

ZONING BOARD OF APPEALS  
TOWN OF GREAT BARRINGTON  
MASSACHUSETTS  
Decision 944-24

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An application for a special permit under Sections 5.3, 9.6 and 10.4 of the Zoning Bylaw to change a pre-existing nonconforming structure at 232 Main Street, Great Barrington, was submitted by A.F. Architecture, 76 State Route 71, Hillsdale, NY. The Board’s public hearing on this application was held May 21, 2024, in the Selectboard meeting room beginning at 6:30 P.M. Participating in the decision were Chair Michael Wise and members Carolyn Ivory, Stephen McAlister, Madonna Meagher, and Peter J. Most. There was a site visit at 5:30 P.M. on the same date. The Board voted, 5-0, to grant the permit.

**Findings of fact:**

The applicant proposes alterations to the property at 232 Main Street, which is the former Masonic Temple, to be used as the professional offices of the owner, James Hendrick. In addition to interior repairs and remodeling, the proposed alterations will include repairing and replacing the roof over the front entry, expanding and reconfiguring the rear entry door and replacing the canopy over it, adding new window openings, and erecting a low block wall, set into the grade, to define a courtyard occupying half of the area between the building and the sidewalk on Main Street. New downlights will be placed at the doors and on the Main Street façade. Along the north side a stone-paver path will lead from the sidewalk to the front entry and continue along the building to the parking lot in the rear.

The former owner, the Masonic Temple Association, acquired the property in 1949. The present structure was built in 1958. In 1969, the Association conveyed a portion of its property to the Great Barrington Savings Bank, with the result that the foundation line of the current building became the southern boundary of the parcel at 232 Main Street. There is thus no setback now between the building and the property line on that side. In the conveyance, the Association retained a twelve-foot-wide right of way on the Bank property. The town’s Zoning Bylaws in effect at the time of the Association’s original purchase and the time of its conveyance to the Bank did not require a side yard setback for a non-residential building in this zone (unless the side lot line formed a boundary of a residence district, which is not the case here). The Zoning Bylaw amendments in 1960 had established setbacks in this district only for dwellings.

The parcel is now in the General Business Zoning District, B-2, and it is also within the Village Center Overlay District. As of the 1974 Zoning Bylaws, setback requirements apply to buildings other than dwellings in this district. Because there is no ten-foot setback on the south boundary, the building on the site is now an “existing non-conforming” structure.

**Applicable zoning law and regulations:**

Granting a permit to reconstruct, extend, alter, or change a nonconforming structure is governed by Great Barrington’s Zoning Bylaw, Section 5.3:

**5.3 NONCONFORMING STRUCTURES**

The Board of Appeals may award a special permit pursuant to Section 10.4 to reconstruct, extend, alter, or change a nonconforming structure with this section only if it determines that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming uses may be considered by the Board of Appeals:

**5.3.1** Reconstructed, extended or structurally changed.

**5.3.2** Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.

Criteria for granting such a special permit are set out in Section 10.4:

**10.4.2 Criteria.** Special permits shall be granted by the Special Permit Granting Authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following:

1. Social, economic, or community needs which are served by the proposal;
2. Traffic flow and safety, including parking and loading;
3. Adequacy of utilities and other public services;
4. Neighborhood character and social structures;
5. Impacts on the natural environment; and
6. Potential fiscal impact, including impact on town services, tax base, and employment.

The parcel is in the Village Center Overlay District, and thus issuance of a special permit is also subject to the criteria in that section of the Zoning Bylaw:

**9.6.5 Criteria.** In addition to the findings required in Section 10.4, the SPGA must also find that the proposed use meets the following criteria, to the extent practicable:

1. Improves village vitality and walkability;
2. Promotes mixed-use;
3. Promotes economic revitalization.

**Findings:**

The Applicant seeks a special permit pursuant to Section 5.3 of the Bylaws, “Nonconforming Structures,” and in accordance with Section 9.6 Village Center Overlay District, for reconstruction and alteration of the existing building and site. The site and structure are non-conforming due to the absence of the required setback on the south side. The non-conformity is pre-existing because it was created before the town Zoning Bylaw required a setback.

The proposed alterations are modest. The most significant are the addition of windows on the east and south sides and the reconfiguration of the Main Street yard area to create a courtyard next to the building. The building now presents only a bare brick wall on its street side. Adding the windows and courtyard there will invite more connection with the community. The strip on the north side of the building, where a paved path will be laid at the existing grade, has been used as a pedestrian short-cut from Main Street to the parking lot on Elm Court.

The Board finds that the proposed alterations will not be substantially more detrimental to the neighborhood than the existing nonconformity. The effect of the existing nonconformity is already mitigated by the existence of a twelve-foot-wide easement of access along the property line where the setback is absent.

In particular, the Board finds that impact of the proposed alterations will not outweigh beneficial impacts to the town or neighborhood, in view of the characteristics of the site and the proposal in relation to the site. Reviewing the criteria of Sections 10.4 and 9.6, the Board finds that:

Making this otherwise unused building suitable for professional offices will serve the town’s social, economic and community needs by helping to keep business and activity in the downtown area.

Traffic and parking will be essentially unchanged and hence unaffected.

Utilities and public services will be unchanged and hence unaffected.

The proposed alterations for the property’s use as professional offices will not adversely affect the neighborhood character, which is already predominantly commercial and professional, or social structures.

The proposed modest alterations to the building and grounds would create no adverse impact on the natural environment.

The fiscal impact of the proposed alterations should be positive, by keeping business and jobs in town.

The proposed courtyard on Main Street and improved path to the rear will support village vitality and walkability.

Changing the use from social meeting hall to professional offices is neutral with respect to promotion of mixed uses.

Keeping business and jobs in town should promote economic revitalization.

For the foregoing reasons, the Board finds that the proposed alterations are not substantially more detrimental than the existing non-conformities to the neighborhood and further that any adverse impacts will not outweigh the beneficial impacts to the Town or the neighborhood in accordance with Sections 5.3, 9.6 and 10.4 of the Bylaws.

**Decision:**

The Zoning Board of Appeals grants the application for a special permit under Sections 5.3, 9.6 and 10.4 of the Zoning Bylaw to reconstruct, extend, alter, or change a nonconforming structure at the property. This approval is based solely on the plan submitted. Other structural alterations not reflected on the plan would require a further special permit from this Board.

All five members of the Board vote in the affirmative.

**Affirmative:**

\_\_\_\_\_  
Michael Wise

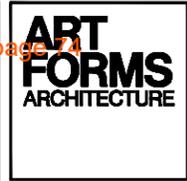
\_\_\_\_\_  
Carolyn Ivory

\_\_\_\_\_  
Stephen McAlister

\_\_\_\_\_  
Madonna Meagher

\_\_\_\_\_  
Peter J. Most

**Dated:** May \_\_\_\_\_, 2024

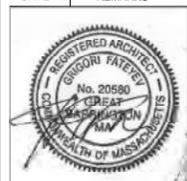


www.aformsa.com

Grigori Fateyev, RA  
Principal

gf@aformsa.com  
413.4129.5302

DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



STAMP

PROJECT

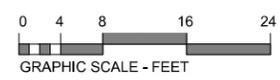
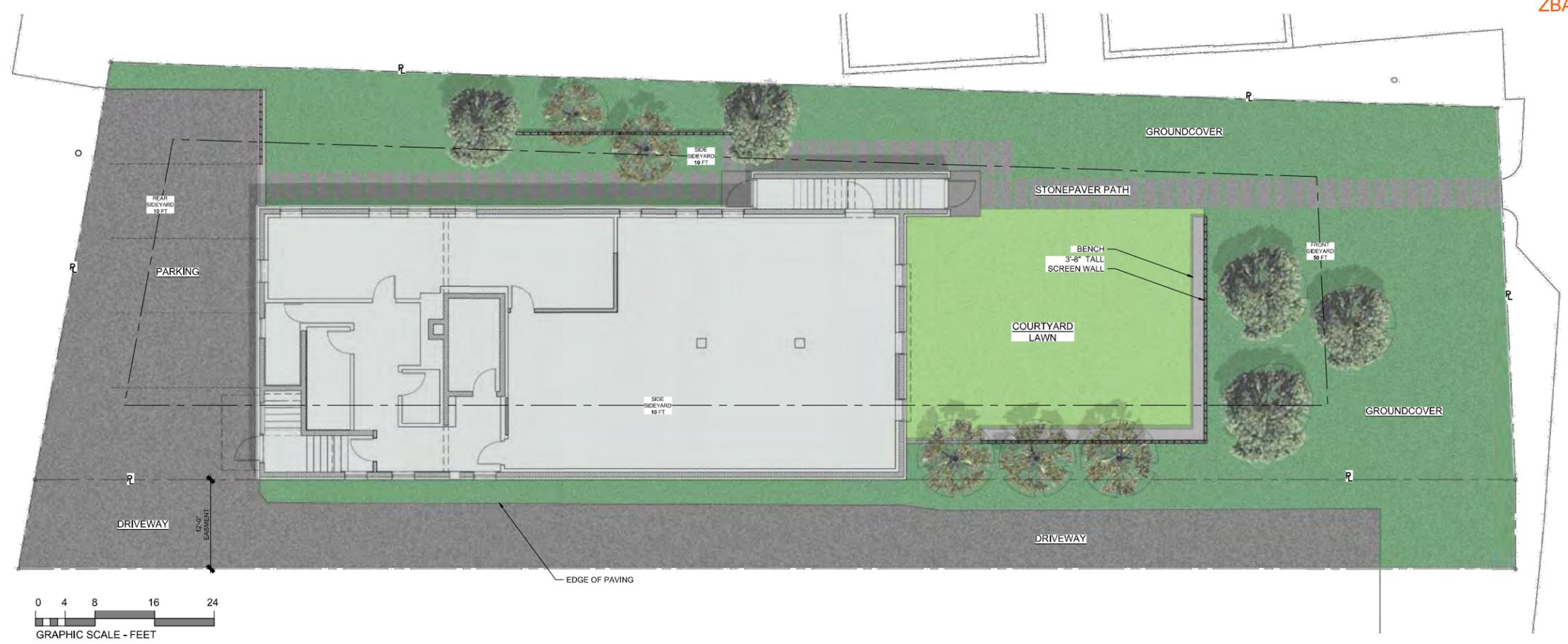
HENDRICK PROPERTIES, LLC  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE  
SITE PLAN:  
RENDERED

SHEET NUMBER

A 01.00  
A



1 SITE PLAN  
1/8" = 1'-0"



Town of Great Barrington  
Massachusetts

ZBA-1  
Rev. March 2020

Application to the  
Zoning Board of Appeals

**INSTRUCTIONS**

You may download this form and fill it in on your computer. Fill out all applicable information. Save and print the form, and sign it where required. When you are ready with your form and all supporting plans and materials, call the Town Planner to set up a time to file the application. You will need to submit the original and 14 full copies of the entire package. It may not be submitted electronically, but submissions made by mail are acceptable. Incomplete applications and those not accompanied by the required fee or copies may be rejected. The Town Planner can be reached at (413) 528-1619. (Note, for Comprehensive Permit applications, please call the Town Planner.)

**FOR OFFICE USE ONLY**

Number Assigned: \_\_\_\_\_  
 Filing Date: \_\_\_\_\_  
 Received and checked for completeness  
 by: \_\_\_\_\_  
 Date filed with the Town Clerk \_\_\_\_\_  
**FOR ZBA USE:**  
 Advertising dates: \_\_\_\_\_ & \_\_\_\_\_  
 Public hearing date: \_\_\_\_\_

**TIMELINE:** The Zoning Board of Appeals (ZBA) will set a public hearing date that is at least 45 days but no more than 65 days from the date of your filing. The hearing date will be posted at Town Hall and in accordance with the Open Meetings Law, and notice of the hearing will be sent to the Applicant and/or Applicant's agent and abutting property owners by mail, and advertised for two consecutive weeks in the local newspaper.

A. WHAT ARE YOU SEEKING?	B. SITE / PROPERTY INFORMATION
<p>Check all that apply. If you are unsure, please consult with your attorney, or the Town Planner or Building Inspector.</p> <p><input type="checkbox"/> VARIANCE (exempts a property from some Zoning requirements) <i>You must complete portions A., B., C., D., G., H, I., and J. of this form.</i></p> <p><input checked="" type="checkbox"/> SPECIAL PERMIT (for changes to nonconforming uses, structures) <i>You must complete portions A., B., C., E., G., H, I., and J. of this form.</i></p> <p><input type="checkbox"/> APPEAL (to overturn a decision of Building Inspector or a Board) <i>You must complete portions A., B., C., F., G., H, I., and J. of this form.</i></p> <p><input type="checkbox"/> 40 B Comprehensive Permit (call ahead)</p>	<p>Address of Subject Property <u>232 Main Street</u> <u>Great Barrington, MA 01230</u></p> <p>Assessor's Map: <u>14</u> Lot: <u>213</u></p> <p>Registry of Deeds Book: <u>2722</u> Page: <u>64</u></p> <p>Zoning District (s): <u>B2</u></p> <p>Overlay District(s), if any: <u>VCOD / WQPOD; Zone II</u></p>

**C. APPLICANT AND OWNER INFORMATION**

<p>Applicant's Information</p>	<p>Name (please print) <u>AF architecture</u> Phone (area code first) <u>413.429.5302</u></p> <p>Street Address <u>76 State Route 71</u></p> <p>City, State, Zip Code <u>Hillsdale, NY 12529</u></p> <p>If Applicant is a corporation, provide name of contact person: <u>Grigori Fateyev</u></p> <p>Email Address <u>gf@aformsa.com</u> Signature <u>Grigori Fateyev, RA</u></p>
<p><input type="checkbox"/> Check here if Applicant and Property Owner are the same, and skip to the next section.</p> <p><input checked="" type="checkbox"/> Check here if Applicant is different than the Property Owner, and to verify that you have the Property Owner's permission to file this Application. Note that the <u>Property Owner must sign below</u> to indicate permission to file this Application.</p>	
<p>Enter Property Owner's information EXACTLY as it appears on the most recent tax bill.</p>	
<p>Property Owner's Information</p>	<p>Name (please print) <u>James Hendrick</u> Phone (area code first) <u>917.287.4112</u></p> <p>Street Address <u>281 Main Street Unit 6B</u></p> <p>City, State, Zip Code <u>Great Barrington, MA 01230</u></p> <p>Email Address <u>jameshendrick@icloud.com</u> Signature <u>[Signature]</u></p>

**D. VARIANCES** If you are requesting a variance, please answer all of the following. Attach additional sheets if necessary.

