

## EASEMENT

**THE TOWN OF STOCKBRIDGE**, a Massachusetts municipal corporation with a place of business at the Town Office, 50 Main Street, Stockbridge, Massachusetts 01262 (“Grantor”), acting by and through its Board of Selectmen by virtue of, and in accordance with, the authority of General Laws Chapter 40, Section 3, as amended, and by virtue of the authority conferred by a vote of more than two-thirds pursuant to Article 24 of the May 15, 2017 Annual Town Meeting, for consideration paid in the amount of ONE AND NO/100 (\$1.00) DOLLAR and other good and valuable consideration, grants to **FIRST CONGREGATIONAL CHURCH, UNITED CHURCH OF CHRIST, STOCKBRIDGE, MASSACHUSETTS**, formerly known as **First Congregational Church of the United Church of Christ**, formerly known as the **First Congregational Church of Stockbridge**, formerly known as **First Congregational Church**, formerly known as **South Congregational Society** a Massachusetts religious corporation having its principal office at 4 Main Street, Stockbridge, its successors and/or assigns (“Grantee”) with QUITCLAIM COVENANTS, non-exclusive access easements, for ingress and egress, vehicular or otherwise, for all purposes of a way to and for the benefit of the Grantee, its successors and assigns, in, on, over and upon the parcel of land hereinafter described in Stockbridge, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

Two perpetual easements in, on, over and upon those areas depicted as **“35 Feet Wide Access Easement Town Vote 2017”**; and **“16 Feet Wide Access Easement Town Vote 2017”** (the “Easement Areas”) on the plan entitled “Plan of Land Prepared for Berkshire Waldorf High School, Inc.” dated 10/30/2023 by Foresight Land Services, Inc. and recorded on 1/4/2024 in the Berkshire Middle District Registry of Deeds in **Plat U-67** (the “Plan”), together with the rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted including, but not limited to, vehicular and pedestrian access. Use of the easements is limited to the use of the dominant parcels by a church and a school, as well as for passage by the Stockbridge Golf Club in accordance with the Temporary Easement between the Grantee and the Stockbridge Golf Club recorded at Book 1609, Page 0180 at the Berkshire Middle District Registry of Deeds. Any extended use of the easements requires the prior written approval from the Grantor, which approval must be recorded by the Grantee.

The Grantor agrees that it shall not erect any building, structure, other improvement or obstruction including snow storage, gates, trees or shrubbery on the Easement Areas, or otherwise interfere with the Grantee’s easement. The Grantee may, without liability to the Grantor, remove and dispose of any of the aforesaid made or installed in violation of the above.

The Grantee shall be responsible for all maintenance, repairs, restoration, and snow and ice removal, from the Easement Areas.

Being easements over a portion of the premises acquired by the Grantor designated as Town of Stockbridge “Town Square” Special Town Meeting June 1, 1745, survey recorded in Colonial Records Page 430 March 18, 1782, said records are held at the Berkshire Middle District Registry of Deeds.

IN WITNESS WHEREOF THE TOWN OF STOCKBRIDGE has caused this instrument to be executed, sealed with its town seal, acknowledged and delivered in its name and on its behalf by its Board of Selectmen this \_\_\_\_ day of January 2024.

THE TOWN OF STOCKBRIDGE  
By Its BOARD OF SELECTMEN

By: \_\_\_\_\_  
Ernest J. Cardillo, Chairman

By: \_\_\_\_\_  
Patrick White

By: \_\_\_\_\_  
Jamie Minacci

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE COUNTY, ss

On this \_\_\_\_ day of January, 2024, before me, personally appeared **Ernest Cardillo, Patrick White** and **Jamie Minacci**, Selectmen of the Board of Selectmen of the Town of Stockbridge, proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and they acknowledged to me that they signed it voluntarily for its stated purpose on behalf of the Town of Stockbridge.

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



The first of law is intended solely to represent the boundary lines of the subject property.

Unless otherwise provided herein, this survey shall not be construed as depicting the presence, absence, or limits of air or all regulated pollutants or floodable. Any surface water features shown, such as streams or ponds, are not representative of existing limits of wetland resource areas.

