

# Town of Great Barrington

2025 Annual Town Meeting Warrant  
Saturday, May 3, 2025 at 2:00 PM  
Monument Mountain Regional High School



## **SELECTBOARD**

Stephen Bannon, Chair  
Eric Gabriel, Vice Chair  
Garfield C. Reed  
Benjamin Elliott

## **FINANCE COMMITTEE**

Philip Orenstein, Chair  
Anne O'Dwyer  
Richard Geiler  
Milena Cerna  
Madonna Meagher



TOWN OF GREAT BARRINGTON  
2025 ANNUAL TOWN MEETING  
MAY 3, 2025  
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28. Acquire Rights of Way for Division Street Bridge
29. Discontinuance of Ramsdell Road



2025 WARRANT

ANNUAL TOWN ELECTION  
ANNUAL TOWN MEETING

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS

To Paul E. Storti, Chief of Police of the Town of Great Barrington, in said Berkshire County,

GREETINGS: In the name of the Commonwealth of Massachusetts, you are hereby required to notify and warn the Inhabitants of said town to meet at the Great Barrington Fire Station, 37 State Road in the Town of Great Barrington in Precinct A for Precincts A, C, and D, and at the Housatonic Community Center Building in the Village of Housatonic, in Precinct B, for Precinct B on Tuesday, May 13th, 2025 at 8:00 A.M. until 8:00 P.M. for the following purposes, viz.; to elect:

- MODERATOR, One for one year
- SELECTBOARD, Two for three years
- BOARD OF HEALTH, One for three years
- FINANCE COMMITTEE, Two for three years
- HOUSING AUTHORITY, One for four years
- HOUSING AUTHORITY, One for five years
- LIBRARY TRUSTEES, Two for three years
- PLANNING BOARD, Two for three years
- ZONING BOARD OF APPEALS, One for five years

And to vote on the following questions:

1. Capital Expenditure Exclusion (G.L. c. 59, § 21C (i1/2)): Shall the Town of Great Barrington be allowed to assess an additional \$90,000 in real estate and personal property taxes for the purposes of purchasing a drone and electronic bicycle for the Police Department; two transit vehicles, technology a file server with applicable accessories and/or software, a mower, and construction mats for the Department of Public Works; and funding additional capital improvements and equipment for Town parks for the fiscal year beginning on July 1, 2025?
2. Debt Exclusion (G.L. c. 59, § 21C (k)): Shall the Town of Great Barrington be allowed to exempt from the provisions of Proposition Two and One-half, so called, the amounts required to pay for the bond issued in order to purchase two police cruisers, 25 handheld radios and 9 on-board apparatus radios (fire trucks and response vehicles) for the Fire Department; a large field mower, dump truck freightliner, excavator, Ford F-350 pickup truck, and utility van for the Department of Public Works; to fund capital projects at the following Town buildings: the Courthouse, Great Barrington Libraries, as well as any emergency repairs and/or improvements, architectural and engineering services related to any Town facilities, including improvements and equipment for Town parks; and to fund expenses for capital improvement projects for Town streets, bridges, culverts, and related engineering costs?
3. Debt Exclusion (G.L. c. 59, § 21C (k)): Shall the Town of Great Barrington be allowed to exempt from the provisions of Proposition Two and One-half, so called, the amounts required to pay for the bond issued in order to pay costs related to the construction and installation of a temporary bridge on Brookside Road over the Housatonic River, and/or for the construction of temporary emergency services facilities on or near Brookside Road, and for the payment of all other costs incidental and related thereto?

The above named officers and ballot questions will be voted for on official ballots prepared by the Town Clerk.

You are also required to notify and warn the Inhabitants of said town, qualified to vote in town affairs, to meet at the Monument Mountain Regional High School in Great Barrington on Saturday, May 3th, 2025 at 2:00 P.M., then and there to act on the following Articles:

**ARTICLE 1: AUTHORIZE REVOLVING FUND LIMITS**

To see if the Town will vote to fix the maximum amount that may be spent during fiscal year 2026 beginning on July 1, 2025 for the revolving funds as established in the Town’s by-laws for certain departments, boards, committees, commissions, agencies or officers in accordance with M.G.L. Chapter 44, Section 53E ½; or take any other action relative thereto.

<b>Revolving Fund</b>	<b>Department, Board, Committee, Agency or Officer</b>	<b>FY2026 Spending Limit</b>
Plumbing Inspections	Building Department	\$ 25,000
Wiring Inspections	Building Department	\$ 65,000
Gas Inspections	Building Department	\$ 20,000
Parks and Recreation	Public Works Department	\$ 20,000
COA Transportation	Council on Aging	\$150,000
Electric Vehicle	Town Treasurer	\$ 20,000
Charging Stations		

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 2: ELECTED OFFICIALS' SALARIES**

To see if the Town will vote to fix the salaries of all elected officials for the period of July 1, 2025 to June 30, 2026 as indicated below:

Selectboard: \$24,500 (\$4,900 per Selectboard member)