- 1) From which Section(s) of the Zoning Bylaw do you request a variance?
- 2) What will the requested variance(s) enable you to do?
- 3) If the variance(s) is not granted, what hardship will that cause you?
- 4) What special circumstances relating to soil condition, shape or topography of land or structures, affect your property but not other properties in the same zone?
- 5) Explain why your special circumstances are not a result of your own actions.
- 6) If the variance(s) is not granted, what rights will you be deprived of that other properties in the same zone enjoy?
- 7) Explain why a variance will not give you any special privileges that other properties in the same zoning district don't have.

**E. SPECIAL PERMITS** If you are requesting a special permit, please answer all of the following. Attach additional sheets if necessary.

- 1) A special permit is being requested in order to (please describe project): 

The proposed work consists of repairing and replacing the existing stair roof. Expanding and creating several new window openings in the existing CMU and brick veneer walls; replacing the entry canopy; interior repairs and remodeling. New downlights to illuminate the exterior would be installed. The courtyard in front of the building would be defined with a decorative concrete block wall.
- 2) This application is made under the following Sections of the Zoning Bylaw (check all that apply)
 

<input type="checkbox"/> Section 5.2	<input checked="" type="checkbox"/> Section 5.3	<input type="checkbox"/> Section 5.5
<input type="checkbox"/> Section 5.6	<input type="checkbox"/> Section 5.7	<input checked="" type="checkbox"/> Section 10.4

 and **9.6.4 Special Permit** (property is located in **VCOD**)
- 3) Reason(s) that this property is not in conformance with the Zoning Bylaw 

The former Masonic Temple building at 232 Main Street was built in 1958. Under the current Zoning Bylaws, it is a prior nonconforming structure as the existing building violates the 10' setback on the south boundary line (see attached documents)
- 4) Are there any previous Special Permits or Variances for this property?  No  Yes  
 If yes, provide date(s), and name of issuing Board

**F. APPEALS** If you are seeking an appeal, please answer all of the following. Attach additional sheets if necessary.

- 1) This application is to appeal the decision of  Building Inspector  Planning Board  Selectboard
- 2) Date of decision
- 3) Nature of the decision
- 4) Applicable Section(s) of the Zoning Bylaw
- 5) Describe your interpretation of the nature of the decision and the remedy you seek. Attach additional sheets if needed.

**G. REQUIREMENTS FOR ALL APPLICATIONS**

By checking the items below, applicant acknowledges that each application is accompanied by each of the items listed below.

- Plot Plan of the entire property or tract. The Board may require the plan to be signed by a licensed surveyor or engineer, particularly if the matter involves dimensional issues. The plan should include those items listed in Section 10.5.3 of the Zoning Bylaw, including two locus maps--one USGS survey map and one current zoning map-- illustrating property location.
- A current list of all abutters within 300 feet of the property, including address of owner, map and lot number. The list must be obtained from the Assessor's office and certified by the Assessor's office. Call 413-528-1619.
- At least one copy of the application and plans / specifications shall be no larger than 11 x 17 inches.

**H. APPLICATION FEE**

Application fee is \$300.

- Check here to confirm that your check in the appropriate amount is enclosed. Make checks payable to Town of Great Barrington.

**I. TECHNICAL REVIEW FEES**

The Zoning Board of Appeals may hire independent consultants whose services shall be paid for by the applicant(s) under the terms of the Rules and Regulations of the Zoning Board of Appeals, and in accordance with Chapter 44, Section 53G of the Massachusetts General Laws. Check here to acknowledge and be bound by these regulations. Failure to acknowledge shall cause this application to be rejected as incomplete. **\*\* Please also sign here:**

Grigori Fateyev, RA Digitally signed by Grigori Fateyev, RA  
DN: cn=US, email=grigori@abrmass.com, o=AF architecture, cn=Grigori Fateyev, RA  
Date: 2024.04.07 16:42:44-0400

**J. ADDITIONAL INFORMATION**

**Recommending Boards:** All applications to the Zoning Board of Appeals are referred to the Planning Board, Conservation Commission, Board of Health, and Board of Selectmen for comments and recommendations. Applicants should be prepared to attend those meetings in order to brief those boards of their project and answer any questions.

**Site Visits:** The ZBA and recommending Boards may contact the Applicant to request a site visit. Applicants agree to facilitate access to the site at a mutually convenient date and time.

**Timeline/ Procedures:** The ZBA conducts its business in accordance with Massachusetts General Laws. Accordingly, the ZBA will hold its Public Hearing not later than 65 days after the filing of the application. A decision for a variance or appeal will be rendered not later than 100 days from the filing date. A decision for a special permit will be made not later than 90 days after the close of the Public Hearing. The decision will be filed with the Town Clerk within 20 days of the date of the decision. The appeal period lasts for 20 days after the filing with the Town Clerk. On the 21st day, if no appeals are filed, or once all appeals are resolved, the applicant shall have the decision certified by the Town Clerk. The Applicant is responsible for then filing the decision with the Registry of Deeds, at which time the decision becomes effective.

**Guidance and Counsel:** In preparing this application and when presenting the case to the ZBA, applicants are advised to be fully familiar with, or seek counsel from a qualified person who is familiar with, the Zoning Bylaw and other rules, regulations, and laws as may be appropriate. If you wish to discuss the completeness of this application, or have any questions about this application, please contact the Town Planner at 413-528-1619. However, we will not discuss the merits or strategy of your case.

**Applicant's Signature:** "I have read and I understand all of the information on this application. I have also read and understand the pages entitled "IMPORTANT GUIDANCE AND INFORMATION FOR APPLICANTS."

Grigori Fateyev, RA Digitally signed by Grigori Fateyev, RA  
DN: cn=US, email=grigori@abrmass.com, o=AF architecture, cn=Grigori Fateyev, RA  
Reason: I am approving this document  
Date: 2024.04.07 16:43:04-0400 (signed) 04.07.24 (date)

**JAMES HENDRICK**  
**SPECIAL PERMIT APPLICATION**  
**232 MAIN STREET GREAT BARRINGTON, MA 01230**  
**ZONING BOARD OF APPEAL**

**PARCEL INFORMATION:**

TAX ID: 113/014.0-0000-0213.0  
ID 1292  
Map Sheet 14  
Lot 213  
Lot size: .25 ACRE / 10,890 SF

**B2 ZONING**  
**VCOD (OVERLAY)**  
**WQPOD Zone II (Overlay)**

**BUILDING INFORMATION:**

3,338 SF footprint  
2-stores  
23 feet high  
Two means of egress to a public way

**PROJECT DESCRIPTION:**

The former Masonic Temple building at 323 Main Street was built in 1958. Under current bylaws, it is a **prior non-conforming** structure (see below).

The proposed work involves:

- The existing stair roof will be repaired and replaced with a new framing, rubber membrane roof, metal coping/ fascia, and clearstory windows.
- Expanding west side entry door, installing metal doorway/ sidelight configuration
- Replacing the entry canopy with a new metal canopy supported with steel rods secured to the CMU wall
- Creating several new window openings in the existing CMU and brick veneer walls
- Interior repairs and remodeling.
- New downlights would be installed at the doors and Main Street facade to illuminate the exterior. Exterior lighting will follow the standards listed in Chapter 6.4.6 of the Bylaws. The lights will be shielded, 3000K or less temperature installed less 15 feet AFF.
- The grade change in front of the building will be resolved as a private courtyard with a bench.
- A decorative concrete block wall (4-0" height) would define the courtyard in front of the building.

The building is **not** listed on the historic buildings list.

The proposed building use is “**(21) professional offices**”, which is permitted in **B2** zoning district (Table of Use Regulations **C(21)**).

The project is subject to review by the Design Advisory Committee under Section **9.6.3** of the Zoning Bylaw.

The project is also subject to Site Plan Review under Section **10.5.1 (1)** of the Zoning Bylaw.

Special Permit form ZBA is required under Section **9.6.4**.

**FORM ZBA-1 (Rev. March 2020) Requirements**

Pursuant to the Great Barrington Form ZBA-1 Special Permits application, Section E(3), the Applicant submits the following information:

**Reason(s) that this property is not in conformance with the Zoning Bylaw:**

**Response:**

The existing building violates the 10' south side setback. The south wall of the existing building is a portion of the property's south boundary line.

The existing building was in compliance with the zoning bylaws back in 1969 when the current configuration of the property was created.

The Great Barrington Masonic Temple Association ("Masonic Temple") acquired the subject property in 1949. At the time the property was conveyed to the Masonic Temple, it included "a certain piece or parcel of land with buildings thereon." A copy of the deed is attached to this Application.

In 1969, the Masonic Temple conveyed a portion of the property to the Great Barrington Savings Bank. A survey of the property was completed at that time. Both the deed to Great Barrington Savings Bank and the deed description state one of the courses as "following the southerly line of the Temple building foundation extended." A copy of both the deed and survey are enclosed for reference.

Section 75.4 of the Town of Great Barrington Zoning Bylaws, as Adopted at the Special Town Meeting Held July 27, 1960, provided that "No side yard is required for a non-residential building in a B-1, B-2 or I District except that where a side lot line forms a boundary of a Residence District a side yard of not less than ten (10) feet in width shall be provided." The Masonic Temple was located in the B-2 zone. A copy of the relevant sections of the 1969 Zoning Bylaws and the Zoning Map are attached.

Consequently, the existing building located at 232 Main Street, Great Barrington, is a prior non-conforming structure under current Bylaws.

**SUPPORTING DOCUMENTS ATTACHED:**

- 1949 Deed
- 1960 Zoning Map
- 1969 Deed
- 1969 Property Line Survey
- 1969 Zoning Bylaws (partial)





296

VOLUME 887

Before me, Sidney Q. Curtiss Notary Public (seal)  
My commission expires: September 17, 1954

U.S.R.G. \$85.30  
Duly cancelled

Received April 29, 1949 at 2:19 P. M. and recorded from the original.

Attest Joseph D. Polanc Register

Thurs. Morn. Club Trust KNOW ALL MEN BY THESE PRESENTS Certificate as to  
the Thursday Morning Club Trust of Great Barrington, Massachusetts. I, Clara Schunder, now duly elected and present secretary and also one of the trustees of the Thursday Morning Club Trust of Great Barrington, Massachusetts do hereby certify that the original Deed of said Trust dated March 17, 1915 and recorded in the Southern Berkshire Registry of Deeds in Book 187, Page 60 is in my possession as such secretary, and that no alteration, amendment or substitute trust of any name or nature affecting the trust or Real Estate owned by it has been made by the trustees of said Trust from the date of the original indenture of trust to this date except the deed of the trustees of the said Trust to Jessie K. Wylie dated October 13, 1934 and recorded in said Registry of Deeds in Book 254, Page 417.

Clara B. Schunder  
Secretary and Trustee of the Thursday Morning Club Trust of Great Barrington, Massachusetts of Great Barrington, Massachusetts

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss April 23rd, 1949.

Then personally appeared before me Clara Schunder and made oath that the statements set forth in the above certificate are true and acknowledged the signing of said certificate by her to be her free act and deed.

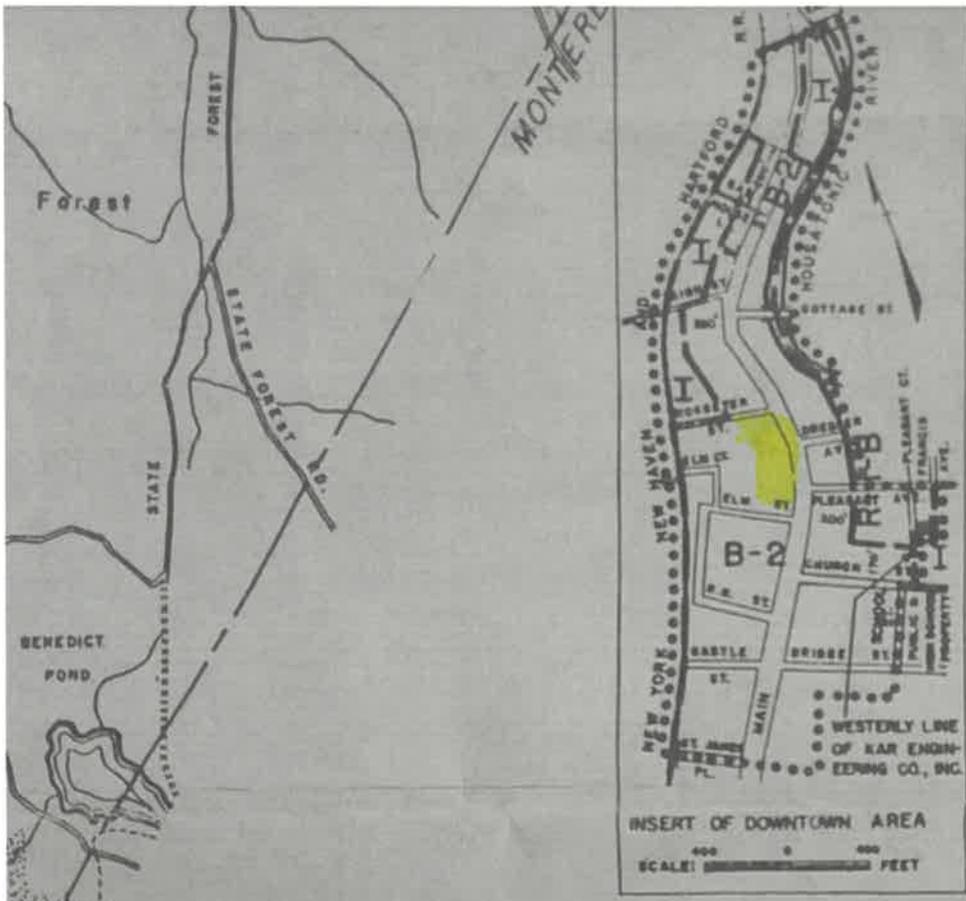
Sidney Q. Curtiss Notary Public (Seal)  
My commission expires: September 17, 1954

Received April 29, 1949 at 2:22 P.M. and recorded from the original.

