

**TOWN OF GREAT BARRINGTON**

**PUBLIC HEARING**

The Great Barrington Selectboard will hold a public hearing on Monday, September 11, 2023 at 6:00 pm, at Town Hall, 334 Main Street, 2<sup>nd</sup> floor, Great Barrington, MA 01230, to act on the Special Permit application from Special Permit application from Michelle Maki, dba Midori's Garden LLC, 920 Main Street, Great Barrington, for a marijuana cultivation and manufacturing establishment in an Industrial zone at 920 Main Street, Great Barrington. Parties may also attend the hearing via Zoom; the Zoom information will be on the agenda and posted on the Town website calendar at least 48 hours before the meeting. The application may be viewed in Town Clerk's office; or, request an electronic copy via email to [crembold@townofgb.org](mailto:crembold@townofgb.org).

Stephen Bannon, Chair

Please publish August 16 and August 23, 2023

Berkshire Eagle

Continued to October 30, 2023

Continued to November 20, 2023

Continued to December 12, 2023 and withdrawal of cultivation accepted without prejudice

Continued manufacturing portion to January 8, 2024

**FINDINGS OF FACT AND BASIS FOR DECISION**

**Re: Special Permit #937-23  
920 Main Street, Midori's Garden  
Special Permit for a marijuana manufacturing establishment**

**A. Introduction**

This Special Permit application was filed on July 7, 2023 by Michelle Maki, d/b/a Midori's Garden, LLC, also the co-owner of the property. As originally filed, the application sought to utilize a portion of the property for a marijuana cultivation and manufacturing establishment at 920 Main Street, upon permission from the Great Barrington Selectboard in accordance with Sections 3.1.4, C(13), 7.18, and 10.4 of the Zoning Bylaw. That application included a narrative description of the project and its compliance with the zoning bylaws and Master Plan. Sketch plans of the proposed facility indicating the location of its structures were included.

At the December 12, 2023 session of the Public Hearing on this application, at the request of the Applicant, the Selectboard voted unanimously to accept, without prejudice, the withdrawal of the cultivation portion of this application. Therefore, this statement of Findings of Fact pertains only to the portion of the application that seeks permission for the marijuana manufacturing use.

**B. General Findings**

As noted above, as originally proposed, the facility was an outdoor cultivation operation and a small manufacturing operation. The application now is for the manufacturing establishment only, and the manufacturing use will be wholly within an existing building on the site. Therefore, no new structures are proposed.

The property lies within an Industrial zone, where the proposed use may be allowed by special permit. The property is also in the Floodplain Overlay District (FPOD) and in the Zone II of the Water Quality Overlay District (WQPOD) of the Zoning Bylaw. Since there is no proposed site work or new buildings, neither a FPOD special permit nor a WQPOD special permit is required.

Other Town boards reviewed the original special permit application. At that time, the Board of Health and Planning Board made positive recommendations, and the Conservation Agent determined that the very limited proposed site work (of the original application) does not trigger the need for Conservation Commission permitting. None of the above boards had any special concern or note regarding the manufacturing portion of the proposal.

**C. Marijuana Establishment, Criteria and Findings**

Section 7.18 sets forth certain locational, physical and regulatory requirements for marijuana establishments.

No new structures are proposed as part of this application. The manufacturing use consists of a small tabletop device for extraction. The cannabis extract will then be combined with other herbs and ingredients. The resulting product will be tested, packaged and then wholesaled. Since cannabis odor is associated only with the flowering phase of the cultivation process, the manufacturing of extract product does not involve odor concerns.

The application meets all applicable requirements of Sections 7.18.4 through 7.18.6 and no waivers are requested therefrom. The application meets the requirements of 7.18.7 as well, except for providing a copy of the required state-issued license. As that license cannot be obtained until after the facility is permitted by special permit, the Selectboard finds that a waiver from this requirement is reasonable, but a copy of the license must be provided to the Town Manager's office prior to the commencement of operations. The Selectboard also finds it is appropriate to waive the requirement that details of the security plan be provided; rather, review and continued communication with the Police Department and ongoing compliance with the security requirements of the Cannabis Control Commission are sufficient for this proposal.

#### D. Special Permit Criteria and Findings

Section 10.4.2 of the Zoning Bylaw, granting of a special permit requires a written determination by the Special Permit Granting Authority "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." This determination shall include consideration of the following six criteria:

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.