No other permit, approval, uses, site conditions or suitability are expressed or implied hereby, their directly or by omission.

All parcels are stated with the benefit of all rights, restrictions, conditions, easements, taxes, encumbrances and appurtenances of record.

Endorsement does not imply compliance with Wetlands Protection Act or zoning.

Northeastern Datum is based upon station entitled "Survey of Land at Stoddard House Prepared for the Boarding School Class of April 11, 1964," scale = 1"= 30'. Station 178.00 was established and tied in the Berkshire Middle District Survey of 1964, sheet 15-55.


APPROVAL NOT REQUIRED UNDER  
SUBDIVISION CONTROL LAW

*[Signature]*  
Wayne R. Bell  
Circuit Clerk

*[Signature]*  
Wayne R. Bell  
Wayne R. Bell

STOCKBRIDGE PLANNING BOARD

DATE: JUL 2, 2024


 1417024 at 1:17 p.m.  
 COUNTY OF BERKSHIRE  
 MIDDLE DISTRICT REGISTRY OF DEEDS  
 RECEIVED AND FILED FOR RECORD  
 IN PLAT U-67  
 BOOK — PAGE —  
 REGISTER  
 [Signature] M. Davis

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Frederick S. Holan

10/30/2013



## LEGEND

- IRON PIPE FOUND  
 ○ BOUND FOUND  
 □ IRON PIPE TO SET  
 ▽ FLAG POLE
- EXISTING BUILDING  
 ■ BRICK WALKWAY
- EDGE OF ASPHALT  
 — PROPERTY LINE  
 — ABUTTERS PROPERTY LINE

RECORD OWNER	FIRST CONGREGATIONAL CHURCH BOOK 479 PAGE 154	SOUTH CONGREGATIONAL SOCIETY BOOK 82 PAGE 182
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PLAN OF LAND  
Prepared For  
BERKSHIRE WALDORF HIGH SCHOOL INC.

6 Main Street  
ROCKBRIDGE  
MASSACHUSETTS

**FORESIGHT  
LAND SERVICES**

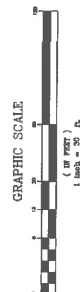


ENGINEERING  
SURVEYING  
PLANNING

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**FORESIGHT LAND SERVICES INC.**

SCALE: 1" = 30'	DWN. BY: HMB	CHK. BY:
DATE: October 30, 2023	DWG. NO. S3211W01	
OR NO. S3211 ref. S2773	Insert Tab: W01	



N/F  
STOCKBRIDGE GOLF CLUB  
BOOK 430 PAGE 182

**SITE DATA**  
Data provided by Town of Stockbridge, MA Planning Department,  
Zoning Bylaws Amended June 12, 2021

Zoned: R-2 Residence

Use: Building Lot

Min. Lot Size (Sq. Ft.) = 87,120  
Min. Lot Frontage (Ft.) = 250

■ = 40  
 ■ = 35  
 Front  
 Side  
 Min. Torq stresses (MPa)

Back = 35  
number of individual buildings = 1

Max. Lot Coverage (%) = 10

<p>    <b>YATIRIM MENKUL DEĞERLER A.Ş.</b>   <b>YATIRIM MENKUL DEĞERLER A.Ş.</b>   <b>YATIRIM MENKUL DEĞERLER A.Ş.</b> </p>	<p>    <b>YATIRIM MENKUL DEĞERLER A.Ş.</b>   <b>YATIRIM MENKUL DEĞERLER A.Ş.</b>   <b>YATIRIM MENKUL DEĞERLER A.Ş.</b> </p>
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7

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- n. appropriate or transfer from the Community Preservation Fund a sum of money to the First Congregational Church for restoration of the Church's windows and shutters; and
- o. appropriate or transfer from the Community Preservation Fund a sum of money for the CPC Administrative budget.

or to take any other action in relation thereto.

ARTICLE 20. To see if the Town will vote to raise and appropriate or transfer from available funds a sum of money to be added to the amounts appropriated under Article 24 of the Annual Town Meeting of May 20, 2013, Article 22 of the Annual Town Meeting of May 19, 2014, Article 36 of the Annual Town Meeting of May 18, 2015, and Article 25 of the Annual Town Meeting of May 16, 2016, for costs associated with negotiations for the Rest of River Project (along with Pittsfield, Lenox, Lee, Great Barrington and Sheffield) regarding the removal of PCBs in the Housatonic River, or to take any other action in relation thereto.