Attest Joseph D. Polanc Register

J. Dean Bigford KNOW ALL MEN BY THESE PRESENTS That I, J. Dean Bigford, of New  
to Marlborough, Berkshire County, Massachusetts, for consideration  
Frank H. Wright Paid grant to Frank H. Wright of Great Barrington, Berkshire  
County, Massachusetts, with WARRANTY COVENANTS, a certain tract  
or parcel of land on the easterly side of the highway leading from Hartsville to New  
Marlborough and located in the Town of New Marlborough, aforesaid, bounded and described  
as follows: (A) Beginning at an iron pipe at the northwest corner of the tract herein con-  
veyed at a corner of land of I. W. Walker and in the easterly line of the above mentioned  
highway; thence southerly along the easterly line of the said highway 461 feet to an  
iron pipe on the easterly side of a pine tree; thence North 85° 15' East 697 feet along  
land of one Miller to an iron pipe 7.4 feet southerly from a marble bound in line of land  
of Clayds B. Willets; thence North 1° 30' East 7.4 feet along land of the said Willets  
to a marble bound; thence North 1° West 306 feet along land of the said Willets to a  
marble bound; thence North 1° 30' East 70 feet more or less along land of the said Willets  
to land formerly of Crosby and now of I. W. Walker; thence along land of the said Walker  
to the easterly line of the said highway and place of beginning. Containing 7 acres of  
land more or less and being the same premises described in a deed of James A. Miller to  
J. Dean Bigford, dated Oct. 16, 1944 and recorded in the Southern Berkshire Registry of  
Deeds in Book 276, Page 16. (B) Also conveying, that certain tract or parcel of land  
situated in said New Marlborough, more particularly bounded and described as follows:

1960 Zoning Map



**LEGEND**

DISTRICT	DESCRIPTION
<b>RESIDENTIAL</b>	
R-1-A	ONE-FAMILY MEDIUM DENSITY (10,000 SQ. FT.)
R-1-B	ONE-FAMILY HIGH DENSITY ( 6,500 SQ. FT.)
R-2	ACREAGE RESIDENTIAL (1 ACRE)

Tow

1969



1969 00369079

Bk: 369 Pg: 0079  
Page 1 of 3 12/31/1969 12:02PM

BOOK 369 PAGE 79

KNOW ALL MEN BY THESE PRESENTS

That, GREAT BARRINGTON MASONIC TEMPLE ASSOCIATION, INC.

a corporation duly established under the laws of Massachusetts

and having its usual place of business at 232 Main Street, Great Barrington,

Berkshire County, Massachusetts, for consideration paid in the amount of TWENTY SEVEN THOUSAND (\$27,000.00) DOLLARS, grant to GREAT BARRINGTON SAVINGS BANK, a Massachusetts corporation, duly organized and having a place of business at 244 Main Street, Great Barrington, Berkshire County, Massachusetts,

with warranty covenants

the land in said Great Barrington, Massachusetts, bounded and described as follows:

~~Enclosed is a map of the~~

That parcel of land on the westerly side of Main Street in Great Barrington, bounded and described as follows:

Beginning at a spike driven in the berm on the westerly line of Main Street, being the northeasterly corner of land of the grantee and the southeasterly corner of the premises herein conveyed; thence north 78° 43' 00" west in line of said land of the grantee 205.93 feet to an iron pipe in line of land now or formerly of one Van Deusen; thence north 11° 31' 00" east in line of said Van Deusen land 35.57 feet to an iron pipe, being a corner of land retained by the grantor; thence south 88° 40' 00" east in line of said retained land and following the southerly line of the Temple building foundation extended, 199.24 feet to a drill hole in the stone curb in the westerly line of Main Street; thence the following two courses in the westerly line of Main Street to the point of beginning; south 0° 16' 15" west 16.72 feet to the center of the south face of the curb post at the north side of the main entrance, and south 4° 31' 50" west 53.96 feet, containing 10,729 square feet of land.

Reserving to the grantor, its successors and assigns, a right of way 12 feet in width along the northerly line of the premises herein conveyed, with the right to maintain an entrance to the Temple building on said right of way, said right of way to be used in common with the grantee and others.

Being a portion of the premises conveyed in a deed of the Thursday Morning Club Trust to the Great Barrington Masonic Temple Association, Inc., dated April 29, 1949, and recorded in the Southern Berkshire Registry of Deeds in Book 287, Page 294.

The parties hereto, Grantor (Masonic) and the Grantee (Savings Bank) further agree as follows:

That the Grantee (Savings Bank) shall demolish, without any expense to the Grantor (Masonic), the building on the premises known as Thursday Morning Building and Walker Hall and that portion of said building on other property of the Grantor (Masonic).

That the Grantee (Savings Bank) may enter upon Grantor's (Masonic) land for the purpose of effecting said demolition.

BOOK 369 PAGE 80

That prior to demolition the Grantee (Savings Bank) shall have complete use of the land and building including that portion of the building located on other land of the Grantor (Masonic).

That the Grantee (Savings Bank) shall carry all necessary insurance to cover both the Grantor (Masonic) and the Grantee (Savings Bank) during occupancy of the building and during demolition of the said building.

Reference is made to a map entitled "Plan Showing Land to be conveyed to THE GREAT BARRINGTON SAVINGS BANK in Great Barrington, Mass. 1" - 20" - Dec. 1969 - Kelly and Granger, ENGINEERS", recorded in said Registry of Deeds in Map Book File page 30

Great Barrington Masonic Temple Association, Inc. In witness whereof, the said / has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Arthur S. Kinne, its President and John M. Watson its Treasurer this 31st day of December

in the year one thousand nine hundred and sixty-nine

Signed and sealed in presence of

GREAT BARRINGTON MASONIC TEMPLE ASSOCIATION, INC.

Arthur S. Kinne President John M. Watson Treasurer



The Commonwealth of Massachusetts

Berkshire

December 31, 1969

Then personally appeared the above named John M. Watson and acknowledge the foregoing instrument to be the free act and deed of the Great Barrington Masonic Temple Association, Inc. / before me

William P. Muntaq Notary Public - Massachusetts My commission expires 31.12.73

BOOK 369 PAGE 81

CERTIFICATE OF VOTE

That I, RICHARD E. WATSON, Clerk of GREAT BARRINGTON MASONIC TEMPLE ASSOCIATION, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts, and having an usual place of business at Main Street, Great Barrington, Massachusetts, do hereby certify that at a special meeting of the Board of Directors of Great Barrington Masonic Temple Association, Inc., duly called and held on the 24th day of November, 1969, at 2:00 o'clock in the afternoon, a quorum being present, it was unanimously voted:

That in accordance with the by-laws of the corporation that Arthur B. Kinne, President and John M. Watson, Treasurer of Great Barrington Masonic Temple Association, Inc., be and hereby are authorized and empowered in the name and behalf of the corporation to convey the Walker Hall building and adjacent land by survey description to the Great Barrington Savings Bank.

*Richard E. Watson*  
Clerk of  
Great Barrington Masonic Temple  
Association, Inc.

I, RICHARD E. WATSON, Clerk of Great Barrington Masonic Temple Association, Inc., further certify that the President and Treasurer of Great Barrington Masonic Temple Association, Inc., are the officers named in the by-laws of the corporation as being the proper officers to sign deeds.

Received Southern Berkshire Registry of Deeds  
December 31, 1969 at 2:44 P.M.

*James J. Conroy*  
Registrar

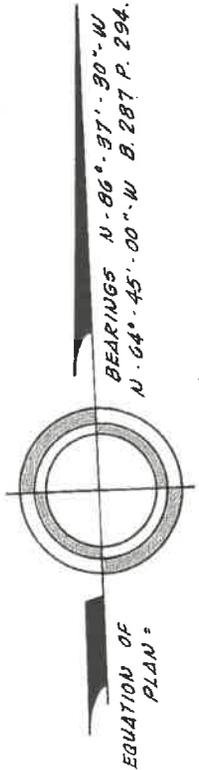
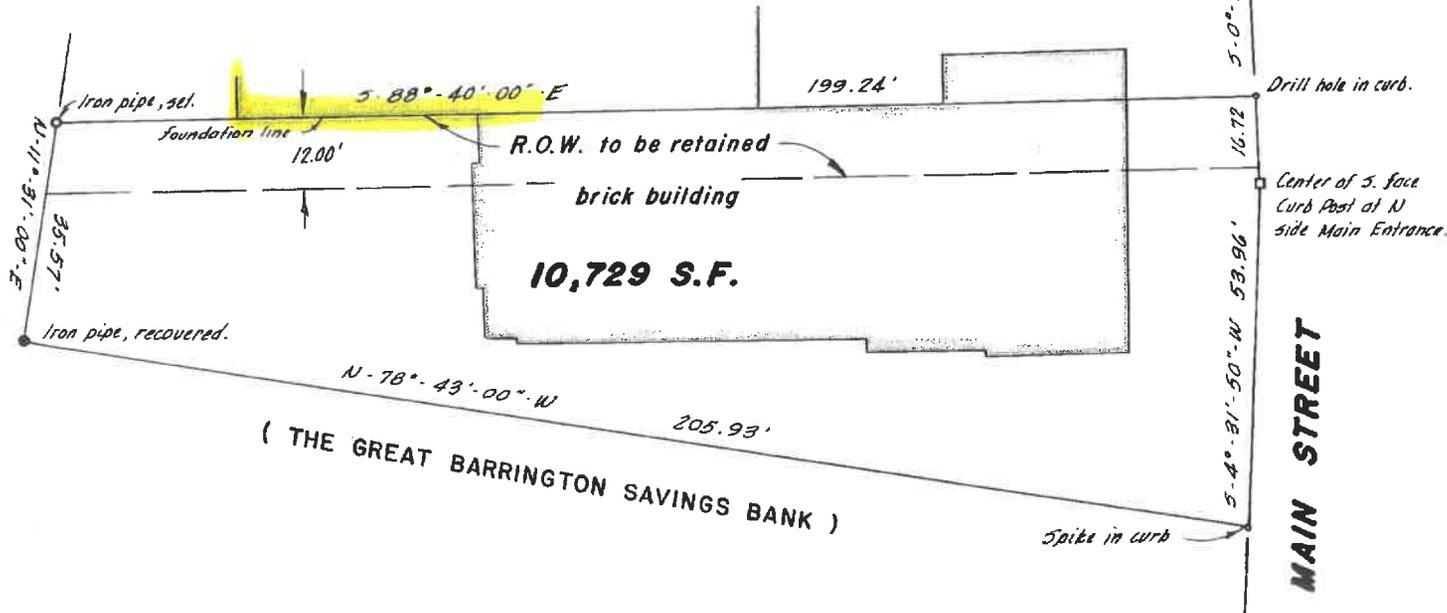
*Richard E. Watson*  
Clerk of  
Great Barrington Masonic Temple  
Association, Inc.

RECORDED  
DEC 31 2 45 PM 1969  
FILE 30

BERKSHIRE S. S. REGISTRY  
@T. BARRINGTON  
RECEIVED AND RECORDED

DEC 31 1969  
At 2 O'Clock 45 mins. P.M.  
by *Map File # 30*  
*James J. Granger*  
Register

( GREAT BARRINGTON MASONIC TEMPLE  
ASSOCIATION, INC. )



# PLAN SHOWING LAND TO BE CONVEYED TO THE GREAT BARRINGTON SAVINGS BANK

IN GREAT BARRINGTON, MASS.

1" = 20'      DEC. 1969

kelly and granger, ENGINEERS



- 1 -

**Town of Great Barrington, Massachusetts**

**ZONING BY-LAWS**

**AS ADOPTED AT SPECIAL TOWN MEETING**

**HELD JULY 27, 1960**

August 1, 1960

Mr. Edward J. McCormack, Jr.  
Attorney General  
State House  
Boston 33, Massachusetts

Dear Sir:

I am submitting for your approval by-laws which were adopted at a special town meeting held July 27, 1960. The notice of the warrant was given as follows:

**COMMONWEALTH OF MASSACHUSETTS**

**BERKSHIRE, SS.**

I hereby certify that I have served the foregoing warrant by posting duly attested copies thereof in the following places in the town of Great Barrington, namely:

The vestibule of the Town Hall Building and the Post Office in the village of Great Barrington; the Housatonic Community Building and the Railroad Station in the village of Housatonic, seven days, at least, before the time of holding the within mentioned meeting; and by causing a like attested copy to be published in one issue of the Berkshire Courier, before said meeting.

Witness my hand and seal this 18th day of July, A. D. 1960.

Henry T. McCarty

Chief of Police of the Town of Great Barrington

(Seal)

I hereby certify that the above notice complies with the by-laws of the Town of Great Barrington.

**Article 5**

On motion of Mr. Peiffer it was voted that the Town adopt the following revised zoning by-laws and zoning map for the Town of Great Barrington, as recommended by the Planning Board, as follows:

dential use shall observe all provisions of this Article in regard to depths and widths of yards as applied to dwellings.

75.2 A rear yard not less than ten (10) feet in depth shall be provided behind every non-residential building in a B-1 District.

75.3 No rear yard is required behind a non-residential building in a B-2 or I District except that where the rear lot line forms a boundary of a Residence District a rear yard of not less than ten (10) feet in depth shall be provided.

75.4 No side yard is required for a non-residential building in a B-1, B-2, or I District, except that where a side lot line forms a boundary of a Residence District a side yard of not less than ten (10) feet in width shall be provided.

## Article 8

### OFF-STREET PARKING AND LOADING

#### Section 81—Off-street Parking for Residential and Related Uses

After the date of adoption of this by-law no new building designed or intended to be used for any of the uses referred to below shall be constructed in any district unless accessory parking spaces are provided and maintained on the premises in the amount specified below and in accordance with the other requirements of this Article:

81.1 One parking space for each family in a dwelling.

81.2 One parking space for each two guests in a lodging house.

81.3 One parking space for each sleeping room in a motel or overnight cabins.

81.4 One parking space for each two sleeping rooms in a hotel.

81.5 One parking space for each bed in a hospital.

81.6 One parking space for each six beds in a sanitarium or philanthropic institution.

#### Section 82—Off-street Parking for Business Uses

Under the conditions specified in the opening paragraph of Section 81, new business uses referred to below shall provide accessory parking spaces as follows:

82.1 One parking space for each 125 square feet of gross floor area in excess of 2,000 square feet in a retail store or service establishment.

82.2 One parking space for each 300 square feet of gross floor area devoted to offices, banks, or other financial institutions.