Consideration of the Criteria in relation to SP 937-23:

Per Section 10.4.2 of the Zoning Bylaw, granting of any special permit requires a determination by the Special Permit Granting Authority "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." The six criteria and the Board's considerations in relation each are detailed below:

1. *Social, economic, or community needs which are served by the proposal.*  
The Selectboard finds that the proposal is in keeping with the community's approval of the November 2016 ballot question 4 legalizing adult use marijuana, and the use is proposed pursuant to the zoning regulations for adult use marijuana first passed in May 2018. The Selectboard finds the project will further certain goals of the Master Plan including promoting local agriculture and local employment in an environmentally responsible manner.
2. *Traffic flow and safety, including parking and loading.*  
The Selectboard finds that the proposal will have no negative impact on traffic flow or safety. Sufficient parking is provided on site for the limited number of employees that are expected.
3. *Adequacy of utilities and other public services.*  
The Selectboard finds that the proposed use will have no detrimental impact on the public water or public sewer systems. And, based on the Town's experience with various

marijuana establishments in town, no impacts on public safety services are expected.

4. *Neighborhood character and social structures.*

The Selectboard finds the proposal is in an Industrial zone, where the use may be allowed by special permit. Since no new structures will be built and there will be no odor, the Selectboard finds there will be no negative impacts to the neighborhood or social structure.

5. *Impacts on the natural environment.*

The Selectboard finds that the proposed water and energy conservation measures will generate no negative impacts on the environment.

6. *Potential fiscal impact, including impact on town services, tax base, and employment.*

The Selectboard finds the project will not negatively impact town services. Also, the Host Community Agreement will ensure there is support of local nonprofit agencies.

Finding:

In consideration of the above Findings, this Selectboard finds that the benefits of the proposal outweigh any possible detrimental impacts.

E. Proposed Conditions

1. None





Town of Great Barrington  
Recreational Marijuana Host Agreement Application  
**Items in bold are additional documents that must be included with this application**

1. Contact Information: Please include name, address, telephone and email address.

a) License holder:

Name: Michelle Maki  
Address: 920 South Main Street  
City St, Zip: Great Barrington, MA 01230  
Telephone: 216.235.4904  
Email address: info@midorisgarden.com

b) Applicant Representative: (if different from license holder)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City St, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email address: \_\_\_\_\_

c) Store Manager: (person responsible for day-to-day operation)

**Include resume/employment history of store manager, past 5 years**

Name: Michelle Maki  
Address: see above; previous employment on attached resume  
City St, Zip: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Email address: \_\_\_\_\_

2. Business Information:

- a) List of all executives, managers and/or persons/entities having authority over the management, policies, security operations or cultivation/manufacturing operations of the establishment.

Michelle Maki, sole owner/cultivator

- b) Name and address of owners, investors, and other sources of capital resources available to the applicant for the purpose of establishing or operating the marijuana establishment.

Joseph Maki (spouse) - capital resources are joint assets

- c) Provide legal corporate entity name and/or DBA if applicable.

Midori's Garden LLC

3. Location:

- a) Address of marijuana establishment and description of retail space to be used (floor level and square footage). Please include letter of intent from landowner or copy of lease or purchase agreement, if under contract.

**920 South Main Street, Great Barrington, MA 01230 (Light Industry zone)**

**There is no retail space. This is a cultivation and manufacturing company located on our small family farm.**

**There are no plans for permanent structures to be used. The fenced-in outdoor cultivation site is ~1/2 acre. There will be 1-2 30' x 96' high tunnels, 1-2 sheds or shipping containers for storage/processing, surrounded by outdoor growing area. (Michelle & Joseph Maki are owners of the property. Deed attached.)**

- b) Will you be updating/changing the exterior of the building?

**Please include description/drawing of view from the street, view from abutters**

**No changes/updates will be made to any buildings on our property. This is an outdoor site.**

**The site is not visible from the street as our house blocks the view. The security fence and top of high tunnels could be seen at a distance of several hundred feet by 2 abutters through tree coverage during the winter (but we are an outdoor grow so there won't be anything growing in the winter). It is not visible from any abutters when foliage is in season. (Street view and plot plan with site location are attached.)**

- c) Does property include parking? If not, what is your parking plan?

Yes. We have adequate parking for ~12 vehicles. The business is intended to remain small, so we only need 5 parking spaces.