ARTICLE 21. To see if the Town will vote to transfer from the Cemetery Trust Fund a sum of money for the purpose of tree work at the Stockbridge Cemetery, or to take any other action in relation thereto.

ARTICLE 22. To see if the Town will vote to approve the appointment by the Board of Selectmen of one of its members to an office or position under the supervision of such Board, or take any other action in relation thereto.

ARTICLE 23. To see if the Town will vote to authorize the Board of Selectmen to grant two non-exclusive access easements across Town-owned property at the Stockbridge Cemetery, shown as proposed driveway easements "E-1" and "E-2" on a plan by Foresight Land Services titled "Plan of Land Prepared for Town of Stockbridge (Stockbridge Cemetery)," dated March 21, 2017, a copy of which is available for inspection at the Office of the Town Clerk, or to take any other action in relation thereto.

ARTICLE 24. To see if the Town will vote to authorize the Board of Selectmen to grant two non-exclusive access easements across the Town Green, shown as "35 Feet Wide Access Easement" and "16' Wide Access Easement" on a plan by Foresight Land Services titled "Worksheet Prepared for Town of Stockbridge, Old Town Hall Access," dated December 7, 2016, a copy of which is available for inspection at the Office of the Town Clerk, or to take any other action in relation thereto.

ARTICLE 25. To see if the Town will vote to amend the General Bylaws by deleting Article VIII, Licensing Public Amusements, in its entirety, or to take any other action in relation thereto.

ARTICLE 26. To see if the Town will vote to amend Article II of the General Bylaws (The Fiscal Year and Reports), Section 1, by striking the words "shall be delivered by mail or otherwise" and replacing them with the words "shall be made available," so that the sentence reads as follows:

One copy of the annual town report shall be made available to every property taxpayer and to each household represented on the voters' lists at least seven days before the date of the annual meeting.

or to take any other action in relation thereto.

ARTICLE 27. To see if the Town will vote to amend Article V, Cemetery Regulations, of the General Bylaws by inserting, into Section 1.2 thereof, the words "or have transferred their property interests to a parent, sibling, child, grandchild or other immediate family member, or to a family trust or other legal entity benefiting an immediate family member," after the words "nursing facilities," so that the Section will read as follows:

Residents or taxpayers, including long-time residents or taxpayers who have needed to move to assisted living or nursing facilities, or have transferred their property interests to a parent, sibling, child, grandchild or other immediate family member, or to a family trust or other legal entity benefiting an immediate family member, shall be entitled, upon death, to be interred in a burial plot in the Town Cemetery, subject to the requirements of this Article. No right of interment pursuant to this Article may be transferred, or sold.

or to take any other action in relation thereto.

ARTICLE 28. To see if the Town will vote to transfer a sum of money from available funds for the purpose of lowering the property tax levy, or to take any other action in relation thereto.

ARTICLE 22. I move that the Town vote to approve the appointment by the Board of Selectmen of Ernest J. Cardillo to the position of Fire Chief under the supervision of the Board.

VOTE: YES - 108 NO - 0

ARTICLE 23. I move that the Town vote to authorize the Board of Selectmen to grant two non-exclusive access easements across Town-owned property at the Stockbridge Cemetery, shown as proposed driveway easements "E-1" and "E-2" on a plan by Foresight Land Services titled "Plan of Land Prepared for Town of Stockbridge (Stockbridge Cemetery)," dated March 21, 2017, a copy of which is on file at the Office of the Town Clerk.

VOTE: YES - 108 NO - 0

ARTICLE 24. I move that the Town vote to authorize the Board of Selectmen to grant two non-exclusive access easements across the Town Green, shown as "35 Feet Wide Access Easement" and "16' Wide Access Easement" on a plan by Foresight Land Services titled "Worksheet Prepared for Town of Stockbridge, Old Town Hall Access," dated December 7, 2016, a copy of which is on file at the Office of the Town Clerk.