82.4 One parking space for each four permanent seats in a theatre.

#### Section 83—Off-street Parking for Industrial Uses

83.1 After the date of adoption of this by-law, no new industrial or manufacturing use shall be established in any district unless parking spaces are provided, either on the premises or on a nearby lot, to supply one parking space for each two employees, computed

on the basis of the estimated maximum number of employees at any one time.

83.2 No such establishment shall later be enlarged and no industrial or manufacturing establishment existing on the date of adoption of this by-law shall be enlarged unless, in the former case, additional parking spaces are provided at the same rate and, in the latter case, parking spaces are provided on the premises or on a nearby lot at the rate of one space for each two additional employees.

#### Section 84—Loading Space

After the date of adoption of this by-law no new building designed or intended to be used for any of the uses referred to below shall be constructed in any district unless accessory loading space is provided in accordance with the following requirements:

84.1 One loading space for any retail or service establishment, office building, or hotel with 5,000 to 8,000 square feet of gross floor area devoted to any such uses.

84.2 Two loading spaces for each building with 8,000 to 20,000 square feet devoted to any such uses.

84.3 One additional loading space for each additional 20,000 square feet of gross floor area devoted to any such uses.

84.4 Any manufacturing, industrial or storage establishment with over 5,000 square feet of gross floor area shall provide loading space adequate, in the opinion of the Building Inspector, to accommodate the normal demands incidental to the proposed use of the premises.

#### Section 85—Size of Parking and Loading Berths

85.1 The net area of each parking berth, exclusive of access or maneuvering area, shall be not less than 180 square feet.

85.2 The area of each loading berth shall be not less than 200 square feet and it shall have a minimum clear height, including access to it from a street, of fourteen (14) feet.

#### Section 86—Interpretation of Fractional Space

When the application of a unit of measurement for parking spaces or loading spaces to a particular use or structure results in a fractional space, any fraction under one-half shall be disregarded, and fractions of one-half or over shall be counted as one parking space or loading space.

#### Section 87—Joint Facilities

Accessory parking spaces or loading spaces for commercial and manufacturing uses may be provided in facilities designed to serve jointly two or more buildings or uses, provided that the number of berths in such joint facilities shall not be less than the total required under the provisions of Sections 82, 83, and 84.

#### Section 88—Mixed Uses

Where a building has a mixture of uses for which accessory parking spaces or loading spaces are required under provisions of

Ross A. Vivori, MAA, Principal Assessor  
E-Mail: [rvivori@townofgb.org](mailto:rvivori@townofgb.org)

Carol Strommer, Assessor  
E-Mail: [cstrommer@townofgb.org](mailto:cstrommer@townofgb.org)

Tammy Touponce, Assessor



Town Hall, 334 Main Street  
Great Barrington, MA 01230

Telephone: (413) 528-1619 x 3  
Fax: (413) 528-1026

## TOWN OF GREAT BARRINGTON MASSACHUSETTS BOARD OF ASSESSORS

April 8, 2024

Ref: Certified Abutters List, 300 ft.  
Parcel No. Map 014 Lot 213  
232 Main St.

To whom it may concern:

The above list of abutters to the subject property is correct according to the latest record of this office.

Sincerely



Ross A. Vivori

Principal Assessor - MAA

413-528-1619 ext. 2302

[RVivori@townofgb.org](mailto:RVivori@townofgb.org)



Town of Great Barrington

334 Main Street

Great Barrington MA 01230





# 300 feet Abutters List Report

Great Barrington, MA  
April 08, 2024

## Subject Property:

Parcel Number: 14-213-0  
CAMA Number: 14-213-0  
Property Address: 232 MAIN ST

Mailing Address: HENDRICK JAMES  
281 MAIN ST UNIT 6B  
GT BARRINGTON, MA 01230-1746

---

## Abutters:

Parcel Number: 14-187-0  
CAMA Number: 14-187-0  
Property Address: 22 ROSSETER ST

Mailing Address: GB HISTORIC PRESERVATION LLC  
390 TAMARIDGE RD  
GT BARRINGTON, MA 01230-8501

Parcel Number: 14-188-0  
CAMA Number: 14-188-0  
Property Address: 18 ROSSETER ST

Mailing Address: GRANDY HOLDINGS LLC  
168 MAIN ST #5  
GT BARRINGTON, MA 01230-1755

Parcel Number: 14-189-0  
CAMA Number: 14-189-0  
Property Address: 12 ROSSETER ST

Mailing Address: GRANDY HOLDINGS LLC  
168 MAIN ST #5  
GT BARRINGTON, MA 01230-1755

Parcel Number: 14-190-0  
CAMA Number: 14-190-0  
Property Address: 198 MAIN ST

Mailing Address: GB HISTORIC PRESERVATION LLC  
390 TAMARIDGE RD  
GT BARRINGTON, MA 01230-8501

Parcel Number: 14-191-0  
CAMA Number: 14-191-0  
Property Address: 27 ROSSETER ST

Mailing Address: GADD LAURENCE TRUSTEE  
GALLAGHER AMY TRUSTEE  
27 ROSSETER ST  
GT BARRINGTON, MA 01230-1522

Parcel Number: 14-192-0  
CAMA Number: 14-192-0  
Property Address: 23 ROSSETER ST

Mailing Address: STEWART GREGORY K & SHARON D  
33 KITTREDGE ST  
PITTSFIELD, MA 01201-1919

Parcel Number: 14-193-0  
CAMA Number: 14-193-0  
Property Address: 19 ROSSETER ST

Mailing Address: CONWAY-KEEFNER SYLVIA CONWAY  
MATTIE C  
19 ROSSETER ST  
GT BARRINGTON, MA 01230-1522

Parcel Number: 14-194-0  
CAMA Number: 14-194-0  
Property Address: 11 ROSSETER ST

Mailing Address: BECKER AARON & CAROLINE  
PO BOX 88  
SOUTH EGREMONT, MA 01258-0088

Parcel Number: 14-194-A  
CAMA Number: 14-194-A  
Property Address: ROSSETER ST

Mailing Address: TOWN OF GREAT BARRINGTON  
334 MAIN ST #ROOM 208  
GT BARRINGTON, MA 01230-1802

Parcel Number: 14-195-0  
CAMA Number: 14-195-0  
Property Address: 9 ROSSETER ST

Mailing Address: MACEDONIA BAPTIST CHURCH  
PO BOX 505  
GT BARRINGTON, MA 01230-0505



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# 300 feet Abutters List Report

Great Barrington, MA

April 08, 2024

Parcel Number: 14-196-0 CAMA Number: 14-196-0 Property Address: 210 MAIN ST	Mailing Address: DBC PROPERTIES LLC C/O DONALD SAGLIANO 1282 DUTCHESS TURNPIKE POUGHKEEPSIE, NY 12603-1175
Parcel Number: 14-197-0 CAMA Number: 14-197-0 Property Address: 27 1/2 ROSSETER ST	Mailing Address: BECKER AARON R & CAROLINE A PO BOX 88 SOUTH EGREMONT, MA 01258-0088
Parcel Number: 14-198-0 CAMA Number: 14-198-0 Property Address: 30 ELM CT	Mailing Address: LONGEST ROAD LLC PO BOX 278 WEST STOCKBRIDGE, MA 01266-0278
Parcel Number: 14-199-0 CAMA Number: 14-199-0 Property Address: 22 ELM CT	Mailing Address: REGENSBURG TREVOR 300 MAJORCA AVE #101 CORAL GABLES, FL 33134-4256
Parcel Number: 14-200-0 CAMA Number: 14-200-0 Property Address: 18 ELM CT	Mailing Address: ONEIL FRANCES 18 ELM CT GT BARRINGTON, MA 01230-1519
Parcel Number: 14-201-0 CAMA Number: 14-201-0 Property Address: ROSSETER ST	Mailing Address: TOWN OF GREAT BARRINGTON 334 MAIN ST ROOM 208 GT BARRINGTON, MA 01230-1832
Parcel Number: 14-202-0 CAMA Number: 14-202-0 Property Address: 218 MAIN ST	Mailing Address: TOWN OF GREAT BARRINGTON 334 MAIN ST ROOM 208 GT BARRINGTON, MA 01230-1832
Parcel Number: 14-204-0 CAMA Number: 14-204-0 Property Address: 222 MAIN ST	Mailing Address: UNITED STATES POST OFFICE 222 MAIN ST GT BARRINGTON, MA 01230-1601
Parcel Number: 14-205-0 CAMA Number: 14-205-0 Property Address: 9 ELM CT	Mailing Address: CLINTON CHURCH RESTORATION INC PO BOX 1075 GT BARRINGTON, MA 01230-6075
Parcel Number: 14-206-0 CAMA Number: 14-206-0 Property Address: 7 ELM CT	Mailing Address: CITRIN MICHAEL P TRUSTEE JONES & BROOKS 2015 REV TR C/O DRURY PATZ & CITRIN LLP PO BOX 101 CANAAAN, CT 06018-0101
Parcel Number: 14-207-0 CAMA Number: 14-207-0 Property Address: 5 ELM CT	Mailing Address: CMB PROPERTIES LLC 7 BOICE RD GT BARRINGTON, MA 01230-9035
Parcel Number: 14-208-0 CAMA Number: 14-208-0 Property Address: 30 ELM ST	Mailing Address: CMB PROPERTIES LLC 7 BOICE RD GT BARRINGTON, MA 01230-9035



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4/8/2024

Page 2 of 4



# 300 feet Abutters List Report

Great Barrington, MA

April 08, 2024

Parcel Number: 14-211-0 CAMA Number: 14-211-0 Property Address: 22 ELM ST	Mailing Address: LAMME WENDY T LINSOTT 22 ELM ST GT BARRINGTON, MA 01230-1517
Parcel Number: 14-215-0 CAMA Number: 14-215-0 Property Address: 2 ELM ST	Mailing Address: WILSON JACK D & ANNE L 81 TACONIC AVE GT BARRINGTON, MA 01230-1709
Parcel Number: 14-217-0 CAMA Number: 14-217-0 Property Address: 244 MAIN ST	Mailing Address: BERKSHIRE BANK ATT PETER MERWIN 24 NORTH ST PITTSFIELD, MA 01201-5106
Parcel Number: 14-227-0 CAMA Number: 14-227-0 Property Address: MAIN ST	Mailing Address: DENMARK GERALD A TRUSTEE C/O WALGREEN PO BOX 1159 DEERFIELD, IL 60015-6002
Parcel Number: 14-228-0 CAMA Number: 14-228-0 Property Address: 215 MAIN ST	Mailing Address: ROMAN CATHOLIC BISHOP OF SPRINGFIELD PO BOX 1730 SPRINGFIELD, MA 01103-1730
Parcel Number: 14-229-0 CAMA Number: 14-229-0 Property Address: 15 DRESSER AVE	Mailing Address: COLLINS CARLA BROWN COLLINS RUAIRI DONAGHY 39 ALSTON ST SOMERVILLE, MA 02143-2101
Parcel Number: 14-237-0 CAMA Number: 14-237-0 Property Address: 231 MAIN ST	Mailing Address: TOWN OF GREAT BARRINGTON MASON LIBRARY 334 MAIN ST RM 208 GT BARRINGTON, MA 01230-1832
Parcel Number: 14-238-0 CAMA Number: 14-238-0 Property Address: 10 DRESSER AVE	Mailing Address: TSAMIS MANAGEMENT LLC 18 STONYWELL CT DIX HILLS, NY 11746-5423
Parcel Number: 14-239-0 CAMA Number: 14-239-0 Property Address: 16 DRESSER AVE	Mailing Address: TSAMIS MANAGEMENT LLC C/O THOMAS TSAMIS 18 STONYWELL CT DIX HILLS, NY 11746-5423
Parcel Number: 14-240-0 CAMA Number: 14-240-0 Property Address: 15 PLEASANT ST	Mailing Address: ABRAHAMS EDWARD D TRUSTEE 15 PLEASANT ST GT BARRINGTON, MA 01230-1324
Parcel Number: 19-101-0 CAMA Number: 19-101-0 Property Address: 251 MAIN ST	Mailing Address: FIRST CONGREGATIONAL CHURCH OF GREAT BARRINGTON P O BOX 660 GT BARRINGTON, MA 01230-0660
Parcel Number: 19-102-0 CAMA Number: 19-102-0 Property Address: 16 PLEASANT ST	Mailing Address: MULLANY G THOMAS JR 16 TACONIC AVE GT BARRINGTON, MA 01230-1710



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4/8/2024

Page 3 of 4



# 300 feet Abutters List Report

Great Barrington, MA

April 08, 2024

Parcel Number: 19-56-0 CAMA Number: 19-56-0 Property Address: 27 ELM ST	Mailing Address: WOODS WILLIAM L TRUSTEE WILLIAM L WOODS TRUST 7 LONG MEADOW DR MERIDEN, CT 06450-6928
Parcel Number: 19-57-0 CAMA Number: 19-57-0 Property Address: 19 ELM ST	Mailing Address: 21 ELM LLC 21 ELM ST GT BARRINGTON, MA 01230-1516
Parcel Number: 19-58-0 CAMA Number: 19-58-0 Property Address: ELM ST	Mailing Address: INHABITANTS OF THE TOWN OF GREAT BARRINGTON 334 MAIN ST ROOM 208 GT BARRINGTON, MA 01230-1832
Parcel Number: 19-60-0 CAMA Number: 19-60-0 Property Address: 252 MAIN ST	Mailing Address: MURPHY SUSAN A TRUSTEE 96 CHRISITAN HILL RD GT BARRINGTON, MA 01230-1110
Parcel Number: 19-61-0 CAMA Number: 19-61-0 Property Address: 84 RAILROAD ST	Mailing Address: SUTCLIFFE GILBERT W TRUSTEE BARRY MARILYN J TRUSTEE 84 RAILROAD ST GT BARRINGTON, MA 01230-1576
Parcel Number: 19-62-0 CAMA Number: 19-62-0 Property Address: 256 MAIN ST	Mailing Address: MADISON COUNTY PROPERTIES INC C/O CARR HARDWARE ATTN BARTON RASER 537 NORTH ST PITTSFIELD, MA 01201-1401
Parcel Number: 19-62-A CAMA Number: 19-62-A Property Address: ELM ST	Mailing Address: INHABITANTS OF THE TOWN OF GREAT BARRINGTON 334 MAIN ST ROOM 208 GT BARRINGTON, MA 01230-1830
Parcel Number: 19-64-0 CAMA Number: 19-64-0 Property Address: RAILROAD ST	Mailing Address: INHABITANTS OF THE TOWN OF GREAT BARRINGTON 334 MAIN ST ROOM 208 GT BARRINGTON, MA 01230-1832
Parcel Number: 19-65-B CAMA Number: 19-65-0 Property Address: 264 MAIN ST	Mailing Address: GREAT BARRINGTON FARE LLC C/O E CASDIN 1350 AVENUE OF AMERICAS FLR 26 NEW YORK, NY 10019-4702
Parcel Number: 19-65-B CAMA Number: 19-65-B Property Address: 264 MAIN ST	Mailing Address: JACOBS MOLLY BRUCE PO BOX 5525 SANTA FE, NM 87502-5525
Parcel Number: 19-65-B CAMA Number: 19-65-C Property Address: 264 MAIN ST	Mailing Address: JPC CAPITAL INC 264 MAIN ST UNIT C GT BARRINGTON, MA 01230-2202