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 3: APPROPRIATION OF FUNDS FOR CONSERVATION COMMISSION AND FOR CEMETERY CARE**

To see if the Town will vote to appropriate and transfer \$20,000 from the Conservation Fund to the Conservation Commission operating budget to fund expenses related to the administration of the Wetlands Protection Act, and to appropriate and transfer \$40,000 from the Cemetery Fund (perpetual care and sale of lots accounts) to the Department of Public Works for Buildings and Grounds expenses related to the care and maintenance of Town cemeteries, or take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 4: FY26 OPERATING BUDGET**

To see if the Town will vote to raise and appropriate or transfer from available funds such sums of money necessary for the operation of the several departments in the Town for the ensuing year for the purposes outlined below; or to take any other action relative thereto.

<b><u>General Government</u></b>	
Town Manager/Selectboard	\$ 460,150
Finance Committee/Reserve Fund	150,200
Financial Coordinator/Town Accountant	212,110
Technology	356,195
Assessors’ Office	202,840
Treasurer/Collector	280,396
Human Resources	82,508
Town Clerk/Elections	157,410
Conservation Commission	47,555
Planning Board	6,360
Zoning Board of Appeals	0
Office of Planning/Community Development	169,095
 <b><u>Public Safety</u></b>	
Police Department	\$ 2,192,540
Fire Department	909,669

Communications/Emergency Management	24,461
Building Inspector	237,400
Animal Control	12,000

**Department of Public Works**

Buildings and Grounds	\$ 1,034,603
Highway	1,830,539
Transfer Station	156,921

**Cultural/Recreation/Human Services**

Health Department	\$ 147,246
Human Services	0
Council on Aging	240,817
Veterans' Affairs	184,742
Libraries	649,382
Parks & Recreation	119,600
Various Boards/Commissions	21,000

**Miscellaneous**

Insurance	\$ 1,906,035
Debt Service	3,598,685
Retirement	1,295,285
Celebrations & Events	7,000

**Total General Fund \$16,692,744**

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 5: CAPITAL SPENDING AUTHORIZATION**

To see if the Town will vote to appropriate \$13,079,100 or any other sum of money, in the following approximate amounts and for the following purposes, and for the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transferred from available funds, and/or borrowing or otherwise; or to take any other action relative thereto.

**Capital Items**

Police Drone (1)	\$ 14,500
Police Electronic Bike (1)	6,000
Police Cruisers (2)	127,100
Fire Radios (25 handheld, 9 on-board apparatus)	115,000
Technology File Server and accessories	22,000
DPW Mower	12,500
DPW Large Field Mower	35,000
DPW Construction Mats	6,400
DPW Dump Truck Freightliner	400,000
DPW Excavator	250,000
DPW Cemetery Dump Truck	130,000
DPW Pickup Truck F-350	66,000
DPW Utility Van	66,000
Architectural/Engineering Services for Town facilities	100,000
Courthouse capital projects	38,000
Libraries capital projects	225,000
Various: Emergency Repairs/Improvements to buildings	
Town-wide, including Fire Station	100,000
Street and Bridge Engineering	750,000
Streets, Bridges and Culverts improvements	10,255,000

Parks Improvements and Equipment	332,000
Type A Transit Vehicles (2)	28,600
<b>Total Capital</b>	<b>\$13,079,100</b>

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 6: FY26 WASTEWATER TREATMENT PLANT BUDGET**

To see if the Town will vote to appropriate from the receipts of the Wastewater Treatment Plant such sums of money necessary for the operation of the Sewer Division for the ensuing year for the purposes outlined below; or to take any other action relative thereto.

<b><u>Wastewater Treatment Plant</u></b>	
Salaries	\$ 570,802
Expenses	994,550
Insurance/Benefits	291,326
Miscellaneous/Transfers	351,053
Debt Service	1,014,830
<b>Total Wastewater Treatment Plant</b>	<b>\$3,222,561</b>

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 7: CAPITAL AUTHORIZATION FOR WASTEWATER ENTERPRISE FUND**

To see if the Town will vote to appropriate \$1,150,000, or any other sum of money, for Wastewater capital improvements, in the following approximate amounts and for the following purposes, and for the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transferred from available funds, and/or borrowing or otherwise; or to take any other action relative thereto.