VOTE: YES - 105 NO - 3

ARTICLE 25. I move that the Town vote to amend the General Bylaws by deleting Article VIII, Licensing Public Amusements, in its entirety.

VOTE: YES - 89 NO - 16

ARTICLE 26. I move that the Town vote to amend Article II of the General Bylaws (The Fiscal Year and Reports), Section 1, by striking the words "shall be delivered by mail or otherwise" and replacing them with the words "shall be made available," so that the sentence reads as follows:

One copy of the annual town report shall be made available to every property taxpayer and to each household represented on the voters' lists at least seven days before the date of the annual meeting.

VOTE: YES - 30 NO - 70

ARTICLE FAILED

ARTICLE 27. I move that the Town vote to amend Article V, Cemetery Regulations, of the General Bylaws by inserting, into Section 1.2 thereof, the words "or have transferred their property interests to a parent, sibling, child, grandchild or other immediate family member, or to a family trust or other legal entity benefiting an immediate family member," after the words "nursing facilities," so that the Section will read as follows:

Residents or taxpayers, including long-time residents or taxpayers who have needed to move to assisted living or nursing facilities, or have transferred their property interests to a parent, sibling, child, grandchild or other immediate family member, or to a family trust or other legal entity benefiting an immediate family member, shall be entitled, upon death, to be interred in a burial plot in the Town Cemetery, subject to the requirements of this Article. No right of interment pursuant to this Article may be transferred, or sold.





## Town of Stockbridge

50 Main Street, P.O. Box 417  
Stockbridge, Massachusetts 01262-0417  
Telephone: 413-298-4170

### Board of Selectmen

### APPLICATION FOR SPECIAL ONE DAY ALCOHOLIC BEVERAGE LICENSE

Application Fee: \$30.00

Upon receipt of this completed application, payment and required documentation, your application will be processed. This application must be received 30 days prior to the event. Please note that submission of this application should in no way be construed as final approval or confirmation of your request. Final approval will require sign-off by the Select Board.

#### Event Information:

#### **Applicant Information:**

Applicant: Rachel Durgin Date: 1/10/2014  
Address of Applicant: 5 W Stockbridge Rd, Stockbridge, MA  
Phone: 978 696 1311 Email: rdurgin@berkshirebotanical.org

Is applicant for the Entertainment License the owner of premises? ☒ Yes ☐ NO\*

\* If applicant is not the owner of the premises, please attach a notarized letter from property owner giving permission for such entertainment to take place.

Location / Name of Establishment: Berkshire Botanical

Address of proposed entertainment: Center House, BBG

Manager/Owner: Mike Beck

Phone: 413 298 4505 Email: mbeck@berkshirebotanical.org

Description of the premises to be used (ie, 1<sup>st</sup> floor, patio, indoors, outdoors, etc.)

Center House

Description of location: (i.e.museum, garden, estate): garden

**Floor Plan:** Attach a floor plan showing:

Dimensioned area of licensed premises;  
Proposed location of bars or service area;  
Seats or bench areas, secured and/or moveable; and  
Entrances and exits

**Attach written plan for the control of litter**

**Type of Event** (i.e. exhibit opening, fundraiser, wedding): Stockbridge Chamber of Commerce  
**Date of Event:** 2/7/24  
**Event Start Time:** 5  
**Event End Time:** 8

**Type of Beverages:** All Alcoholic X Wines and Malt Only \_\_\_\_\_  
(Not-for-profit only)

**Number of attendees expected:** 85 ( if >250 persons, applicant must notify Chief of Police)

No special licensee may sell any alcoholic beverage other than those purchased from a licensee under M.G.L. c. 138 §§ 18, 19, 19B, or 19C or from a holder of a special permit to sell issued under M.G.L. c. 138 § 22A. Event participants are PROHIBITED from bringing their own alcoholic beverages to the event and Special licensees CANNOT purchase alcoholic beverages from a package store. A list of approved sellers can be found at

<https://www.mass.gov/service-details/apply-for-a-special-license-or-permit-abcc>

Please refer to the Town of Stockbridge Alcoholic Beverage License Policies and the ABCC

(<https://www.mass.gov/orgs/alcoholic-beverages-control-commission>) for complete rules and regulations.

