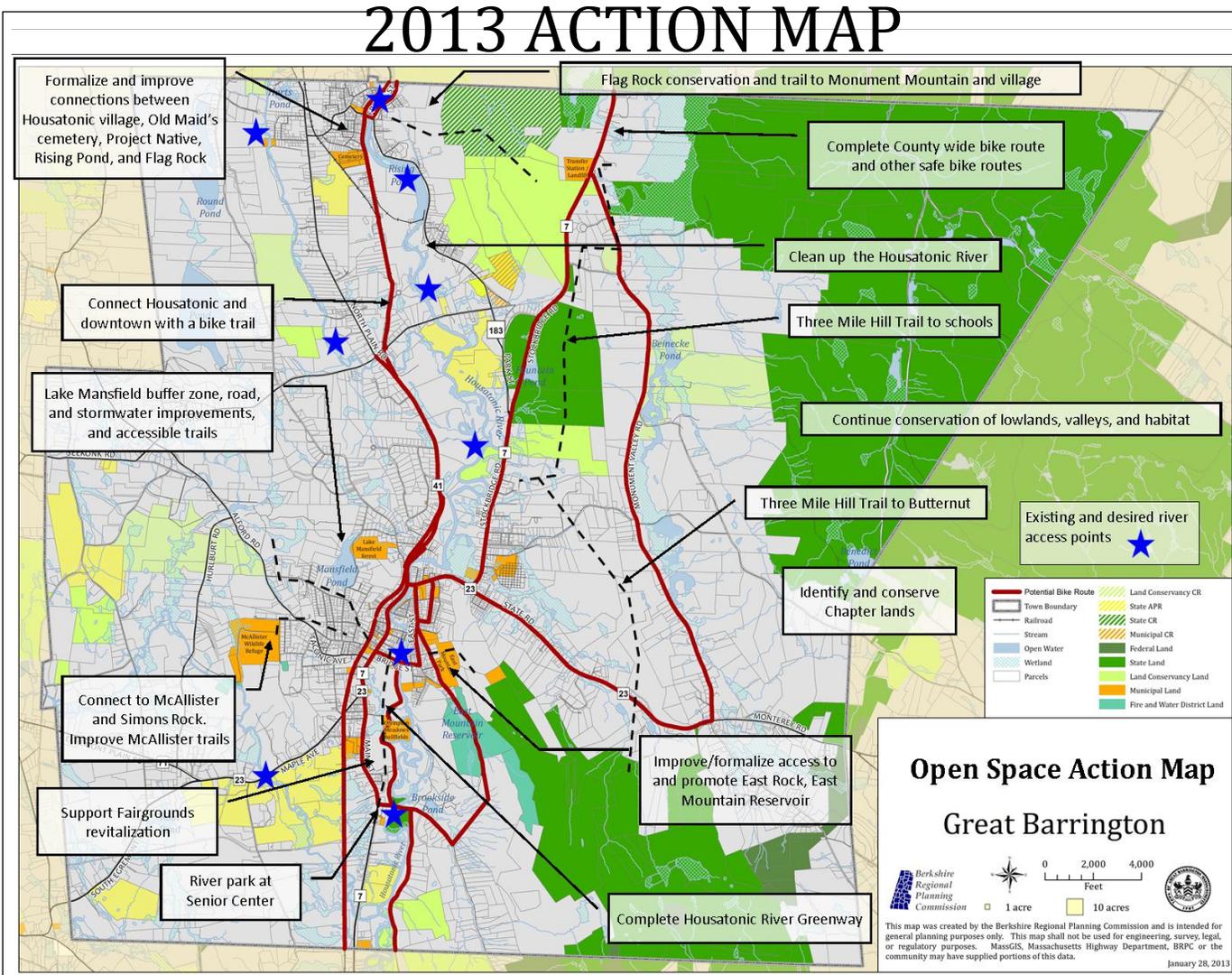
## Town of Great Barr Orthophoto

This map was created by the Berkshire Regional Planning Commission and is intended for general planning purposes only. This map shall not be used for engineering, survey, legal, or regulatory purposes. MassGIS, MassDOT, BNR, and the municipality may have supplied portions of this data.