**Wastewater Capital Items**

Engineering & Design	\$ 802,000
Capacity, Management, Operations, and Maintenance (CMOM); Infiltration/Inflow Mitigation	248,000
Sewer & Manholes	100,000
<b>Total</b>	<b>\$1,150,000</b>

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 8: FY26 REGIONAL SCHOOL ASSESSMENT**

To see if the Town will vote to raise and appropriate or transfer from available funds the sum of Twenty Two Million, One Hundred Eighty-Four Thousand, Three Hundred and Thirty-Seven Dollars (\$22,184,337) for the operating assessment, and Twenty-Five Thousand, Two Hundred and Eleven Dollars (\$25,211) for the capital assessment, for a total assessment of Twenty-Two Million, Two Hundred Nine Thousand, Five Hundred and Forty-Eight Dollars (\$22,209,548) of the Berkshire Hills Regional School District; or take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 9: FY26 OUT OF DISTRICT VOCATIONAL TUITION AND TRANSPORTATION**

To see if the Town will vote to appropriate \$135,000 from Free Cash to fund the Fiscal Year 2026 tuition and transportation for out of district vocational education, in accordance with Chapter 74 of the Massachusetts General Laws; or take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 10: AUTHORIZE FUNDING TO SOUTHERN BERKSHIRE AMBULANCE**

To see if the Town will vote to appropriate \$304,909.11 from Free Cash to support the operation of the Southern Berkshire Ambulance service (Southern Berkshire Volunteer Ambulance Squad, Inc.); or take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 11: AUTHORIZE FUNDING TO UNEMPLOYMENT TRUST FUND**

To see if the Town will vote to appropriate \$20,000 from Free Cash for deposit into the Town’s Unemployment Trust Fund; or take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 12: AUTHORIZE FUNDING TO THE AFFORDABLE HOUSING TRUST FUND**

To see if the Town will vote to appropriate and transfer \$71,747.14 from the Short Term Rental Special Revenue Fund to the Affordable Housing Trust Fund, or take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 13: AUTHORIZE FUNDING FOR A TEMPORARY BROOKSIDE ROAD BRIDGE AND/OR RELATED EMERGENCY FACILITIES**

To see if the Town will vote to appropriate \$3,000,000, or any other sum of money, for the payment of costs related to the construction and installation of a temporary bridge on Brookside Road over the Housatonic River, and/or for the construction of temporary emergency services facilities on or near Brookside Road, and for the payment of all other costs incidental and related thereto, and to determine whether this appropriation shall be raised by taxation, transferred from available funds, and/or borrowing or otherwise; or to take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 14: AUTHORIZE USE OF FREE CASH TO REDUCE THE TAX LEVY**

To see if the Town will vote to authorize the use of Free Cash to reduce the tax levy for Fiscal Year 2026; or to take any other action relative thereto.

**Recommended by the Finance Committee and Selectboard**

**ARTICLE 15: AUTHORIZATION TO PAY PRIOR FISCAL YEARS’ INVOICES**

To see if the Town will vote to authorize the payment of prior fiscal year invoices from the FY25 operating budgets of the Building Inspector, DPW and Wastewater Departments, in the amounts set forth below; or take any other action relative thereto.

<b>Building Inspector:</b>	\$17,106.00 to Commonwealth of MA	Account Number:	01241-52000
<b>DPW:</b>	\$ 1,250.00 to Hillman Consulting	Account Number:	01422-58541
	279.93 to Housatonic Water Works Company	Account Number:	01422-52115
	84.19 to NAPA Auto Parts	Account Number:	01422-52450
	16.02 to NAPA Auto Parts	Account Number:	01422-52450
<b>Wastewater:</b>	\$ 200.00 to Lee Police Department	Account Number:	60442-53085

**Recommended by the Selectboard**

**ARTICLE 16: RESCINDING OF OLD BORROWING AUTHORIZATIONS**

To see if the Town will vote to rescind the following amounts that have been authorized to be borrowed by vote of Town Meeting, but which are no longer needed for the purposes for which they were initially approved, or to take any other action relative thereto:

<u>Unused Amount</u>	<u>Date of Approval</u>	<u>Warrant Article</u>	<u>Original Purpose</u>
\$20,300	05/07/2018	4	Various Building Improvements (Dewey Building Carpet)
\$21,000	05/06/2019	7	Various Building Improvements (Town Hall Plumbing)
\$1,677,000	05/06/2019	7	Various Street, Road & Sidewalk Improvements (Division St Bridge)
\$271,027	06/06/2022	5	Various Street & Bridge Improvements (Senior Center Parking Lot)

\$2,000	06/06/2022	5	Various Building Improvements (Ramsdell Library ADA Compliance)
\$12,266	05/01/2023	4	DPW Loader with Attachments
\$8,100	05/01/2023	4	DPW Excavator

**Recommended by the Selectboard**

**ARTICLE 17: COMMUNITY PRESERVATION FUND RESERVES & APPROPRIATIONS**

To see if the Town will vote to appropriate, or reserve for future appropriation, from the Community Preservation Fund, the following amounts recommended by the Community Preservation Committee for FY26, with each item considered a separate appropriation; or to take any other action relative thereto.

Reserves:

From FY26 revenues for Historic resources reserve	\$67,500
From FY26 revenues for community housing reserve	\$67,500
From FY26 revenues for open space/recreation reserve	\$0

Appropriations:

From FY26 revenues for debt service on Memorial Field project, and costs related thereto	\$55,265
From FY26 revenues for administrative expenses	\$12,000
Balance of FY26 revenues for FY26 budgeted reserve	\$472,735

**Recommended by the Community Preservation Committee**

**ARTICLE 18: COMMUNITY PRESERVATION PROJECTS**

To see if the Town will vote to appropriate from the Community Preservation Fund for FY26 the following amounts recommended by the Community Preservation Committee with each item to be considered a separate appropriation; or to take any other action relative thereto.