### CHECK LIST FOR ONE-DAY ALCOHOLIC BEVERAGES LICENSE APPLICATION

- ☐ completed and signed application submitted at least 30 days prior to the event
- ☐ \$30.00 fee for each one-day license being requested (made payable to the Town of Stockbridge)
- ☐ Copy of Certified Bartender card
- ☐ Proof of Liquor Liability Insurance
- ☐ Floor Plan
- ☐ Parking Plan
- ☐ Control of Litter Plan

*I certify that I will be responsible for the proper observance of the Laws Governing the dispensing of such alcoholic beverages and hereby swear under the pains and penalties of perjury that the information I have given is true to the best of my knowledge and belief.*



Signature

1/7/24

Date

#### Office Use Only:

Date Received: \_\_\_\_\_

Payment Received: YES ☐

NO ☐

Written Approval if required:

YES ☐

NO ☐

Floor Plan Received: YES ☐

NO ☐

Liquor Liability Insurance Received: YES ☐

NO ☐

Parking Plan: YES ☐

NO ☐

Control of Litter Plan Received: YES ☐

NO ☐

Copy of Certified Bartender Card: YES ☐

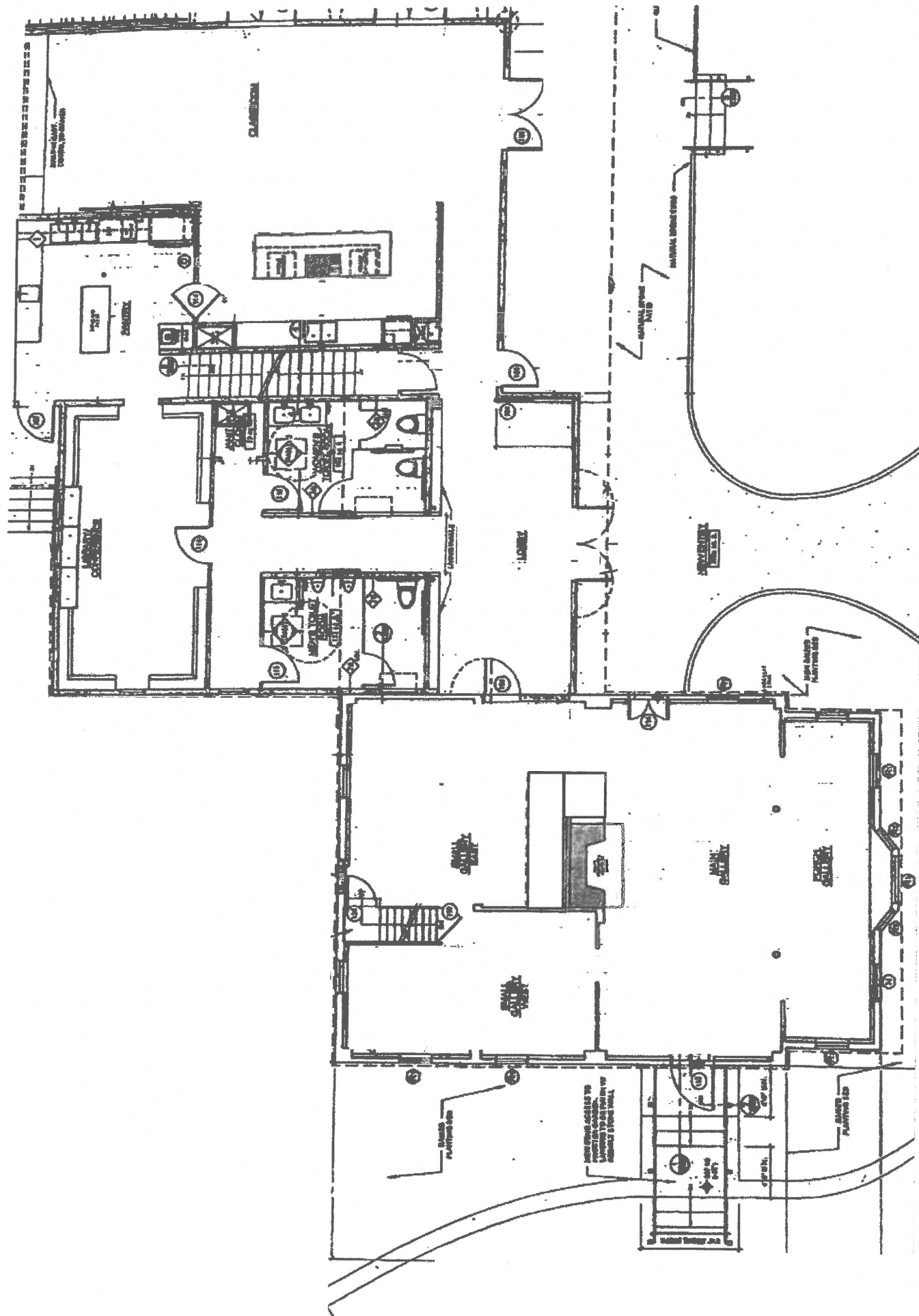
NO ☐

License Approval: YES ☐

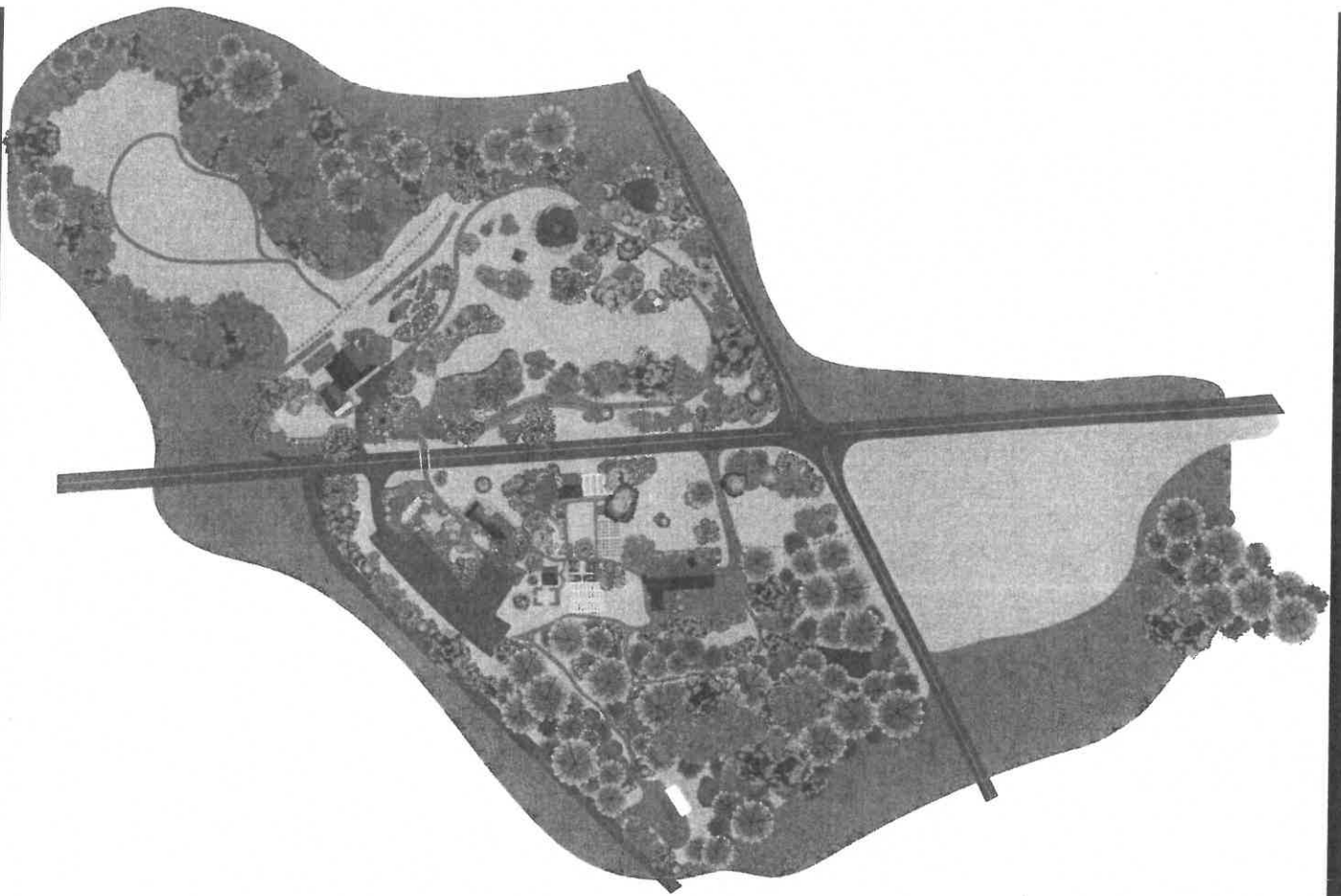
NO ☐

Permit Issued: \_\_\_\_\_













## Contract Amendment

This Contract Amendment (the "Amendment") is hereby executed by the Town of Stockbridge, Massachusetts, a Municipal Corporation, represented by the Board of Selectmen, and the Berkshire Hills Regional School District, represented by its Committee, collectively referred to as the "Parties," who are parties to the lease agreement dated August 18, 2008 (the "Agreement").