4. Has anyone on the list of participants (principals, investors, employees) ever held any type of State Issued alcohol license? Have any participants ever been cited for an ABCC violation? (If yes, please explain)

No

5. How many other facilities do principals have/are applying for and where?

0 / none

6. Do you have an existing host agreement with any other communities? If yes, please provide a letter from said municipality stating that you have complied with the terms of that agreement

No

7. Date of Community Impact Meeting. Please coordinate with Selectboard and list on the Town's calendar.

**Wednesday, July 26, 2023 at 5:30 PM** at Holiday Inn Express & Suites, 415 Stockbridge Road, Great Barrington, MA 01230.

**MICHELLE (MICKEY) MAKI**

920 Main St. Great Barrington, MA 01230 | mickeyamaki@gmail.com

**Education**

**HARVARD BUSINESS SCHOOL**

Boston, MA

**HARVARD KENNEDY SCHOOL OF GOVERNMENT**

*Joint Master in Business Administration / Master in Public Policy, May 2016*

David Rubenstein Fellow. Harvard Graduate Student Leadership Initiative. Peer Consulting Case Coach. Member of African American Student Union and Social Enterprise Clubs.

**THE OHIO STATE UNIVERSITY**

Columbus, OH

*Bachelor of Science in Business Administration – Accounting*

**Experience**

2022- Now

**GATHERED WATERS**

**Owner/Farmer**

Great Barrington, MA

- Cultivating a thriving honey and herb farm on 17 acres of land, specializing in organic practices and sustainable beekeeping techniques.
- Implementing sustainable farming practices, including bee-friendly planting, water conservation, and composting, minimizing the farm's environmental footprint
- Establishing strong relationships with local businesses, farmers' markets, and community organizations, fostering collaborations and expanding distribution networks.
- Developing artisanal honey and herbal products, such as infused honey, herbal teas, and natural skincare items, meeting the highest standards of quality and taste
- Engaged in ongoing professional development and stayed updated on industry trends and best practices through workshops, conferences, and networking.

2020-2022

**AQUARI VENTURES (Sole Proprietorship/Independent Consultant)**

**DEI Subcontractor for Promise54**

Remote

- Spearheaded the development and execution of DEI initiatives for a diverse range of clients, including corporations, non-profit organizations, and educational institutions.
- Conducted comprehensive organizational assessments to identify gaps, opportunities, and areas for improvement in diversity, equity, and inclusion practices.
- Collaborated with senior leadership teams to develop customized DEI strategies aligned with organizational goals, resulting in enhanced cultural competency and increased employee satisfaction.
- Designed and delivered interactive training workshops on unconscious bias, inclusive leadership, and diversity awareness, fostering a more inclusive and equitable work environment.
- Advised on recruitment and talent acquisition strategies to attract and retain diverse candidates, leading to a more diverse workforce and improved representation at all levels.
- Provided guidance and support in the development of employee resource groups (ERGs) to foster a sense of belonging and create platforms for underrepresented voices.
- Facilitated dialogue sessions and mediated challenging conversations around diversity, equity, and inclusion, promoting understanding and fostering a culture of respect.

2017-2019

**WILDFLOWER FOUNDATION**

Cambridge, MA

**Partner**

- Drove the expansion of Wildflower Montessori Schools in the Greater Boston region through recruiting teachers, pursuing institutional partnerships, and community engagement
- Managed operations and logistics of the Wildflower Montessori Diversity Fellowship and Scholarship programs
- Led a 10-month long fellowship consisting of professional development session and individual coaching for a dozen teachers
- Developed materials and resources to guide school leaders through the school founding process
- Advised the Wildflower network in developing and implementing an organizational approach to equity and inclusion—within the classroom and through school operational choices
- Nurtured relationships with other early childhood education organizations in our area of operations
- Supported the preparation of grant applications and charter school applications

- Designed workflows for outreach and recruiting processes to be managed by multiple stakeholders