# Section Nine: Five Year Action Plan

The following pages detail a five year action plan to accomplish the goals of this OSRP. An Action Map is shown in Figure 22 below.

Figure 22: Open Space Action Map



## Goals and Objectives from the 2013 OSRP

### **Goal OSR 1: Maintain existing town-owned parks, open space and recreational resources at least at today's level.**

**Objective 1.1: Increase DPW staff and building and grounds supplies budget.** This will enable more time to be spent maintaining parks and the grounds of Town buildings. If budget limitations do not allow for an increase, then at the absolute minimum, maintain current staff and funding levels. Do not decrease the Parks Commission budget or DPW services for town buildings, grounds, cemeteries and parks.

**Objective 1.2: Work with the Police Department to improve the police presence** at all facilities, particularly the Memorial Field skate park and Housatonic Park, at all hours.

**Objective 1.3: Continue to support the existing Housatonic River Walk** in downtown through Town funds and DPW services such as trash pickup. Continue the contribution of approximately \$2,000 annually.

**Objective 1.4: Keep playground equipment in a state of good repair.** Develop a regular inspection, maintenance, and replacement plan if necessary.

### **Goal OSR 2: Make information about existing parks, open space and recreational resources widely available.**

**Objective 2.1: Develop signage to direct people to recreation areas;** develop signs and/or informational kiosks at recreational areas. This will help people get the most out of our existing parks, particularly if the parks are well cared for. We recognize that more people using these resources may incrementally strain maintenance budgets, but in the long term it will develop a core constituency to care for the parks and reinforce quality neighborhoods.

**Objective 2.2: Develop and publish a map of town parks and other recreational areas.** Highlight opportunities for those with varied interests; e.g., flat trails for non-hikers, best walks for dog walkers, bike rides for families, and the like. Partner with GB Trails & Greenways and other groups in order to share information and pool resources. Increase public awareness of our resources by distributing the map as widely as possible. Suggested outlets include the Chamber of Commerce, visitor centers, cultural institutions, supermarkets, hotels, downtown merchants and offices, schools and Parent-Teacher Associations, websites, as well as the Annual Town Meeting.

### **Goal OSR 3: Our parks, open space and recreational area will serve the changing needs of our community.**

**Objective 3.1: Continue the Parks Commission initiatives of making parks multi-dimensional.** The installation of fitness equipment at South Street Park is a great example of this. Offer barbeque grills like those currently at Lake Mansfield at other locations like Old Maid's Park. Review the need for additional improvements to parks based on the needs of the community (e.g. picnic tables, pavilions, playgrounds, etc).

**Objective 3.2: Improve facilities at the Claire Teague Senior Center.** The recent efforts of the Council on Aging to develop gardening plots and bocce courts are laudable. Future plans, including accessing the Housatonic River, or providing a quiet landing near the bank for painting, bird watching, and star gazing, should be supported with CPA and capital funds.

**Objective 3.3: Support efforts to make resources accessible to those with physical disabilities.** The recently-completed trail in the Lake Mansfield Forest, completed by the Lake Mansfield Alliance with a combination of State funds, partnerships, and sweat equity, is a model in this regard. Most of our parks and

playgrounds currently lack such universal access, but as our population ages, wheelchair accessibility, gentle paths, and plenty of resting places will become increasingly important. It is equally important that accessible locations not be isolated from other areas of our parks, so that seniors and the disabled can be with their children at parks and playgrounds.

**Objective 3.4: Add picnic tables, benches, chess tables, and other amenities** at existing playgrounds and parks, to be enjoyed by those who prefer passive recreation.

**Goal OSR 4: Make our parks, open space and recreation areas thriving facets of our economy.**

**Objective 4.1: Join forces and marketing efforts with existing recreation resources** like Ski Butternut and Berkshire South to market parks and trails.