Amendment to Lease: The Agreement is hereby amended to include the following additional office spaces:

- a. Office space, Room 019, comprising 903 square feet.
- b. Office space, Room 018, comprising 531 square feet.

Continuation of Agreement: Except as expressly set forth in this Amendment, all terms and conditions of the Agreement shall remain unchanged and continue in full force and effect. In the event of any conflict between the terms of this Amendment and the Agreement or any prior amendment, the terms of this Amendment shall prevail.

Execution: This Amendment is executed in quadruplicate under seal as of the date first above written.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be duly executed.

### WITNESSES:

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

### LANDLORD

Town of Stockbridge, Massachusetts  
A Municipal Corporation  
By the Board of Selectmen

By: \_\_\_\_\_  
Ernest Cardillo, Chairman

\_\_\_\_\_  
Jamie Minacci

\_\_\_\_\_  
Patrick White

Date: \_\_\_\_\_

**WITNESSES:**

\_\_\_\_\_

Print Name: \_\_\_\_\_

\_\_\_\_\_

Print Name: \_\_\_\_\_

**TENANT:**

Berkshire Hills Regional School District  
By its Committee Representatives

By: \_\_\_\_\_

Stephen Bannon, Chair

\_\_\_\_\_  
Peter Dillon, Superintendent

Date: \_\_\_\_\_

# Stockbridge Mohican Commission

The contemporary community of Stockbridge wholeheartedly embraces the reunification of the Mohican tribe with its ancestral home. The Fenn Farm/Monument Mountain acquisition provides a bold start to a new era, and the opportunity to foster closer ties. We will endeavor to learn lessons from our ancestors, while approaching reconciliation with the advantage of a contemporary view of the past. We know our work has just begun.

We propose a six-person Commission, comprised of three locals appointed by the Stockbridge Select Board and three Mohicans appointed by the Tribal Council of the Stockbridge-Munsee Band of Mohicans. They would be tasked with working together to learn from and support each other, educate our constituents, foster community, and build a lasting friendship between our peoples.

We leave it up to the Commission to define its objectives and priorities, which may include, but are not limited to:

## **People/organizational interactions**

- Student exchanges
- Town/Tribe collaboration
- Family hosting
- Sharing resources
- Project brainstorming, advocacy, management
- Broadening the effort within the region
- Social gatherings

## **Educational initiatives**

- Advocacy to both individuals and institutions
- Cultural and ancestral issues
- Historical documentation/repository
- Permanent or temporary installations both indoors and outdoors
- Tours, storytelling, story maps