2016-2017	<b>BOSTON MEDICAL CENTER (BMC)</b> <b>Special Assistant to the COO (HBS Leadership Fellow)</b>	Boston, MA
	<ul style="list-style-type: none"> <li>• Collaborated with multiple departments and the V.P. of Mission to design and establish a community health worker program aimed at addressing the social determinants of health impacting BMC's most vulnerable patients</li> <li>• Optimized MRI productivity by analyzing capacity and building business case for new hire</li> <li>• Improved inpatient flow by leading effort to diagnose barriers to on-time discharges and proposing solutions</li> </ul>	
Summer 2015	<b>MCKINSEY &amp; COMPANY</b> <b>Summer Associate</b>	Cleveland, OH
	<p><i>Client/Project: Retail Company, Industry Analysis &amp; Procurement Strategy</i></p> <ul style="list-style-type: none"> <li>• Researched global leather industry and created market analysis identifying opportunities for cost reductions</li> <li>• Conducted interviews with experts within the field and synthesized findings with other data to propose approaches to achieving cost savings</li> <li>• Engaged with team and senior leadership regularly to lead problem solving sessions</li> <li>• Presented final market analysis to project team, including McKinsey and client leadership</li> </ul> <p><i>Client/Project: Internal Knowledge Development, Healthcare IT</i></p> <ul style="list-style-type: none"> <li>• Authored healthcare consumer survey and oversaw survey launch and initial data collection</li> <li>• Outlined consumer journeys and associated model solutions to provide insights in addressing open questions</li> </ul>	
Summer 2014	<b>SAFAL PARTNERS</b> <b>Education Pioneers Fellow</b>	Houston, TX
	<ul style="list-style-type: none"> <li>• Oversaw proposal planning and submission of \$9 million project for the U.S. Department of Education</li> <li>• Managed online resource solicitation and selection for the National Charter School Resource Center</li> <li>• Developed and rolled-out standardized proposal and onboarding processes and knowledge repository system</li> </ul>	
2011-2013	<b>ACCENTURE</b> <b>Management Consulting &amp; Project Management Analyst</b>	Houston, TX
	<p><i>Client/Project: Global Exploration &amp; Production Company, Company Restructuring</i></p> <ul style="list-style-type: none"> <li>• Collaborated with 5 department leads to draft a comprehensive list of 30+ legal documents requiring transfers of ownership and amendments to reflect new company structure</li> <li>• Designed and documented multi-phase legal collection process for 6 operating regions across the U.S.</li> <li>• Analyzed metrics from project team, business and vendors and created weekly status reports to inform project leadership and steering committee and direct execution of legal tasks by project team</li> </ul> <p><i>Client/Project: Multinational Oil &amp; Gas Company, SAP System Implementation</i></p> <ul style="list-style-type: none"> <li>• Facilitated meetings and conducted interviews with subject matter experts to understand legacy systems and gather data to inform change management strategy</li> <li>• Documented processes across departments, updated workflows for new system, and led train-the-trainer workshops</li> <li>• Led business continuity rehearsals for 3 process teams and presented results to end users to ensure employees were equipped to resume vital activities after the new SAP system became active</li> <li>• Produced monthly invoicing (\$1.5-2M per month) and conducted monthly time and billing variance reconciliations resulting in recapture of 200+ work days, ~\$320K in additional invoicing over a 4-month period</li> </ul>	
2009-2011	<b>HOUSTON INDEPENDENT SCHOOL DISTRICT</b> <b>Elementary Teacher (Teach For America)</b>	Houston, TX
	<ul style="list-style-type: none"> <li>• Instructed 24 students each year using customized lessons based on diagnosed deficiencies and frequently monitored progress to achieve average student growth of 1.5 grade levels</li> <li>• Spear-headed grant writing efforts throughout the school resulting in over \$16K worth of resources donated over two school years and the establishment of a sustainable grant writing approach</li> <li>• Trained colleagues to use classroom technology to facilitate instruction of newly adopted curriculum which generated a 150% increase of investment in technology</li> </ul>	
<b>Community</b>		
2020-Now	<b>SAGE MONTESSORI SCHOOL</b> <b>Board of Trustees, President and Clerk</b>	Cape Cod, MA
2018-2019	<b>BROCKTON INTERFAITH COMMUNITY (BIC)</b> <b>Volunteer, Cooperative Team</b>	Brockton, MA

*BIC, a member of the Massachusetts Communities Action Network, is a community organizing nonprofit which advocates and organizes for issues which impact the well-being of Massachusetts residents (e.g. education justice, economic justice, etc.)*

- Leveraging my business acumen to support BIC's effort in establishing an ecosystem of cooperative businesses in the areas of housing, childcare, health and food
- Preparing and writing grants
- Training volunteers on how to develop quality work plans to better coordinate their work