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4/8/2024

Page 4 of 4



DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



STAMP

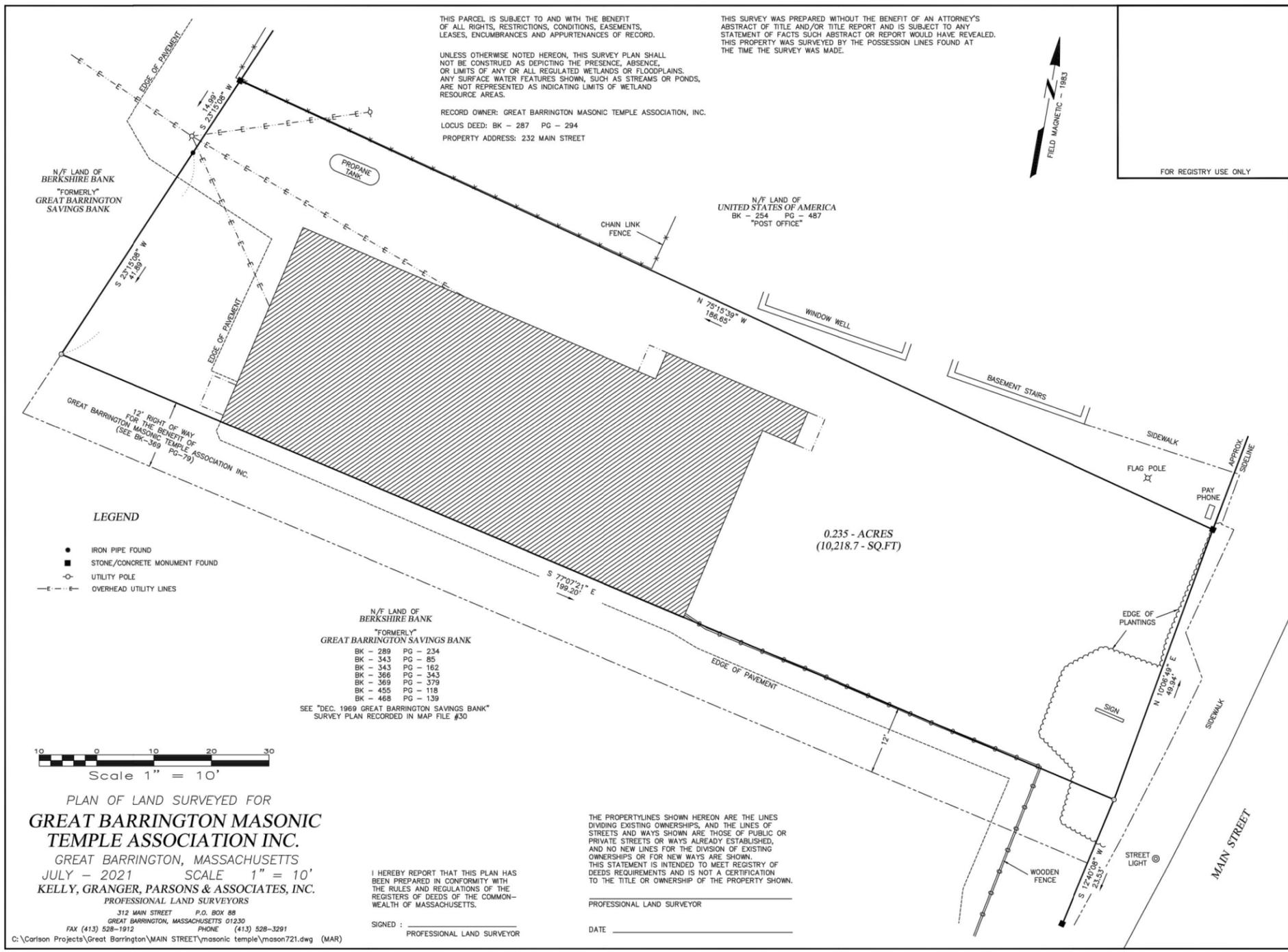
PROJECT

**HENDRICK PROPERTIES, LLC**  
OFFICE  
232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE  
SITE PLAN:  
PLOT PLAN, ZONING AND  
LOCUS MAP

SHEET NUMBER

**L 01.00**

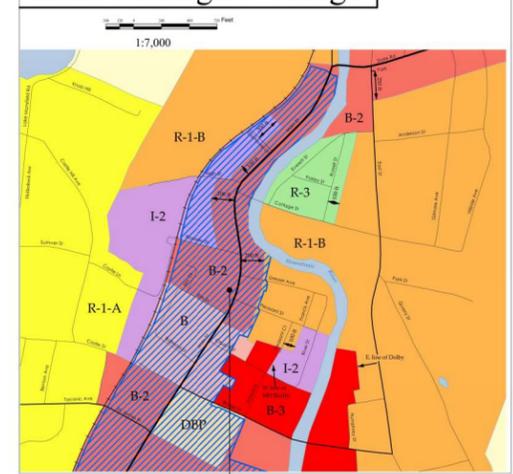


April 7, 2024



2 LOCUS MAP  
1" = 500'-0"

**Great Barrington Village**



Zoning

I	HMROD
B	VCOD
B-1	R-1-A
B-2	R-1-B
B-2A	R-2
B-3	R-3
DBP	R-4

3 ZONING MAP/PARTIAL  
1" = 720'-0"

1 SITE PLAN: KELLY, GRANGER, PARSONS & ASSOCIATES, INC. SURVEY  
1" = 10'-0"  
SEE ZONING DIMENSIONAL REQUIREMENTS ON A01.00



DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD_02_PROGRESS



STAMP

PROJECT

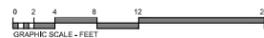
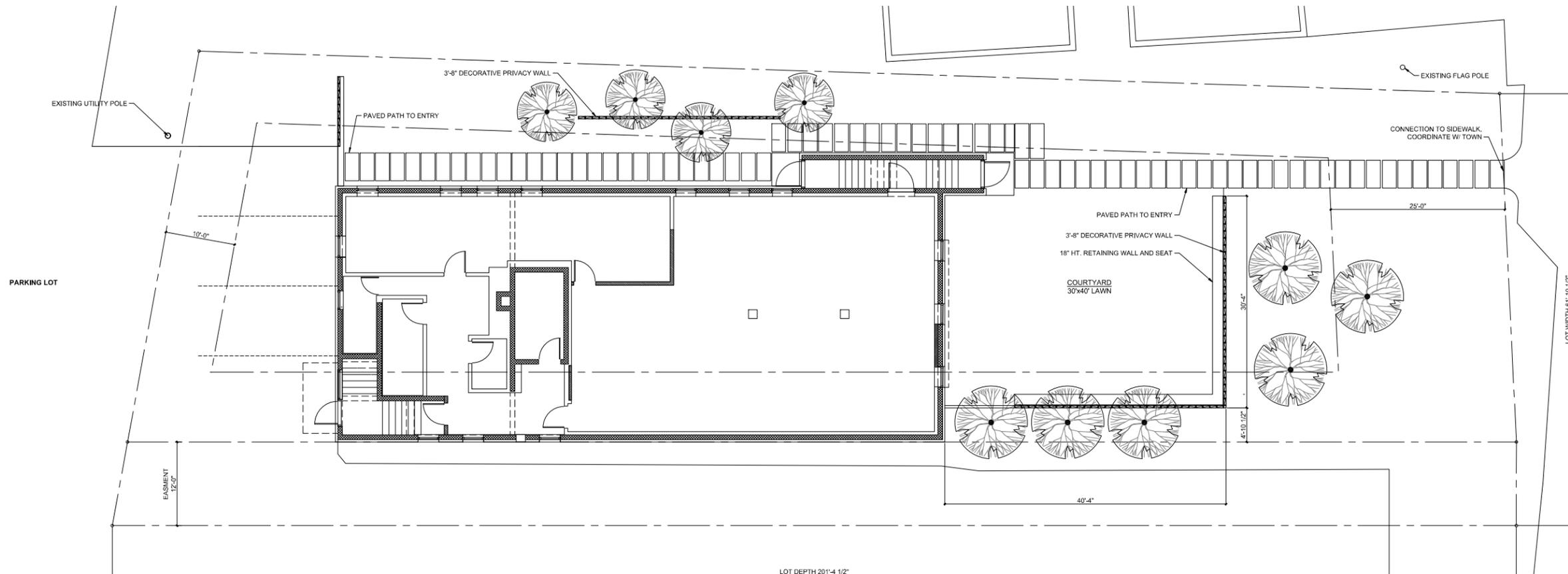
HENDRICK PROPERTIES, LLC  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE  
SITE PLAN

SHEET NUMBER

A 01.00



1 SITE PLAN  
1/8" = 1'-0"

B2 ZONING REQUIREMENTS		
	REQUIRED	PROVIDED
LOT AREA	5,000 S.F.	10,890 S.F.
LOT WIDTH	50 FEET	61'-10" FEET
LOT DEPTH	100 FEET	201'-4" FEET
FRONT YARD	25 FEET	25 FEET
SIDE YARD	10 FEET	10 FEET / 0 FEET*
REAR YARD	10 FEET	10 FEET
OFF-STREET PARKING	3**	3
LOT COVERAGE (MAX)	75%	30%
BUILDING HEIGHT (FT/ STRS)	40 FEET / 3 STORIES	23 FEET / 2 STORIES

\* EXISTING CONDITIONS, NON CONFORMING LOT  
\*\* 9.6.11 (2) EXISTING OFF-STREET PARKING RETAINED

PARCEL INFORMATION:

- .25 ACRE
- B2 ZONING
- VCOD (OVERLAY)
- TAX ID: 113/014.0-0000-0213.0

NOTES:

1. MAP SHEET # 14 LOT # 213
2. **NON CONFORMING LOT:** THE EXISTING BUILDING WAS IN COMPLIANCE WITH THE ZONING BYLAWS (ESTABLISHED IN 1969) WHEN THE CURRENT CONFIGURATION OF THE PROPERTY WAS CREATED. SEE SUPPORTING DOCUMENTATION.
3. ALL DIMENSIONS TO FACE OF FINISH
4. COORDINATE WITH ARCHITECTURAL AND ENGINEERING DRAWINGS
5. ALL WORK MUST CONFIRM TO TOWN OF GREAT BARRINGTON ZONING BYLAWS AND MA BUILDING CODE
6. CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS AND COORDINATE WITH APPROPRIATE UTILITY PROVIDERS AND TOWN AGENCIES

DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



STAMP

PROJECT

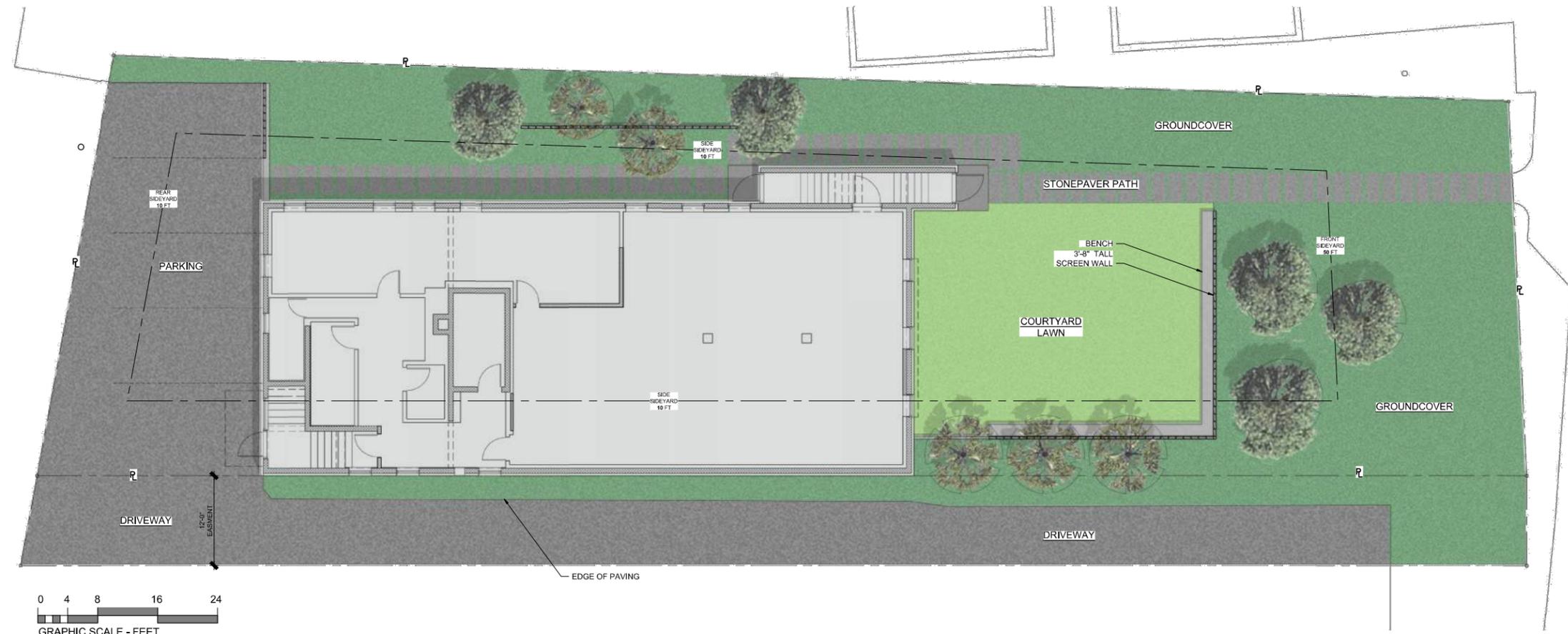
**HENDRICK PROPERTIES, LLC**  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE  
SITE PLAN:  
RENDERED