**Objective 4.2: Take advantage of the emergence of “healthy living” trends.** For example, working with the Chamber and a future Business Improvement District, develop ideas like a “Hike GB” package that offers guided trails hikes, historical tours, agricultural experiences and promotional deals at retailers, hotels and restaurants.

**Objective 4.3: Market Great Barrington’s open space resources for competitive events.** Capitalize on the long history of success of the Josh Billings Run Aground, and the more recent success of the Memorial Day Marathon and the GBLC Run for Hills. Consider linking well-known spaces like Lake Mansfield with lesser-known spaces like East Rock and McAllister Park, via swim/bike/run triathlons and other competitive sports. Such events can be an economic boon as demonstrated by the thousands of visitors and tens of thousands of dollars in local spending for the Memorial Day event.

**Goal OSR 5: Provide linkage between our parks, open space, and recreation resources as well as to community facilities, neighborhoods, and village centers.**

**Objective 5.1: Promote local and regional trails to tourists,** including the Appalachian Trail – prominently post GB Trails walking routes, biking routes, and trail route signs.

**Objective 5.2: Conduct walkability studies,** as recently done in Housatonic, to identify where improvements to sidewalks and crosswalks are needed, and where connections can be made. Use these studies to inform the Capital Improvement Plan. Marshal town funds, CPA funds, and whatever private funds become available to accomplish these connections.

**Objective 5.3: Accommodate bike trails, sidewalks, and crosswalks when any road is rehabilitated.**

**Objective 5.4: Connect Great Barrington and Housatonic village with a bike route or off-road bike trail.** Work with local bike advocates and regional partners to build on the possible routes they have already identified, and connect this route to the planned County-long north-south bike route.

**Objective 5.5: Complete the River Walk south, as detailed below in 8.2.**

**Objective 5.6: Support the development of theme-based walking and biking trails,** as the African American Heritage Trail has done for the region. Local themes might focus on William Stanley and electricity inventions, and W.E.B. Du Bois and civil rights. Partner with the UHVNHA to accomplish this. Those local examples that already exist—an African American Heritage Trail brochure and the Du Bois River Garden site, to name two—should be properly promoted, maintained, and used as inspiration for others.

**Objective 5.7: Identify unprotected lands, including lands in Chapter 61 tax status,** for potential permanent protection and integration into the recreation and trail system. Key parcels would include those that could complete trail systems, link recreation areas, and our neighborhoods.

**Goal OSR 6: Create new open space and recreational resources by partnering with the private sector.**

**Objective 6.1: Improve access to the town-owned parts of East Mountain** (not including the fire district's interests around the reservoir where they currently must maintain no trespassing rules). Investigate possibility for a trailhead, with a map or sign kiosk, at Park Street Park or on Quarry Street.

**Objective 6.2: Cooperate with the new owners of the Fairgrounds** to improve the site and create a recreation and scenic space that benefits the entire community. This includes the extension of the Housatonic River Greenway through the rear (east) of the property, roughly along the existing sewer easement, to connect the new trail north and south. Town participation may include community events, grant writing, funding, or other efforts.

**Objective 6.3: Work with pet owners, trainers, and kennel clubs to create a dog park.** Numerous possible sites exist, including near existing parks, or on private properties that are currently undeveloped.

**Objective 6.4: Complete the accessible trails in Lake Mansfield Forest** through the existing partnership with Lake Mansfield Alliance and building on their success in securing funding, building partnerships, and encouraging volunteer stewardship.

**Goal OSR 7: Protect, maintain, and care for street trees.**

**Objective 7.1: Care for our town's trees effectively.** Mature trees define our neighborhood streets, add distinctive character and value, and reduce our carbon footprint. Utilize the expertise of the Tree Committee and the resources and research available to Great Barrington as a newly-designated Tree City. Be proactive in protecting and maintaining our trees; for example, develop a tree plan..

**Goal OSR 8: Embrace the Housatonic River.**

**Objective 8.1: Take a formal position on the cleanup strategy for the Housatonic River.** Gather information about the cleanup strategy by working with the Berkshire Regional Planning Commission then develop a formal Town position. Comment regularly and often in the public process to ensure Town concerns are heard and met.