Project	Total Appropriation	Source of Appropriation	
		FY26 Revenues	Fund Balance
<b><i>AFFORDABLE HOUSING</i></b>			
1 Town – Affordable Housing Trust Fund	\$375,000	\$300,000	\$75,000
2 Marble Block Realty	<u>\$150,000</u>	\$150,000	-
Subtotal, Affordable Housing	\$525,000		
<b><i>HISTORIC RESOURCES</i></b>			
3 Unitarian Universalist Meeting of South Berkshire	\$54,000	-	\$54,000
4 Town – Mason Library clamshell canopy	\$146,000	\$83,935	\$62,065
5 Town – Mason Library exterior sconces	<u>\$49,000</u>	\$49,000	
Subtotal, Historic Resources	\$249,000		
<b><i>OPEN SPACE &amp; RECREATION</i></b>			
6 Berkshire Natural Resources Council – trail	\$24,800	-	\$24,800
7 Town – Park equipment town-wide	<u>\$107,000</u>	\$24,800	\$82,200
Subtotal, Open Space & Recreation	\$95,000		
<b>TOTAL</b>	<b>\$905,800</b>	\$905,800	

**Recommended by the Community Preservation Committee**

**ARTICLE 19: ACCEPT PROPERTY TAX EXEMPTIONS**

To see if the Town will vote to accept Clause 17D of Section 5 of Chapter 59 of the General Laws, relative to property tax exemptions for surviving senior spouses and minor children, and persons over 70 years old; Clause 41D of Section 5 of Chapter 59 of the General Laws, which authorizes an annual increase in the income (gross receipts) and asset (whole estate) limits for real estate tax exemptions granted to senior citizens under clauses 41, 41B and 41C of Section 5 by the percentage increase in the U.S. Department of Labor’s, Bureau of Labor Statistics, Consumer Price Index for the previous year; and Clause 22I of Section 5 of Chapter 59 of the General Laws, which authorizes an annual increase in the amount of the exemption granted under clauses 22, 22A, 22B, 22C, 22E and 22F (relative to veterans and their survivors) by the percentage increase in the U.S. Department of Labor’s, Bureau of Labor Statistics, Consumer Price Index for the previous year; all such accepted clauses to be effective for applicable exemptions granted for any fiscal year beginning on or after July 1, 2025, or take any other action relative thereto.

**Recommended by the Selectboard**

**ARTICLE 20: TAX TITLE PAYMENT AGREEMENTS BYLAW**

To see if the Town will vote to adopt a new bylaw, as Article 2 of Chapter 158 of the Town Code, authorizing the Town Treasurer to enter into tax title payment agreements per Massachusetts General Laws Chapter 60, section 62A, as set forth below, or take any other action relative thereto.

Article II Payment Plans for Properties in Tax Title

§158-2. Pursuant to Massachusetts General Laws Chapter 60, Section 62A, the Town Treasurer is authorized to enter into payment agreements with taxpayers whose properties are in tax title, subject to the following requirements: that there be a minimum initial payment of at least 25% of the amount needed to redeem the parcel from tax title, and that the payment agreement have a term of five years. If the terms and conditions of the agreement are met and all payments are made on time, and timely payments are made on other amounts due to the Town that are a lien on the same parcel, the Treasurer shall not bring an action to foreclose the tax title. Also, if the terms and conditions of the agreement are met and all payments are made on time, the Treasurer shall waive 25% of the interest that has accrued on the tax title account.

§158-3. All agreements made and waivers granted under this bylaw shall be uniform for all taxpayers for the following assessment categories of tax titles: Residential, Open Space, Commercial, and Industrial.

**ARTICLE 21: ACCEPT GENERAL LAW REGARDING ABANDONED FUNDS**

To see if the Town will vote to accept Massachusetts General Laws Chapter 200A, section 9A, regarding the disposition of abandoned funds held by the Town, which may include unclaimed excess equity from tax title foreclosure properties, or take any other action relative thereto.

**ARTICLE 22: FEE FOR COMMON VICTUALLER LICENSES**

To see if the Town will vote to increase the license fee for a Common Victualler license from \$25 to \$100, in accordance with Section 2 of Chapter 140 of the General Laws, or take any other action relative thereto.

**ARTICLE 23: ZONING – RESIDENTIAL CLUSTER DEVELOPMENT**

To see if the Town will vote to amend the Zoning Bylaw by deleting existing Section 8.5, Planned Unit Residential Development, in its entirety, deleting existing row A(9), Planned Unit Residential Development, from Section 3.1.4, the Table of Use Regulations, and deleting the definition Planned Unit Residential Development from Section 11.0; and by inserting a new Section 8.5, to be known as Residential Cluster Development (RCD), as set forth in the text below, and inserting a new row A(9) Residential Cluster Development into Section 3.1.4, the Table of Use Regulations, as set forth below, or take any other action relative thereto.