SHEET NUMBER

**A 01.00**  
**A**



**1 SITE PLAN**  
1/8" = 1'-0"

DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



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PROJECT

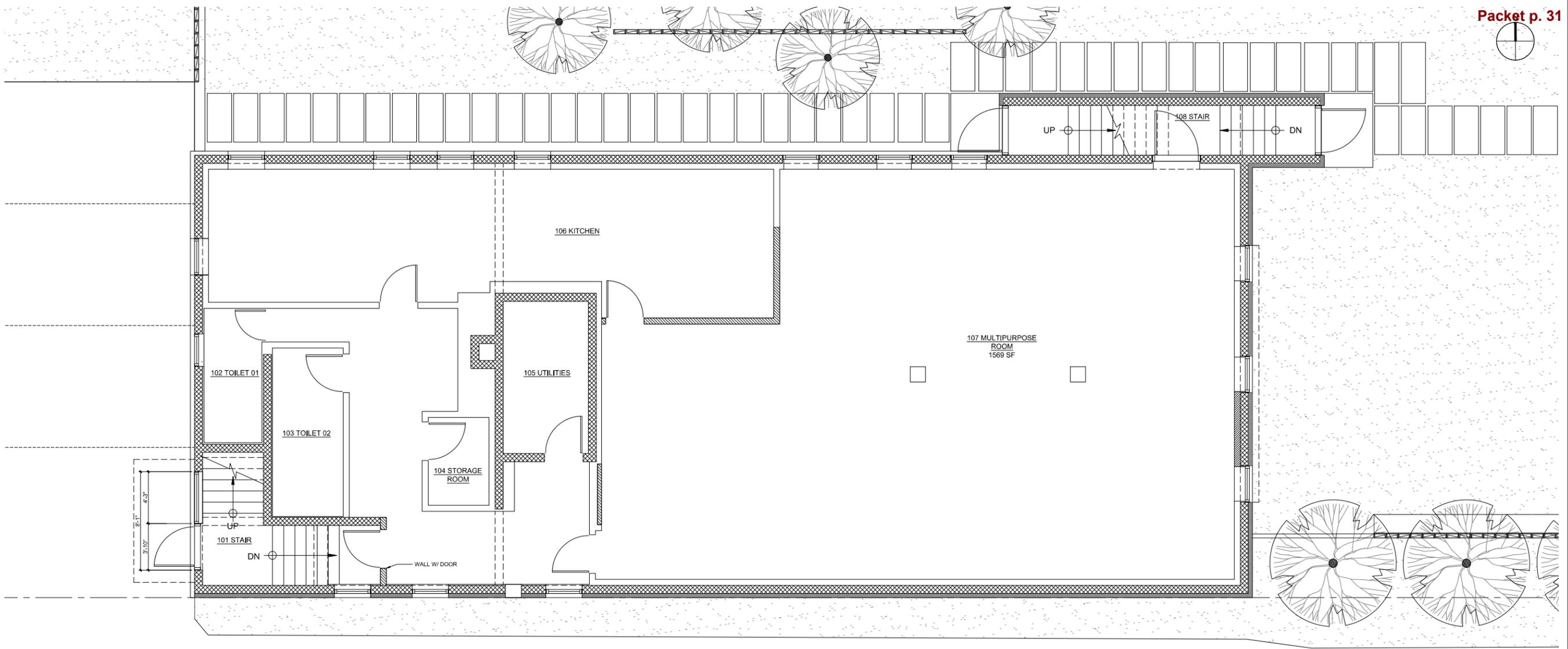
**HENDRICK PROPERTIES, LLC**  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

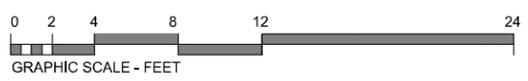
SHEET TITLE  
LOWER LEVEL PLAN

SHEET NUMBER

**A 01.01**



1 PLAN: LOWER LEVEL  
1/4" = 1'-0"



DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD_02_PROGRESS



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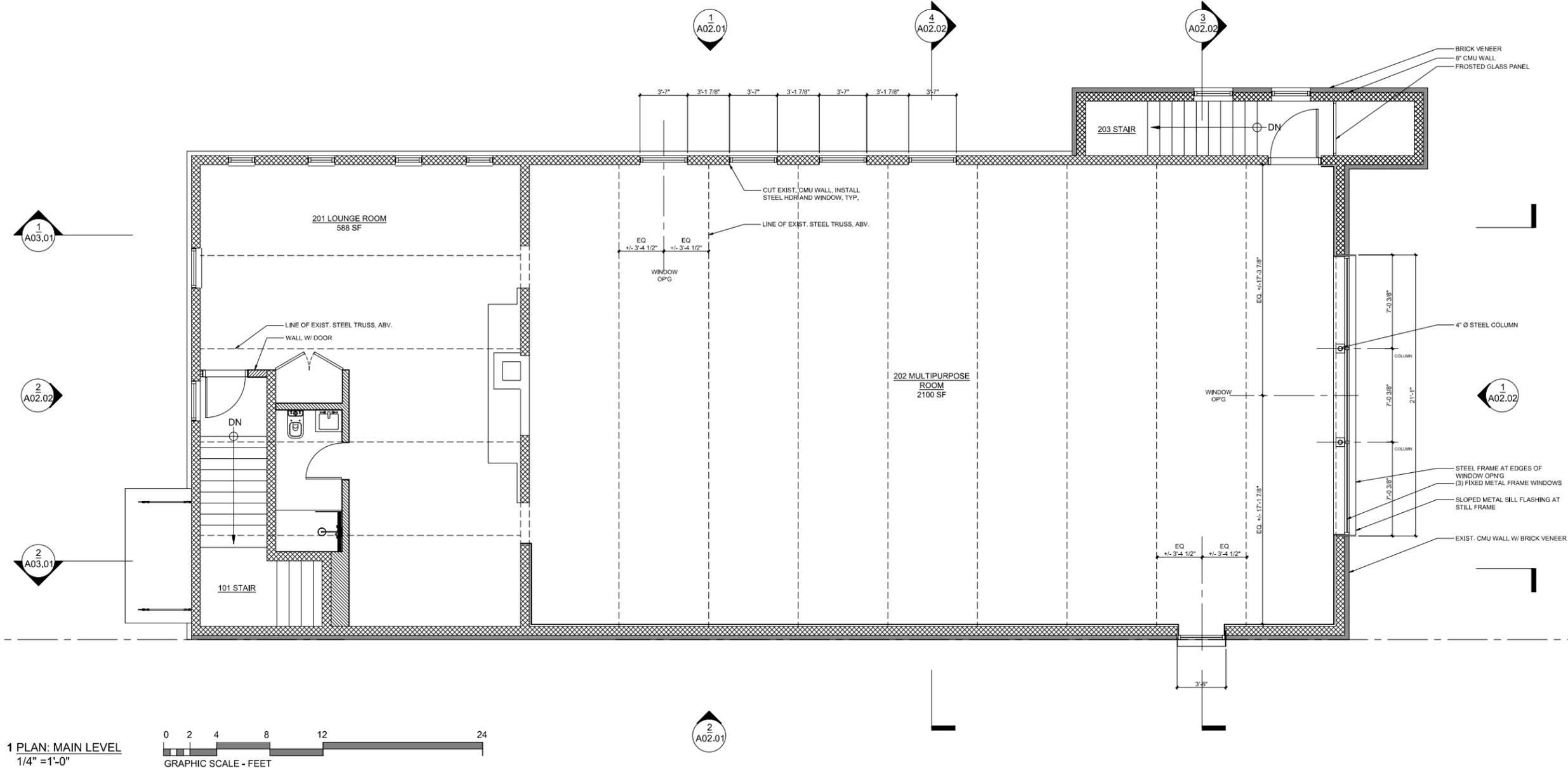
**HENDRICK PROPERTIES, LLC**  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE  
MAIN LEVEL PLAN

SHEET NUMBER

**A 01.02**



1 PLAN: MAIN LEVEL  
1/4" = 1'-0"



2 A02.01

DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



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PROJECT

**HENDRICK PROPERTIES, LLC**  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE  
UPPER LEVEL PLAN

SHEET NUMBER

**A 01.03**

4  
A02.02

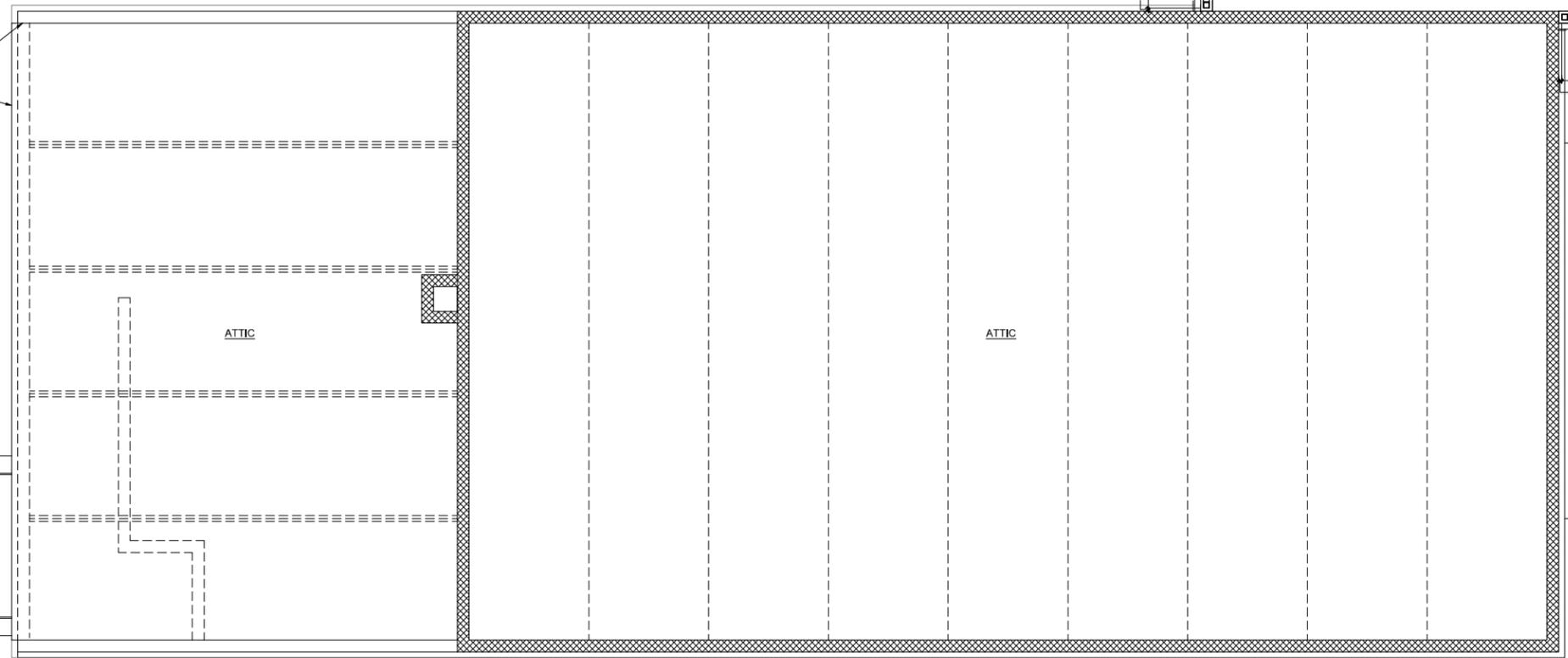
3  
A02.02

1  
A03.01

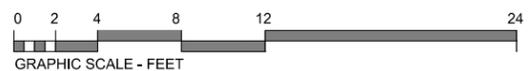
2  
A03.01

- METAL ROOF FASCIA
- FIXED METAL FRAME WINDOWS
- METAL SILL FLASHING OVER TOP OF BRICK
- 4" SQUARE STEEL COLUMN

METAL COPING TO REPLACE EXIST. CLAY CAP, BOTH SIDES (60 LF)  
METAL FASCIA, GUTTER AND LEADER TO GROUND



1 PLAN: UPPER LEVEL  
1/4" = 1'-0"



DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
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01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



STAMP

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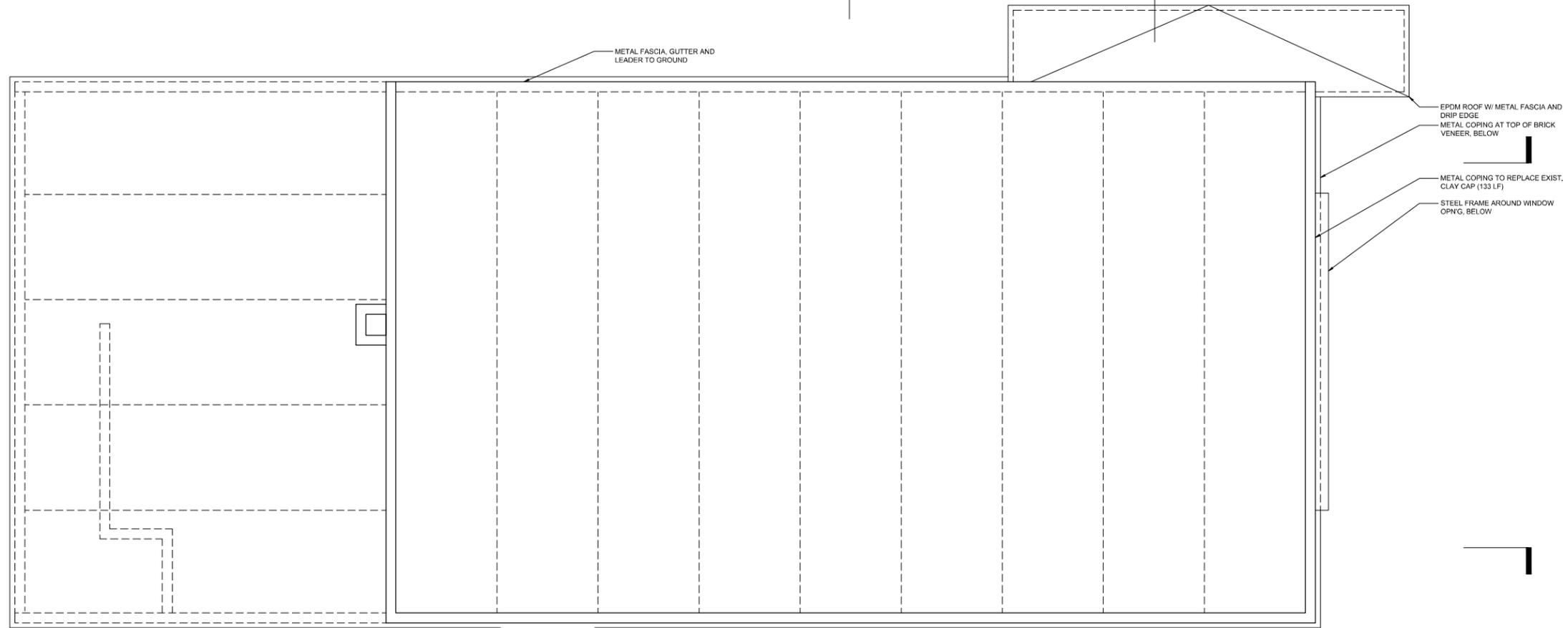
**HENDRICK PROPERTIES, LLC**  
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232 Main Street  
Gt. Barrington, MA 01230