## Plot and Site Plan Summary

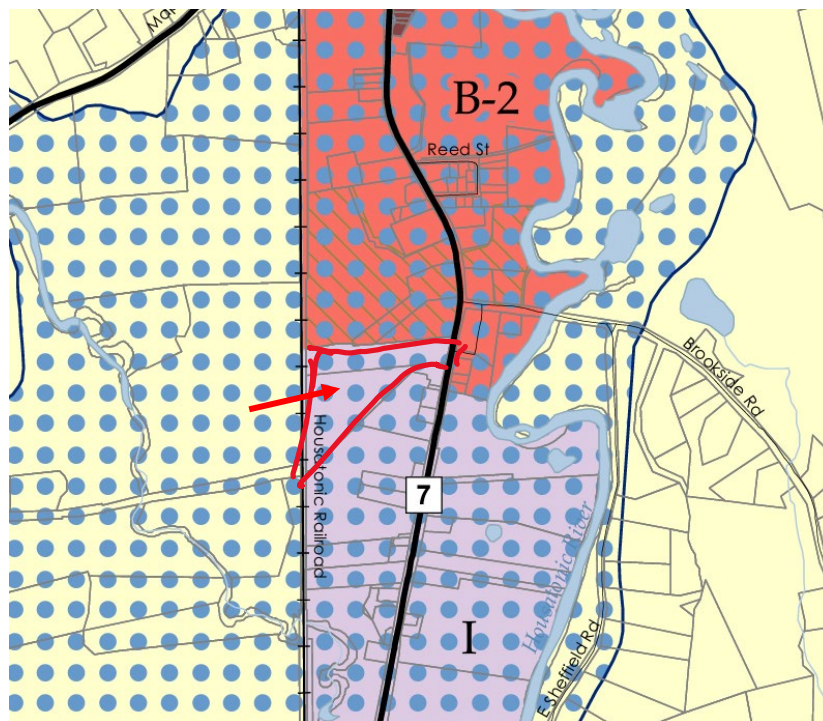
### Midori's Garden LLC

The purpose of this document is to describe the site where Midori's Garden is located and demonstrate compliance with Section 10.5 of the town of Great Barrington's Zoning Bylaws.

Pursuant to Section 10.5, a plot plan of the entire property, with features clearly portrayed, will be submitted for review by the Great Barrington Planning Board. The submitted plot and site plan shall also include representation of proposed exterior security measures. (*Section 7.18.3*)

Please see images and associated descriptions below. Full size versions of all images are available upon request.

### Great Barrington Zoning Map Section



920 Main St (or South Main St) is zoned as (I) Light Industry.

### Current Site and Use

This property is 17-acres located in the transitional corridor on Route 7, south of downtown. We are zoned Light Industry and the land has been and continues to be in agricultural use. The structures on the property consist of a single-family house (our permanent, full-time residence), a barn with 2 run-in shelters attached and a 3-season cabin. The structures are clustered towards Main Street, so the pasture and farmland behind are not visible from the road.

Our closest neighbors are the newly opened affordable housing development, Windrush Commons, The Pediatric Development Center (PDC), and the Brookside Manor senior housing development.

We acquired this property in 2022. We are in the process of establishing a medicinal herb and honey farm called Gathered Waters.

### **Our Vision for Site Development**

We love this land -- the beautiful meadows and wetlands. Therefore, we aim to minimize our impact on the landscape. Most of our land will remain as wildflower meadow for our honeybees. Some garden plots throughout will be dedicated for intentionally cultivating native medicinal herbs. Of course, the wetlands will remain untouched.

The Midori's Garden site will be located right in the middle a wildflower meadow. We intentionally designed the site to be small so it's manageable by a small team of employees we can trust and the site itself does not take over our home.

In alignment with our desire to minimize alterations to the land, we have opted for an outdoor cultivation site with only high tunnels and temporary structures such as small sheds and a shipping container for processing and storing. No permanent foundations will be used. Per state regulations, the site must be fenced in. We will utilize natural appearing fencing materials and cultivate native perennials alongside the exterior fence to maintain a pleasing aesthetic. Within the fence, the roof of the high tunnels will be visible, but the other temporary structures would not be visible.

Our outstanding "construction" to fully equip Midori's Garden is:

- Installing one more hoop house/high tunnel
- Acquiring 1 shipping container for storage, a freezer container, and one small processing shed
  - Ensure any runoff from rainwater on hoop house, containers or sheds is draining properly by grading surrounding land; ideally, we can collect it in rain harvesting barrels to use for irrigation.
- Acquiring portable bathrooms and eventually building a small, bathroom shed with composting toilet
- Installing a 6' security fence around the site perimeter – these are just fence posts that go a few feet into the ground.
- Planting aromatic medicinal herbs in and around the perimeter fence including climbing perennials alongside fencing
- Installing any posts for security cameras as needed
- Adding irrigation tank and laying irrigation

We are confident that this site design allows us to maintain or even improve the character of our property.