**8.5 RESIDENTIAL CLUSTER DEVELOPMENT (RCD)**

**8.5.1 Purpose:** The purpose of this Residential Cluster Development (RCD) section is to provide dimensional standards, open space and parking requirements, and design guidelines that will foster the development of smaller, modestly-sized residential units clustered around or near common open space.

**8.5.2 Applicability:** An RCD is permitted by right in those zoning district so designated in Section 3.1.4, the Table of Use Regulations.

A project previously approved as a Planned Unit Residential Development (PURD) under the former provisions of Section 8.5 and with a Special Permit therefor recorded in the Registry of Deeds, may be modified as long as all proposed modifications and improvements are in conformance with this section.

**8.5.3 Use Regulations:** Any combination of following primary uses are permitted in an RCD, whether in attached or separate structures:

- Single unit residential dwellings;
- Two-unit residential dwellings;
- Three-unit residential dwellings; and/or
- Multi-unit residential dwellings.

Further, any accessory use permitted in the underlying zone, as set forth in the Table of Use Regulations, shall be permitted in an RCD.

**8.5.4 Density and Dimensional Regulations:** The following requirements relating to the density of residential units and the intensity of land use shall be met:

1. An RCD may be developed with structures on one lot or on contiguous lots.
2. Minimum number of dwelling units per RCD: 4
3. Maximum number of dwelling units per RCD: 60
4. At least 75% of the units shall have a maximum net useable floor area per dwelling unit of 1,200 square feet.
5. Cluster requirement: Dwelling units shall be clustered in groups of at least four, and the maximum distance between any two abutting units within a cluster shall be not more than 20 feet.
6. Other requirements are as follows:

District	Minimum setback to exterior property lines			Maximum site coverage by buildings	Maximum height (ft.)
	front (ft.)	side (ft.)	rear (ft.)		
R1A	25	20	30	20%	35
R1B	25	10	30	25%	35
R2	50	20	30	20%	35
R3	25	10	30	25%	35
R4	50	20	30	10%	35
B3	10	10	10	75%	40
MXD	15	10	10	75%	40
I2	10	10	10	75%	35

**8.5.5 Parking:** A minimum of one off-street parking space shall be provided for each dwelling unit in an RCD.

1. Parking areas shall be located in clusters of spaces, rather than an individual parking space being located at each dwelling unit.

2. Parking areas shall be located, designed, and landscaped so their visual presence is minimized and associated noise or other impacts do not intrude into public spaces or adjacent properties, to the extent practicable.

**8.5.6 Open Space:** All land within the RCD which is not covered by buildings, roads, driveways, parking areas or service areas, and which is not set aside as yards, patios, gardens, or similar areas for the exclusive use of a resident, shall be common open space, useable by any resident of the RCD. The area of the common open space shall equal at least thirty-five (35) percent of the total area of the RCD.

The common open space shall have a shape, dimension, character and location suitable to assure its use for park, recreation, conservation, and/or agricultural purposes.

**8.5.7 Roadways:** No vehicular roadway in an RCD shall have a traveled way width less than 16 feet wide nor more than 22 feet wide. Stabilized shoulders in order to provide wider traveled surfaces for emergency services are permitted if required by the Fire Department. Any proposed RCD of more than 40 dwelling units shall have at least two access roadways separated by at least 100 feet.

**8.5.8 Application and Review Procedures:** All RCD projects require Site Plan Approval by the Planning Board in accordance with Section 10.5. Prior to submitting a Site Plan application in accordance with the requirements of Section 10.5, the RCD project applicant shall submit a Preliminary Site Plan as follows:

At least 45 days prior to applying for Site Plan Approval, the Applicant shall file a preliminary site plan application with the Planning Board, and the Planning Board shall hold a meeting with the Applicant within 30 days of receipt of the preliminary application to review and discuss the application and provide feedback to the Applicant.

The preliminary site plan application shall include at least a sketch plan of the project and a narrative description with sufficient detail to form a clear basis for discussion. The narrative shall include information regarding the site's proposed services or utilities and their approximate locations including lighting, household waste, water, wastewater, and stormwater. The narrative shall also include a discussion of the proposed open space and planned uses thereof, landscaping, gardens, utilities, roadways, and parking areas, including how these areas will be owned and maintained, and preliminary information about possible traffic generation and traffic safety within the site as well as exiting and entering the site.

*Section 3.1.4, Table of Use Regulations: delete existing row A(9) and replace it with new A(9) as follows:*

Permitted Use		ZONING DISTRICT <sup>1</sup>														
		R1 A	R1 B	R2	R3	R4	B	HVC	B1	B2	B2 A	B2 X	B3	MX D	I	I2
<b>A. Residential uses</b>																
(9)	Residential Cluster Development	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	Y	N	Y

**Recommended by the Planning Board**

**ARTICLE 24: ZONING – CAMPUS OVERLAY DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw by adding the following new section 9.15, by adding the Campus Overlay District to the list in Section 2.2, and vote to amend the Zoning Map to show the new district, or take any other action relative thereto.