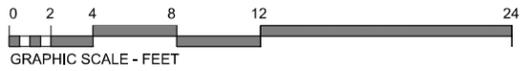
SHEET TITLE  
ROOF LEVEL PLAN

SHEET NUMBER

**A 01.04**



**1 PLAN: ROOF LEVEL**  
1/4" = 1'-0"





www.aformsa.com

Grigori Fateyev, RA  
Principal

gf@aformsa.com  
413.4129.5302

DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



STAMP



1 SOUTH-EAST VIEW  
NTS



2 NORTH-WEST ELEVATION  
NTS



2 SOUTH-WEST ELEVATION  
NTS

PROJECT

HENDRICK PROPERTIES, LLC  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE

BUILDING VIEWS:  
MATERIAL DETAILS AND  
LIGHTING

SHEET NUMBER

A 02.00

DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD_02_PROGRESS



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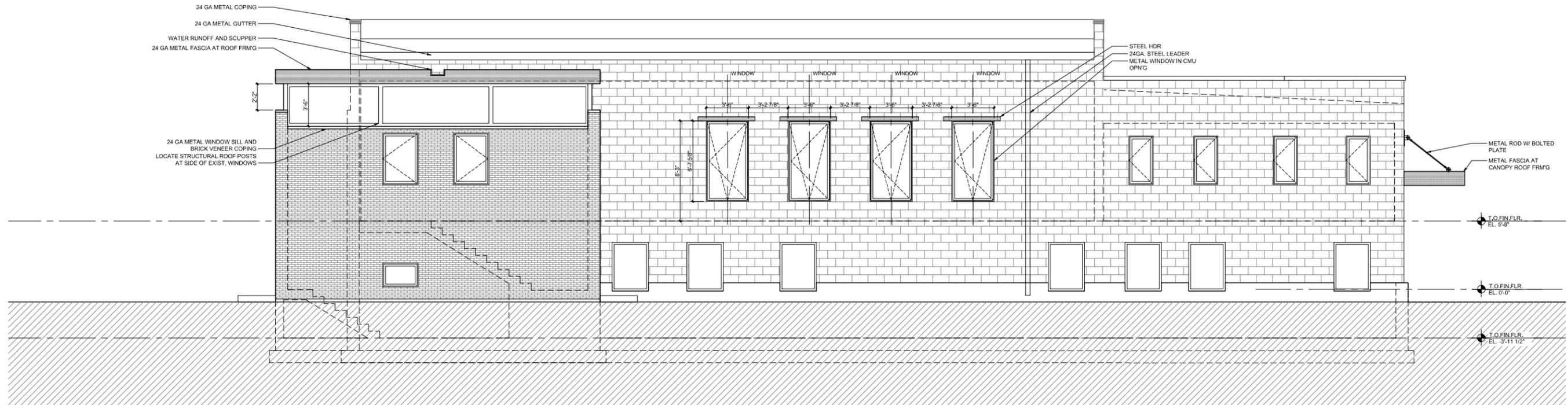
HENDRICK PROPERTIES, LLC  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

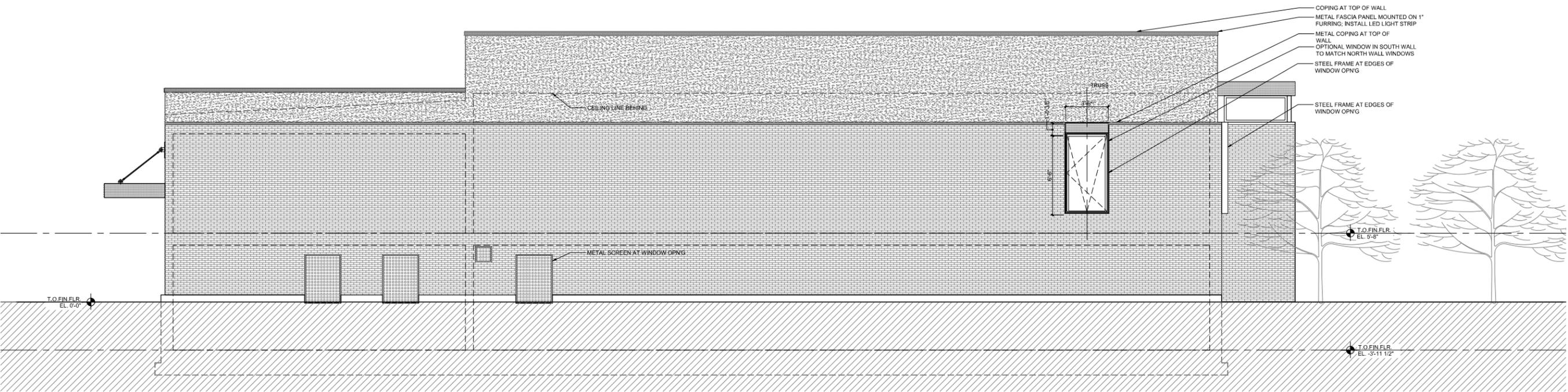
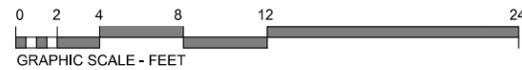
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OPTION A:  
BUILDING ELEVATIONS

SHEET NUMBER

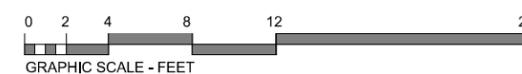
A 02.01



1 NORTH ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"



04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
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01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD_02_PROGRESS
DATE	REMARKS



STAMP

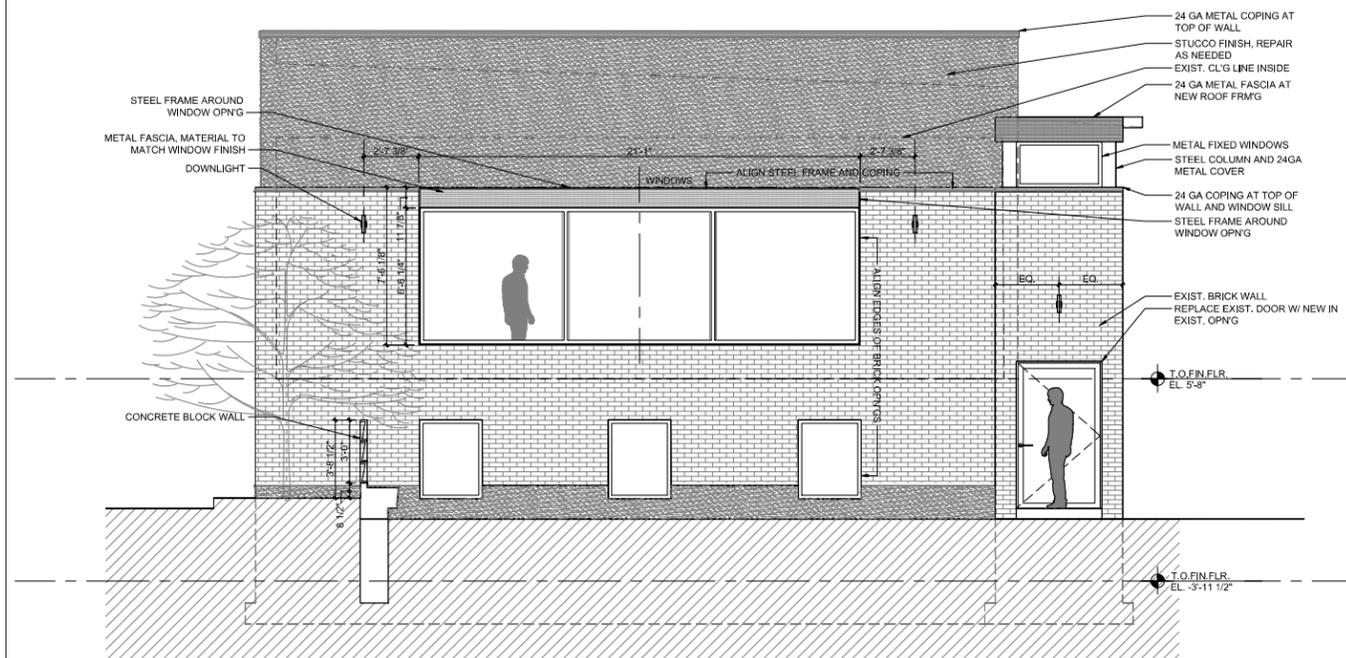
PROJECT

HENDRICK PROPERTIES, LLC  
OFFICE  
232 Main Street  
Gt. Barrington, MA 01230

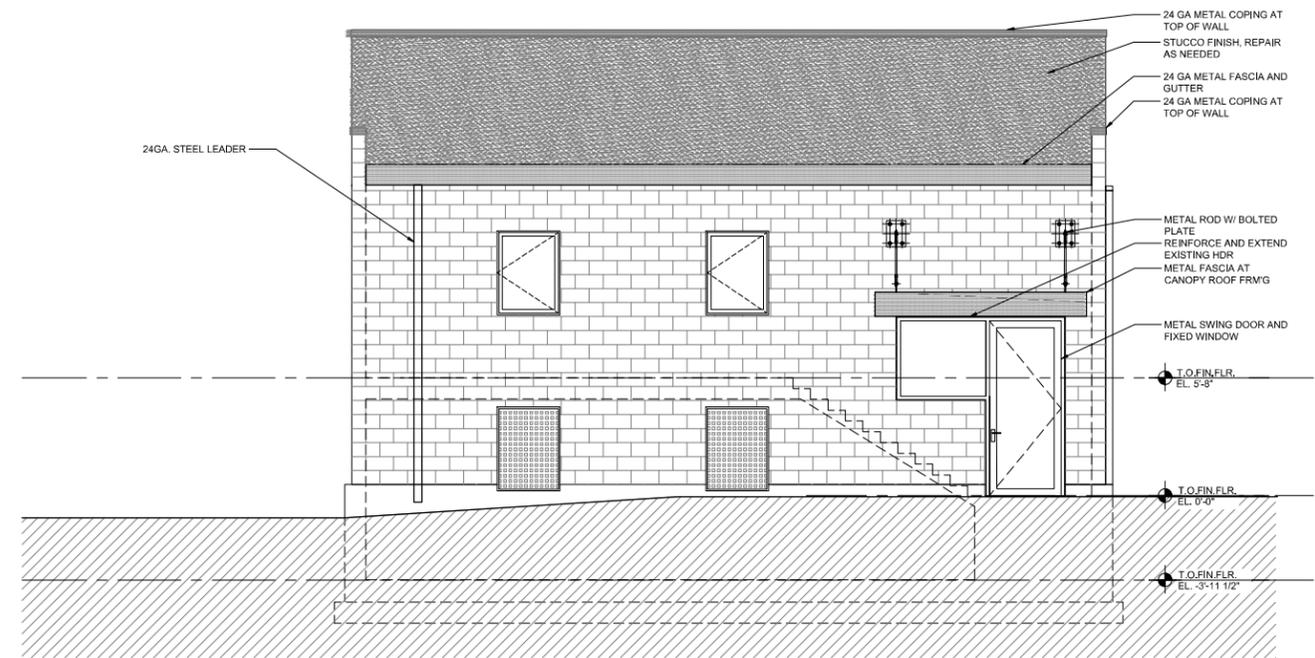
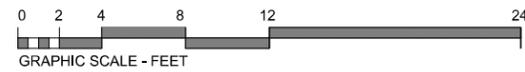
SHEET TITLE  
BUILDING ELEVATIONS  
AND SECTIONS