## **Drainage**

Proper drainage is critical to be good stewards of the land, good neighbors, and to ensure our plants aren't water logged. Due to our site design, we anticipate very minimal if any interruption to the flow of water. We have monitored the site for the last year and determined it to be suitable to allow for adequate draining. Additionally, we have accessed the ability to absorb additional water from irrigation by cultivating tomatoes and peppers in our high tunnel. We have not noticed any impact on drainage thus far.

We are taking on the following measures and considerations to ensure continued proper drainage:

1. Site selection- cultivation area was then strategically designed to work with the existing drainage system and avoid disrupting the natural flow of water.
2. High Tunnels and Outdoor Planting: High tunnels and outdoor planting directly into the ground can actually benefit drainage. High tunnels typically have open ends, allowing water to flow freely through the structure and minimize the risk of water accumulation within the growing area. The plants planted in the ground can further help absorb excess water, especially in a wet area.
3. Rainwater Harvesting: Rainwater harvesting (from the rooves of our hoophouse, shed and processing container) is part of our irrigation strategy. This practice can actually help alleviate pressure on the local drainage system. By collecting and using rainwater on-site, we reduce the amount of runoff entering the wetlands, which can be beneficial for the natural drainage of the area.
4. Monitored City Water Usage – If we must use city water for irrigation, it will be carefully controlled to avoid over-saturation of the soil and excessive runoff. This again is required for cannabis to grow successfully.
5. Retaining Natural Features: Since our changes to the land are so minimal, we are retaining the natural features like vegetation and soil types that contribute to the area's ability to absorb and channel water effectively.
6. Compliance with Regulations: Our cultivation plans will strictly adhere to all local and federal regulations concerning wetlands, floodplains, and drainage.
7. Regular Monitoring and Adaptation: Every season, we will monitor how the site is draining. Especially during heavy rainfall or extreme weather events. Any issues related to drainage will be addressed promptly, and we will make the necessary adjustments to the cultivation setup if required to maintain proper drainage.

