BERKSHIRE WELCO - MIXED USE FACILITY
CASE COMMUNITIES

• Great Barrington, MA – Mix small town/rural agricultural, population ~6,850
  - Five retail facilities, four in operation
    - Screening, lighting, parking, traffic evaluated during site plan
  - Located in General Business or Downtown Business Districts
  - Allowed where retail is permitted, subject to Site Plan Review
  - Applicant initiated withdrawn of applications for Bakery and Indoor Grow Facility
  - Zoning in place: https://ecode360.com/28926248
    - Provides for siting of facilities in order to minimize adverse impacts
    - Requires site plan review (even if a permitted use)
    - Establishes setbacks
    - Establishes screening requirements
    - Establishes limits on hours of operation
## CASE COMMUNITIES – TABLE OF USES

<table>
<thead>
<tr>
<th>Permitted Use</th>
<th>R1A</th>
<th>R1B</th>
<th>R2</th>
<th>R3</th>
<th>R4</th>
<th>B</th>
<th>HVC</th>
<th>B1</th>
<th>B2</th>
<th>B2A</th>
<th>B2X</th>
<th>B3</th>
<th>MXD</th>
<th>1</th>
<th>12</th>
</tr>
</thead>
<tbody>
<tr>
<td>Marijuana Establishment, Cultivation *</td>
<td>N</td>
<td>N</td>
<td>SB</td>
<td>N</td>
<td>N</td>
<td>N</td>
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<td>SB</td>
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<tr>
<td>Marijuana Establishment, Manufacturing</td>
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<tr>
<td>Marijuana Establishment, Retail and Medical</td>
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<td>Marijuana Treatment Center</td>
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</tr>
</tbody>
</table>

* Cultivation in the R2 and R4 zones may only be considered on parcels of 5 acres or larger. See also 7.18.

(13)