SHEET NUMBER

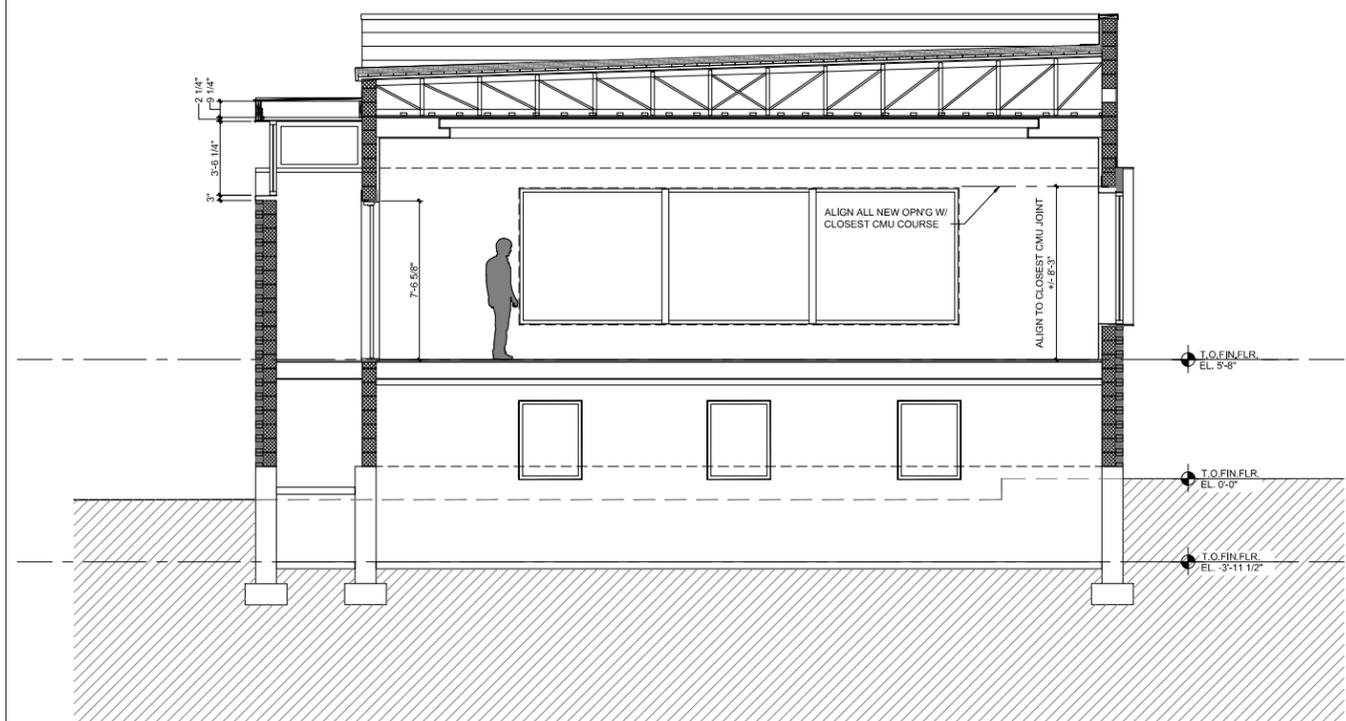
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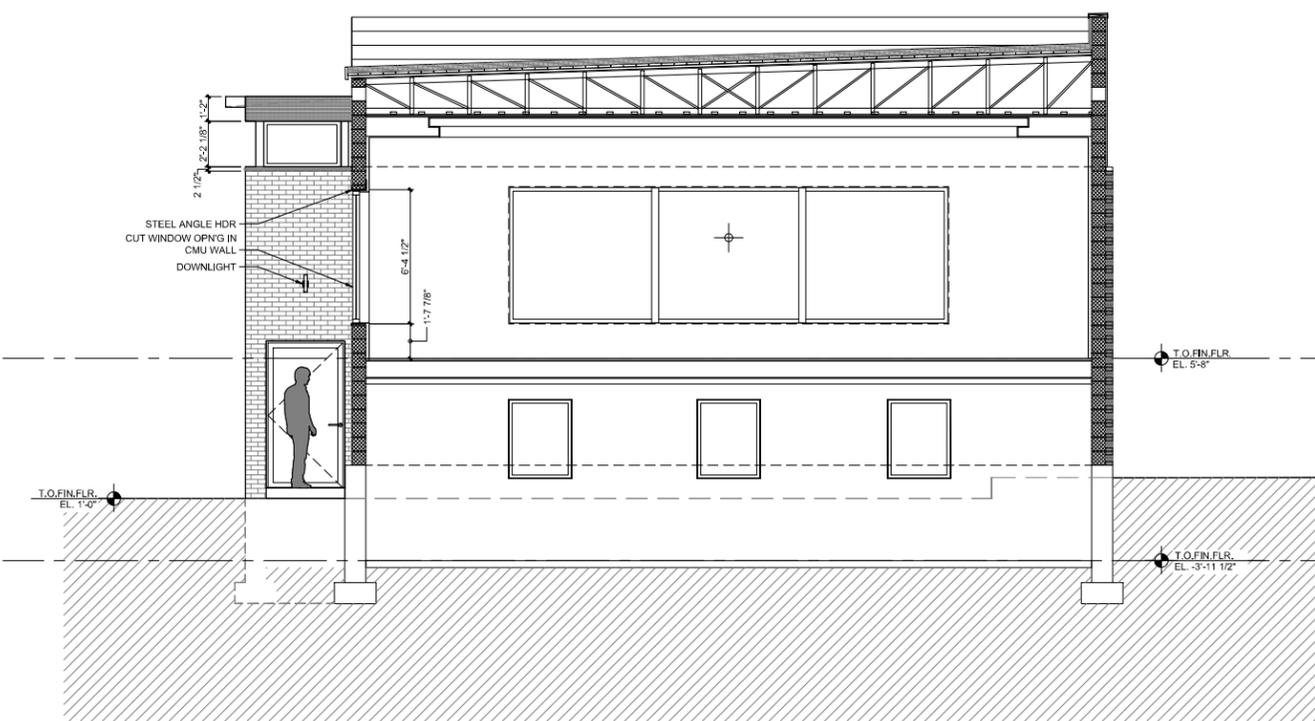
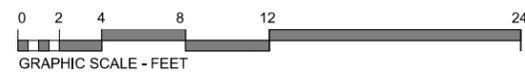
1 EAST ELEVATION  
1/4" = 1'-0"



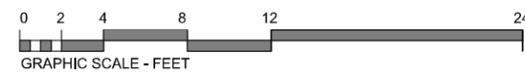
2 WST ELEVATION  
1/4" = 1'-0"



3 EAST ELEVATION  
1/4" = 1'-0"



4 EAST ELEVATION  
1/4" = 1'-0"



DATE	REMARKS
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01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



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PROJECT

**HENDRICK PROPERTIES, LLC**  
OFFICE

232 Main Street  
Gt. Barrington, MA 01230

SHEET TITLE

**BUILDING ELEVATIONS:**  
MATERIAL DETAILS

SHEET NUMBER

**A 02.03**



**1 EAST ELEVATION**  
3/8" = 1'-0"



**2 WEST ELEVATION**  
3/8" = 1'-0"



04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS
DATE	REMARKS



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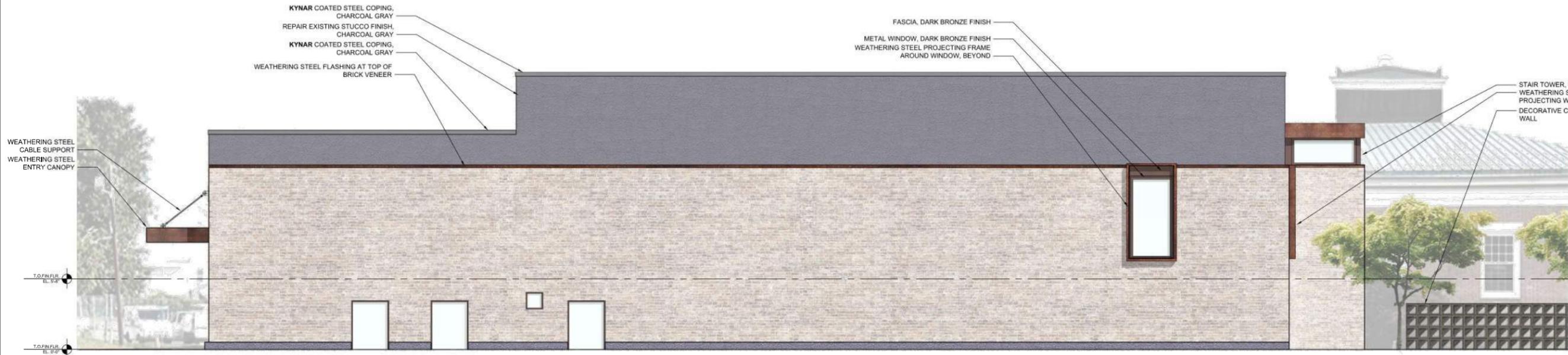
PROJECT

HENDRICK PROPERTIES, LLC  
OFFICE  
232 Main Street  
Gt. Barrington, MA 01230

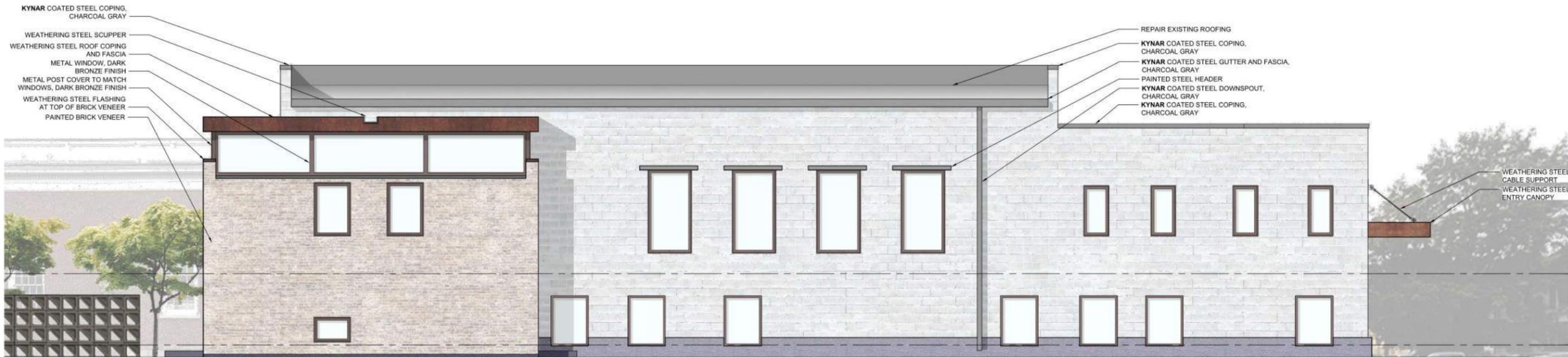
SHEET TITLE  
BUILDING ELEVATIONS:  
MATERIAL DETAILS

SHEET NUMBER

A 02.04



**3 SOUTH ELEVATION**  
1/4" = 1'-0"



**4 NORTH ELEVATION**  
1/4" = 1'-0"



DATE	REMARKS
04.08.24	SP_PRESENTATION
01.19.24	DD10_PROGRESS
11.13.23	DD06_PROGRESS
01.20.23	DD05_PROGRESS
10.26.22	DD04_PROGRESS
07.21.22	SD 02_PROGRESS



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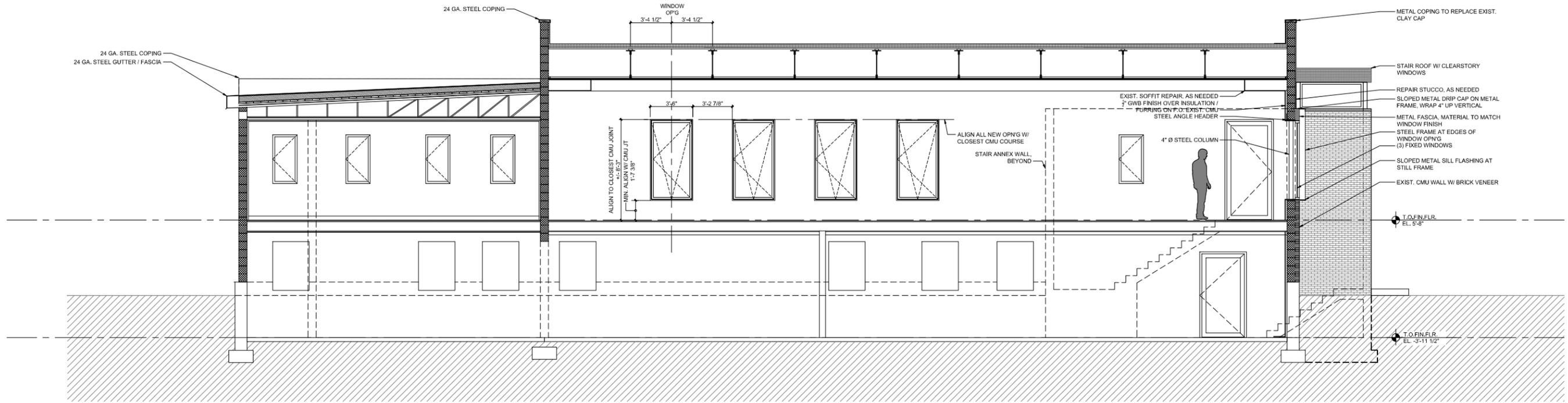
PROJECT

**HENDRICK PROPERTIES, LLC**  
OFFICE  
232 Main Street  
Gt. Barrington, MA 01230

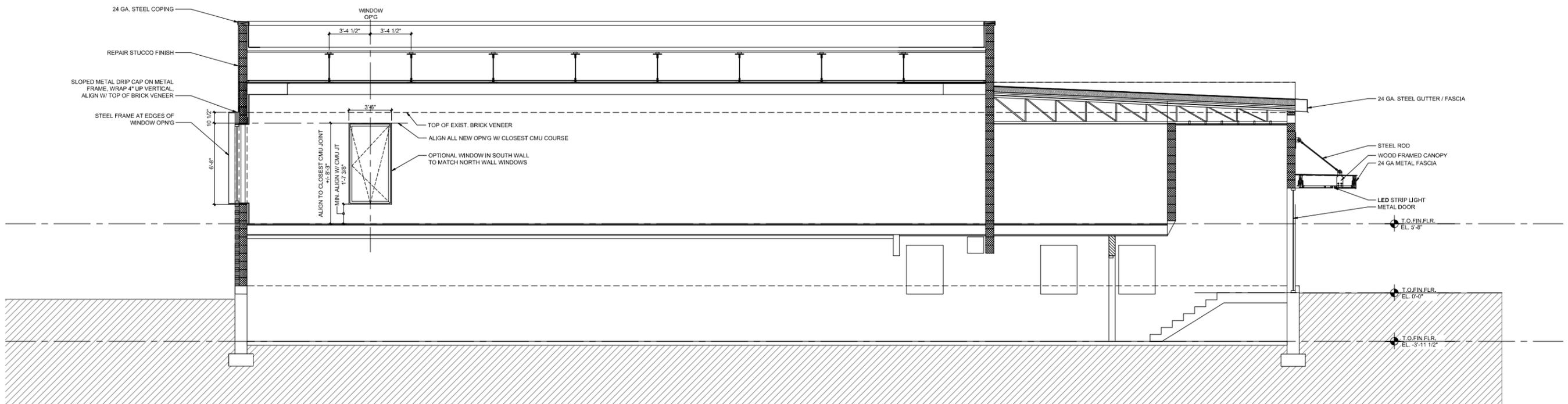
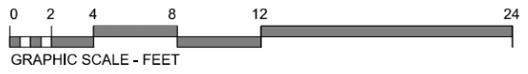
SHEET TITLE  
BUILDING SECTIONS

SHEET NUMBER

**A 03.01**



**1 SECTION**  
1/4" = 1'-0"



**2 SECTION**  
1/4" = 1'-0"