**9.15 CAMPUS OVERLAY DISTRICT**

**9.15.1 Purpose.** The purposes of the Campus Overlay District are:

1. To allow for the continuation of existing uses within existing buildings on the college campus located within the boundaries of the district, including the athletic center and the arts center;
2. To encourage the reuse of the college campus to benefit the general health, welfare and economic vitality of the Town and its residents and the region;
3. To encourage the preservation, reuse, renovation, and redevelopment of existing structures on the campus;
4. To increase the supply of a variety of residential dwelling units and residential living options in the Town by reuse of existing buildings or construction of new buildings on the campus;
5. To create employment opportunities in the Town, both short term and long term;
6. To allow for a mix of land uses appropriate to the needs of the community, to the scale of the campus and its environs, and to the landscape of the district;
7. To preserve open space, protect sensitive natural habitats and ecosystems, and protect drinking water resources;
8. To promote recreational opportunities;
9. To promote environmentally sustainable development.

**9.15.2 Establishment and Location.** The Campus Overlay District is an overlay district, and all regulations pertaining to the underlying residential district(s) shall continue to be in full force and effect, except to the extent that the provisions of this Section modify, amend, or supersede such underlying requirements or provide an alternative to such requirements.

A special permit issued pursuant to this Section shall not replace special permits required under other Sections of this Bylaw. Where standards or other requirements listed as part of this Section conflict with those in the underlying district, the provisions of this Section shall apply.

The Campus Overlay District shall consist of the land shown on the 2019 Great Barrington Assessors’ Map 31, Lot Numbers 9A, 9D, 9E, 10B, and Map 32, Lot Numbers 41, 42, 43, 44, 78, 78B, 78G, 78H, 79, 80, 81, 81A, 81B, 81C, 83B, and shown on the map entitled “Campus Overlay District, May 2025,” on file in the office of the Town Clerk.

**9.15.3. Special Permits:** Where a special permit is required, the Special Permit Granting Authority (SPGA) for the Campus Overlay District shall be the Planning Board. An applicant may apply for a Campus Overlay District special permit to develop or redevelop all or portions of the property in the Campus Overlay District. One special permit may be sought for multiple uses or structures. In addition to the findings required in Section 10.4, the SPGA must also find that the proposed development and/or redevelopment does not contravene the purposes of this Section.

**9.15.4 Use Regulations.**

1. Permitted Uses. All uses permitted by right in the underlying zoning districts are permitted by right in the Campus Overlay District, except as provided below. The following uses are also permitted by right in the Campus Overlay District:
  - a. Dwelling, multi-unit, 4 to 8 units;
  - b. The following uses are permitted by right only in structures existing as of May 3, 2025;
    - i. Dwelling, multi-unit, 9 units or more;