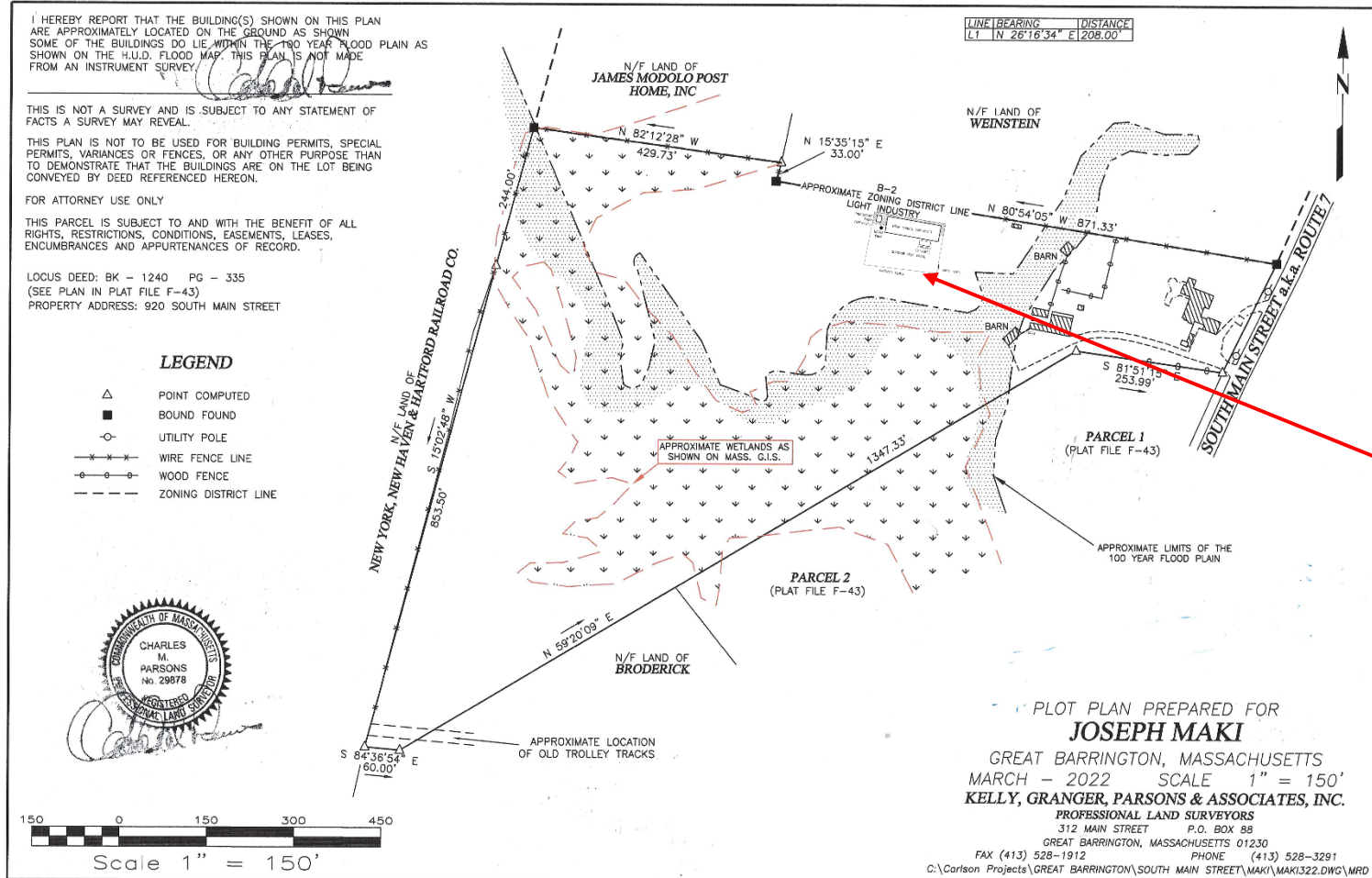
## **Landscaping for Odor Mitigation**

Since we are a very small outdoor grow, the only period of the year where the cannabis plants will produce a noticeable smell is from the middle of the flowering period of the plant, until harvest. This is typically part of September and early October. Based on nearby outdoor grows that also use high tunnels (CannaProvisions and The Pass in Sheffield) and the very small size of

our grow, we DO NOT anticipate any abutters or anyone on the street will be able to notice the smell. (And the processing into a tincture does not produce a noticeable odor.)

However, to mitigate this risk and assure our community members, we have planned to leverage the other herbs and flowers we already cultivate on our farm. We will strategically plant our other aromatic herbs in the areas where their odor-producing terpenes will counter the cannabis' odor-producing terpenes. The strong aromatics of lavender, basil, lemon balm, chamomile and others together will reduce the cannabis scent. It may ultimately smell like a pleasant poppori! As a bonus, it will be visually beautiful.

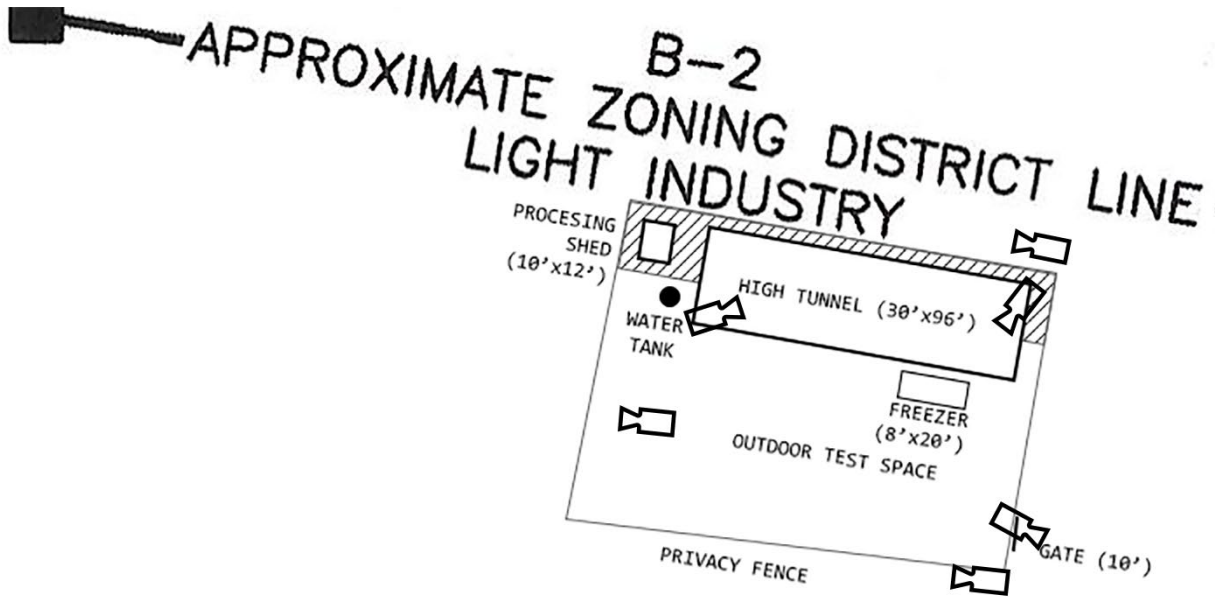
### Plot Plan - 920 South Main St. Great Barrington, MA



Midori's  
Garden  
Site,  
Year 1  
Footprint

The site is located on land that is outside all identified wetlands and wetlands buffer areas (based on Plot Plan and GIS data). It is also positioned, behind our residence, in a way where it is not visible from the road.

