

GREAT BARRINGTON PLANNING BOARD

THURSDAY, FEBRUARY 12, 2026, at 5:00 PM

This meeting will be held via Zoom only:

Link: <https://us02web.zoom.us/j/82949470990>

Webinar ID: 829 4947 0990

To dial in by phone, dial +1 929 205 6099

AGENDA

- 1. CALL TO ORDER / ATTENDANCE ROLL CALL**
- 2. FORMS A (SUBDIVISION APPROVAL NOT REQUIRED PLANS)**
 - a. 409 North Plain Road
 - b. 124 Lake Buel Road
- 3. MINUTES:** January 22, 2026 meeting
- 4. SPECIAL PERMIT, PUBLIC HEARING: 53 VAN DEUSENVILLE ROAD:** application for a special permit for a commercial scale ground-mount solar energy facility in an R2 zone at 53 Van Deusenville Road, in accordance with Sections 3.1.4 E (7), 9.12, and 10.4 of the Zoning Bylaw, submitted by LSE Sphinx LLC, 18 North Main Street, West Hartford, CT, 06107. Continued from December 11, 2025 and from January 8, 2026 at the request of the applicant. Applicant is requesting another continuance until March 12, 2026.
 - a. Vote to postpone the Public Hearing until March 12, 2026, at 6:00 PM at Town Hall.
- 5. SPECIAL PERMIT, 263 LONG POND ROAD:** Review and comment to the Zoning Board of Appeals on the application from William and Marla Sherman to expand a preexisting nonconforming residence at 263 Long Pond Road, Great Barrington, per Sections 5.5.4 and 10.4 of the zoning bylaw.
- 6. SPECIAL PERMIT, 27-29 LEWIS AVENUE:** Special Permit and Site Plan application from Fairview Hospital / Berkshire Health Systems, to construct an addition to Fairview Hospital at 27-29 Lewis Avenue, Great Barrington, MA. The hospital is a preexisting nonconforming use in a residential zone. A **site visit** for Board members will be held at 4:00 pm.
 - a. Review and comment on the special permit to the Zoning Board of Appeals
 - b. Review and vote on the Site Plan application
- 7. SEASONAL COMMUNITIES:** Discussion of Seasonal Communities regulations and consideration to provide comments to the Selectboard and Town Manager
- 8. OPEN SPACE AND RECREATION PLAN (OSRP):** Discuss upcoming public input opportunities
- 9. BOARD & SUBCOMMITTEE UPDATES / ISSUES & CONCERNS:**
- 10. CITIZEN'S SPEAK TIME:** This is an opportunity for attendees to bring up topics of concern or importance which may be placed on a future agenda for discussion.
- 11. ADJOURN**

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

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