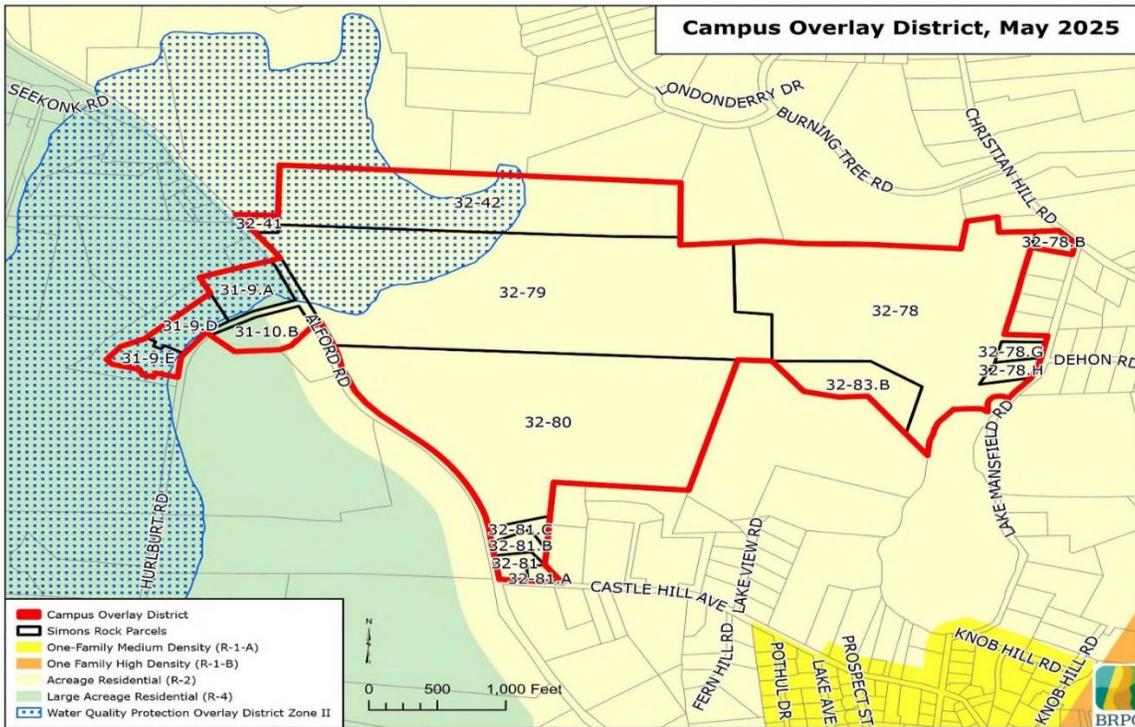
- ii. Assisted living residence;
  - iii. Live/work units;
  - iv. Co-living development
  - v. Community, educational, or recreational uses, including museums, playgrounds, health clubs and gym/fitness centers and performing arts centers
  - vi. Food or beverage facilities including production, sale and/or consumption on site or off site of pre-prepared foods;
  - vii. Professional offices including medical offices;
  - viii. Retirement Communities that provide residents, age 55 or older, with opportunities for independent living, assisted living, nursing care, rehabilitation, and/or memory care.
2. Prohibited Uses. The following uses are prohibited in the Campus Overlay District, whether or not permitted by right or by special permit in the underlying zoning districts:
- a. Cemeteries
  - b. Golf or country clubs
  - c. Marijuana establishment, cultivation, or manufacturing
  - d. Public parking garages
  - e. Lumberyards
  - f. Large-scale commercial development
  - g. Motor vehicle fuel station
  - h. Motor vehicle sales rooms
  - i. Aviation field
  - j. Gravel/loam/sand/stone removal for commercial purposes
3. Special Permits. The following uses may be permitted by Special Permit:
- a. Hotels, motels, or overnight cabins, whether in existing or new structures;
  - b. Camping facilities
  - c. Restaurants
  - d. Contractor's and landscaper's yards
  - e. Light manufacturing, whether in existing or new structures;
  - f. Any of the uses listed in subsection 1., b. above, if in new structures or if in existing structures that are substantially expanded. A substantial expansion is defined, for the purpose of this Section, as a change which involves: changing the height of a structure more than 10 feet; increasing the size of the footprint of a structure by more than 10% or 2,000 square feet, whichever is smaller.

**9.15.5 Dimensional Standards.** The SPGA may waive or reduce the requirements of Sections 4.1, general dimensional requirements, and 4.2, special regulations, of this Bylaw if it determines that the requested waivers or reductions further the purposes of this Section. In place of these requirements, the following standards shall apply:

- 1. Structures to be demolished may be replaced within the existing footprint.
- 2. The SPGA may reduce front, side and rear yard setbacks to as low as zero (0) feet and may increase the maximum lot coverage by buildings as part of a Special Permit.

**9.15.6 General Regulations including Parking, Landscaping, and Performance Standards.** The parking, loading, landscaping and performance standards and regulations set forth in Sections 6.1, 6.3, and 6.4 of this Bylaw shall apply to all uses in the Campus Overlay District.

*and Amend the Zoning Map as shown in the map below entitled "Campus Overlay District, May 2025"*



**Recommended by the Planning Board**

**ARTICLE 25: ZONING – CERTAIN REQUIREMENTS FOR MULTI-UNIT DWELLINGS**

To see if the Town will vote to amend Sections 8.3.3 and 8.3.4 of the Zoning Bylaw as follows, or take any other action relative thereto.

(Proposed additions are underlined. Proposed deletions are ~~struck through~~.)

**8.3.3 Requirements.** ~~All multi-unit dwellings, whether permitted by right or by special permit, shall comply with all the following special requirements, except as set forth in Section 8.3.4, as applicable. The Special Permit Granting Authority (SPGA) may waive any or all of these requirements for multi-unit dwellings in existence as of May 9, 2016, after making a specific finding of why the requirement should not apply, and shall note any waivers in the Special Permit decision.~~

1. Permeable open space on the lot, including lawn and/or garden area but exclusive of structures, driveways, walkways and parking spaces, shall be no less than 25%-50% of the total area of the property. The Planning Board may, by special permit pursuant to Section 10.4, authorize a deviation from the required percentage of permeable open space. In instances where an application for the project is pending before a different special permit granting authority, that body may, in accord with a finding by the Planning Board, authorize a deviation from the requirements of Section 8.3.3.

2. ~~One and one half (1.5) off-street parking spaces~~ At least one off-street parking space shall be provided for each dwelling unit. No space shall be considered available for parking if such space reduces the effective width of a driveway providing access to more than one dwelling unit to less than 12 feet. In the event that the required parking spaces cannot be provided on the property, deviation from this requirement may be permitted in accordance with Section 6.1.9.

**8.3.4 Exemptions ~~in for existing buildings in the Downtown B, B2X, HVC, MXD, and General Business B2 districts.~~** The requirements of Section 8.3.3 shall not apply to any multi-unit dwelling in a single existing building within the Downtown Business B District, B2, B2X, HVC, or MXD districts.