## **Land use and access**

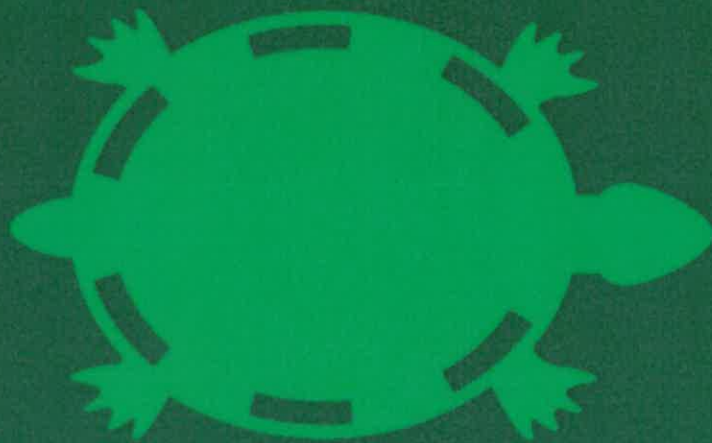
- Property management and stewardship
- Archaeological advocacy
- Historical and cultural access
- Burial grounds stewardship
- Sensitivity around locations

The leadership of the Town of Stockbridge and the Tribe can take this first step by naming a volunteer commission to coordinate and manage these efforts. Let's together work to build support in the community and our many educational, cultural, and conservation organizations. Let's together resolve to understand our past and build a bridge to a common future.



# Housatonic River

*Wa'thatinik*



STOCKBRIDGE, MASSACHUSETTS

OF THE STOCKBRIDGE-MUNSEE BAND OF MOHIC



## ARTICLE XXVII

### Stockbridge Bowl Stewardship Commission

#### Section 1. Membership.

1.1 The Town shall have a Stockbridge Bowl Stewardship Commission consisting of seven voting stakeholder representatives as identified below and two non-voting stakeholder representatives appointed by the Board of Selectmen on an annual basis. The stakeholder groups may be modified at the discretion of the Board of Selectmen but may not exceed seven voting members.

1.2 Said appointees are to represent the following stakeholder categories:

1.3 Voting Members (one to be appointed from each stakeholder group listed)

- a. Stockbridge Select Board
- b. Board of Health
- c. Water Department
- d. Conservation Commission
- e. Stockbridge Bowl Association
- f. Water and Sewer Commission
- g. Stockbridge Sportsmen's Club

1.3 Non-Voting members:

- a. Stockbridge Harbormaster
- b. Director, Tri-Town Health Department

#### Section 2. Term.

2.1 The term of office shall be one year commencing on July 1<sup>st</sup>.

#### Section 3. General Duties and Responsibilities.

3.1 The Stockbridge Bowl Stewardship Commission shall act as an advisory group to the Stockbridge Board of Selectmen to preserve and protect the Stockbridge Bowl (Lake Mahkeenac), its watershed and ecosystem by utilizing unified, scientific information collected by the SBSC. Responsibilities include (and may be added to at the discretion of the Board of Selectmen):

- 1) Annual evaluation and maintenance of a comprehensive Lake Management Plan in response to changing environmental conditions.

- 2) Maintaining, sharing, and assimilating all ecosystem data collected from Stockbridge Bowl and its watershed including but not limited to water sampling data and analysis, invasive species data, aquatic plant sampling data, wildlife data including fish, birds, mollusks, crustaceans and insects.
- 3) Routinely communicating with expert limnologists, biologists, lake managers and other experts contracted with the Town to determine recommended projects and actions in response to environmental conditions and stakeholder concerns to preserve the health of the lake, watershed and ecosystem.
- 4) Provide public information and educational resources to the residents of Stockbridge regarding the current status of the Stockbridge Bowl and its watershed to promote community responsibility and involvement.
- 5) Maintain communications with the Town Administrator, all pertinent Boards and Committees such as the Board of Selectmen, Parks and Recreation Commission, Water and Sewer Commission, Conservation Commission, camps, non-profit organizations, boat clubs and community groups as appropriate, etc.

3.2 The voting body of the SBSC shall elect a Chairperson on an annual basis and determine their meeting schedule which shall be no less than twice a month from March through October and no less than once a month from November through February.

3.3 Unexcused absenteeism of voting members in excess of four meetings per year shall result in replacement of a voting member by the Select Board.

3.4 Budget. The Commission shall prepare an annual budget. The budget is subject to approval by the Selectmen. The Selectmen are responsible for presenting the budget to the Finance Committee and for presenting the motion for the budget appropriation to Town Meeting.