**Objective 8.2: Utilize CPA funds to accomplish the long-held vision of extending River Walk south,** to connect downtown with Olympian Meadows, the Fairgrounds, the Historical Society at the Truman Wheeler Farm, and the senior housing and Senior Center, as detailed in the 1997 Master Plan and in feasibility studies. Reach out to and cooperate with the John Dewey Academy school at Searles' Castle to attend to their access, insurance, and liability concerns. Explore alternate routes if needed.

**Objective 8.3: Develop a River Walk in Housatonic,** extending from the Monument Mills to the Berkshire Mountain Bakery, and south, if possible.

**Objective 8.4: Create more canoe and kayak launches on the River.** Two launches currently exist—one informal unmaintained launch on private property at the former Searles School, and one on State property at Brookside Road. Additional launches should be developed in Housatonic, Rising Pond, and at Division Street. The launch at the former Searles School should be improved (designs funded by the Natural Resource Damages fund are already completed), or a new launch could be explored at the redeveloped New England Log Homes site.

**Objective 8.5: Extend the downtown River Walk north to Cottage Street and Stanley Park.**

**Goal OSR 9: Protect Biodiversity, Habitat, and Natural Resources.**

**Objective 9.1: Track, monitor, and combat invasive species.** On Town conservation lands, develop management and removal plans. In lakes, ponds, and stream, post information about invasives, boat washing stations, and other resources with help from the Massachusetts DEP and Fish and Wildlife. On private lands, encourage owners to include management plans in their subdivision documents, conservation restrictions, or other land policies. The Conservation Agent, Town Planner, and groups like the Conservation Commission, Lake Mansfield Improvement Task Force, and Agricultural Commission can help carry out this strategy on Town lands and connect with private landowners.

**Objective 9.2: Protect, preserve, and connect habitat areas to one another.** Open space conservation should prioritize lands and waters that will connect and increase vital habitat areas. Land use controls like sensitive home siting and conservation subdivisions can protect and preserve habitat areas. Stream crossings including culverts and bridges must use the latest connectivity standards to maintain water connectivity even in times of drought.

**Objective 9.3: Minimize stormwater runoff.** In municipal projects, use the latest best management practices to collect and infiltrate stormwater runoff. In private projects, use zoning and subdivision standards to require the latest best management practices.

**Objective 9.4: Protect buffer zones around lakes, ponds, rivers, and streams.** These areas provide aquatic and terrestrial habitat, help infiltrate and clean runoff, stabilize river banks, and perform countless other ecosystem services important in times of drought or deluge. This strategy is best managed by the Conservation Commission through its application of the Wetlands and Rivers Protection Act.

**Objective 9.5: Continue stormwater improvements and planning at Lake Mansfield.** Pay special attention to Lake Mansfield Road, the boat launch and Knob Hill, and the beach area. Engineering and designs for improving Lake Mansfield Road must account for the safety and enjoyment of all users of the recreation area, including bicyclists, fishermen, runners and walkers, as well as vehicles. Work with Bard College at Simon's Rock to establish a long term water quality monitoring and education program.