**Recommended by the Planning Board**

**ARTICLE 26: ACQUISITION OF EASEMENTS FOR HOUSATONIC RAIL TRAIL EXTENSION**

To see if the Town will vote to authorize the Selectboard to acquire certain easements through all legal means including donation, purchase, and eminent domain, in order to implement improvements along Lake Mansfield Road, the land areas of said easements being described as Housatonic Trail Easement 1 and Housatonic Trail Easement 2 on a plan entitled “Easement Plan prepared for Town of Great Barrington Housatonic Rail Trail Van Deusenville Road,” by Foresight Land Services, dated January 27, 2025, a copy of which is on file with the Town Clerk; to appropriate a sum of money for such acquisition; and to authorize the Selectboard to take all actions and execute all documents necessary in connection therewith; or to take any other action relative thereto.

**ARTICLE 27: ACQUISITION AND TRANSFER OF LAND AND/OR EASEMENTS AT FAIRGROUNDS**

To see if the Town will vote to acquire, by donation, purchase, eminent domain, exchange, or other legal means new utility and access easements at the former Fairgrounds property, and in connection therewith to dispose of an existing unutilized access easement at the same site; said areas to be acquired and said areas to be disposed of being shown on a sketch plan on file with the Town Clerk; to determine whether to appropriate a sum of money for such acquisition; and to authorize the Selectboard to take all actions and execute all documents necessary in connection therewith; or to take any other action relative thereto.

**ARTICLE 28: ACQUISITION OF RIGHTS-OF-WAY FOR THE DIVISION STREET BRIDGE**

To see if the Town will vote to authorize the Selectboard to acquire easements and/or other rights in, over and through certain parcels of land for the purpose of maintaining a secure and public right of way on Division Street in order to allow for the construction of a bridge over the Housatonic River, said easement areas and parcels being shown on plans prepared by Green International Affiliates, Inc., dated 12-3-2024, entitled “Plan and Profile of Division Street Bridge No. G-11-002 in the Town of Great Barrington Berkshire County,” prepared for the Massachusetts Department of Transportation Highway Division, copies of which are on file in the office of the Town Clerk, and further, to authorize the Selectboard to acquire such easements or other rights in said parcels through all legal means, including donation, purchase and eminent domain; and to determine whether to appropriate a sum of money for such acquisition; or to take any other action relative thereto.

**ARTICLE 29: DISCONTINUANCE OF RAMSDELL ROAD**

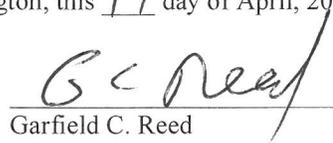
To see if the Town will vote to discontinue as a public way the portion of Ramsdell Road, so-called, as shown on a plan entitled “A plotting of a description of ‘A certain County Way in the Town of Gt. Barrington, County of Berkshire, Mass.’” dated July 1957 by Harry W. Heaphy, County Engineer, a copy of which is on file with the Town Clerk; and to transfer the care, custody and control of said discontinued portion from the Selectboard, for public way purposes, to the Selectboard, for general municipal purposes and/or for the purpose of conveyance; and further, to authorize the Selectboard to convey and/or release all the Town’s right, title and interest in said discontinued portion of Ramsdell Road on such terms and conditions, and for such consideration, as the Selectboard deems appropriate, and to execute any and all documents to effectuate the intent of this article, or to take any other action relative thereto.

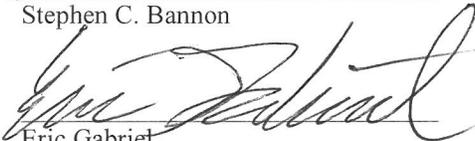
**Recommended by the Selectboard**

**HEREOF FAIL NOT**, and of this Warrant and your doings thereon, make due return to the Clerk of said Town at or before the time and place of said meeting.

Given under our hands and the seal of the Town of Great Barrington, this 17 day of April, 2025.

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

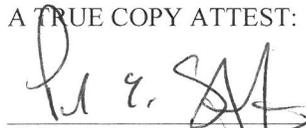
  
\_\_\_\_\_  
Garfield C. Reed

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

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

**Selectboard of the Town of Great Barrington**

A TRUE COPY ATTEST:

  
\_\_\_\_\_  
Paul E. Storti, Chief of Police  
Town of Great Barrington

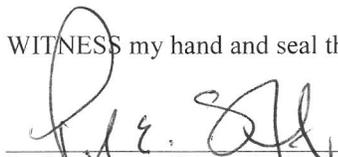
COMMONWEALTH OF MASSACHUSETTS

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 Town of Great Barrington, the post office in the Village of Housatonic, Mason Library in the Town of Great Barrington, and the Ramsdell Library in the Village of Housatonic, seven days, at least, before the time of holding the within mentioned Town Meeting.

WITNESS my hand and seal this 17 day of April, 2025.

  
\_\_\_\_\_  
Paul E. Storti, Chief of Police  
Town of Great Barrington