## LAND CONSERVATION

**GREAT BARRINGTON, INVENTORY & COMPARISON OF OPEN SPACE ACREAGE, 2013 vs. 2022**

<b>TOWN OWNED LAND</b>	<b>2013</b>	<b>2022</b>
Castronova Park (aka Russell Park) (the "GB" bushes)	0.80	0.80
Claire Teague Senior Center building + grounds	1.60	1.60
Dewey School grounds	1.50	1.50
East Mountain Forest	45.00	45.00
<b>East Sheffield Road</b>		<b>7.92</b>
Elmwood Cemetery	19.00	19.00
Green Lawn Cemetery	17.50	17.50
Grove Street Park	2.40	2.40
John P. Tracy Park (Tracy Sanctuary)	5.80	5.80
Housatonic Community Center	0.40	0.40
Housatonic Park & Playground	1.10	1.10
Lake Mansfield	28.50	28.50
<b>Houastonic Railroad State Line branch trail</b>		<b>3.80</b>
Lake Mansfield Forest	29.00	29.00
Lake Mansfield Beach	1.00	1.00
Mahaiwe Cemetery	13.00	13.00
McAllister Park	91.00	91.00
Memorial Field Park ("Soldiers and Sailors Memorial Field")	3.80	3.80
Newsboy Monument	0.25	0.25
Old Maid's Park	3.90	3.90
Olympian Meadows	22.20	22.20
Park Street Park	5.00	5.00
Parrish Park	0.20	0.20
Pelton Brook Cemetery	0.60	0.60
<b>Rising Pond Land</b>		<b>149.00</b>
South Street Park (aka Church Memorial Park)	1.30	1.30
Stanley Park (aka Riverside Park)	2.60	2.60
Stony Brook Cemetery	0.75	0.75
Town Hall Park	0.75	0.75
Water Street Cemetery	4.70	4.70
Weir Park (Belcher Square)	0.10	0.10
	<b>TOWN</b>	
	<b>303.75</b>	<b>464.47</b>
<b>STATE OWNED LAND</b>		
Agawam Lake Wildlife Management Area	26.00	26.00
Appalachian Trail Corridor	51.00	51.00
Beartown State Forest	5,024.00	5,024.00
East Mountain State Forest	1,755.00	1,755.00
<b>Added to East Mountain Forest</b>		<b>8.30</b>
Fountain Pond State Park	395.00	395.00
Housatonic River Access	17.00	17.00

W.E.B. Du Bois Homesite		4.50	4.50
	<b>STATE</b>	<b>7,272.50</b>	<b>7,280.80</b>
<b>FEDERAL LAND</b>			
Appalachian Trail Corridor		221.00	221.00
<b>OTHER</b>			
East Mountain Reservoir		178.00	178.00
Green River water infiltration station		6.00	6.00
Berkshire Hills Regional School District		175.00	175.00
Bard College at Simon's Rock		291.00	291.00
Berkshire South Regional Community Center		78.00	78.00
	<b>OTHER</b>	<b>728.00</b>	<b>728.00</b>
<b>LAND TRUSTS</b> (Not necessarily a complete list. Does not include all private parcels that are under a Conservation or Agricultural Restriction and to which there is no public access.)			
Pfieffer Arboretum		38.00	38.00
Housatonic River Walk		0.00	0.00
Rob's Landing		14.60	14.60
Andrews Property / William Day Preserve		72.00	72.00
<b>GBLC: former Ladd Parcel just north of Brewery</b>			<b>27.00</b>
Barrett Property		77.00	77.00
Brownson aka "Housatonic Flats"		26.00	26.00
Mahaiwe Harvest / Project Native		5.00	5.00
Neenah Paper / Risingdale		67.00	67.00
Route 7 backland / Three Mile Hill		101.00	128.88
<b>BNRC: Thomas &amp; Palmer Preserve</b>			<b>237.00</b>
<b>BNRC: Tom Ball Mtn.</b>			<b>495.00</b>
Williams River Preserve		41.00	41.00
Monument Mountain Reservation		500.00	500.00
<b>Trustees: Flag Rock</b>			<b>45.00</b>
<b>Trustees: Swann Parcel from DFW</b>			<b>280.00</b>
Project Native / Sunways Farm		52.00	52.00
	<b>LAND TRUSTS</b>	<b>993.60</b>	<b>2,105.48</b>
<b>TOTAL</b>		<b>9,518.85</b>	<b>10,799.75</b>
		<b>Protected acres added since 2013:</b>	<b>1,280.90</b>

APR or agr. CR added since 2013 = 224 acres

- Windy Hill Farm, 34 acres
- North Plain Farm, 66 acres
- Seekonk Round Hill, 45 acres
- River Run Farm / Berk Comm Land Trust, 79 acres