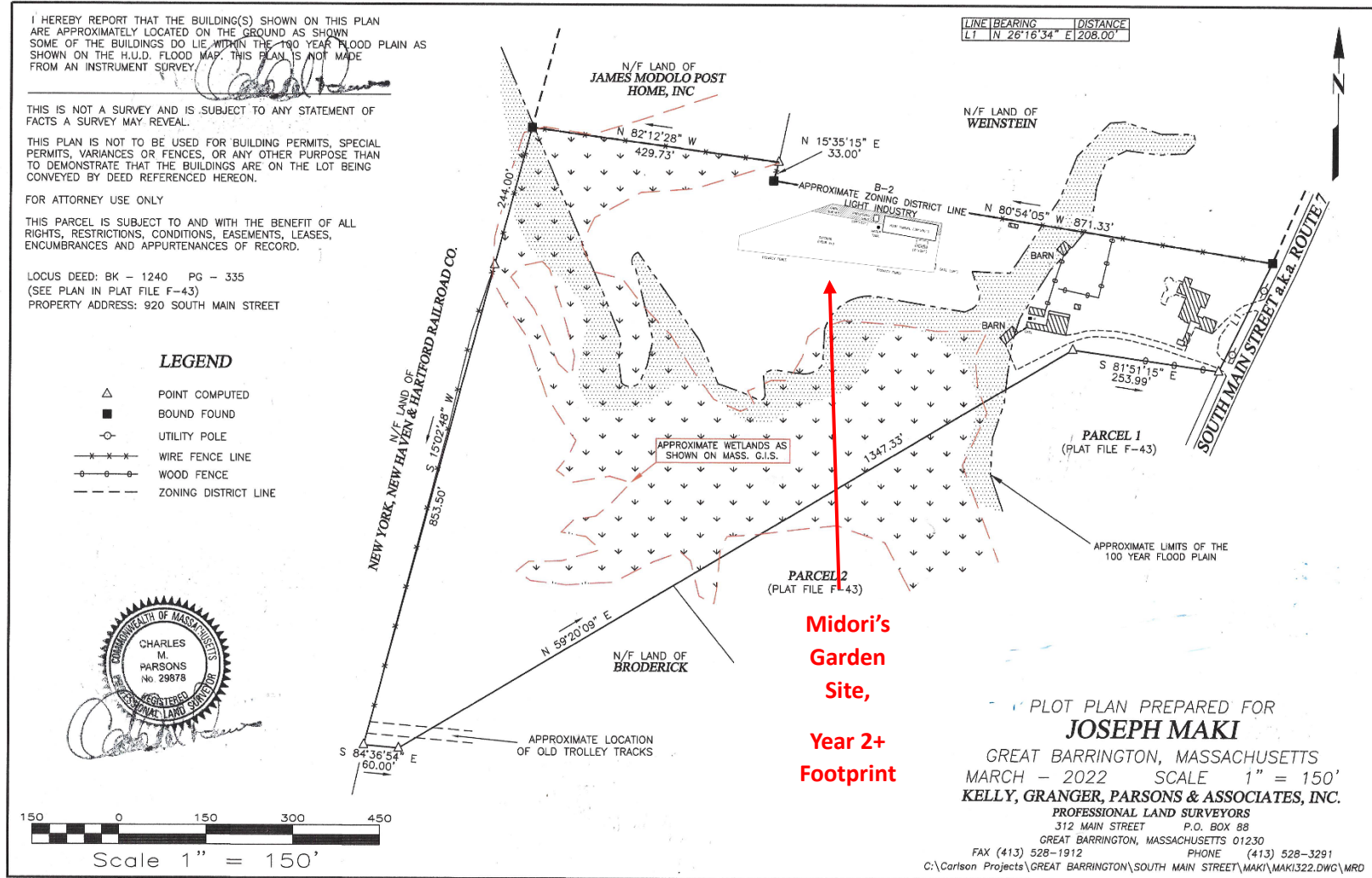
Site Plan - Year 1



In Year 1, an area of 82 ft. by 136 ft will be fenced-in as the business site.

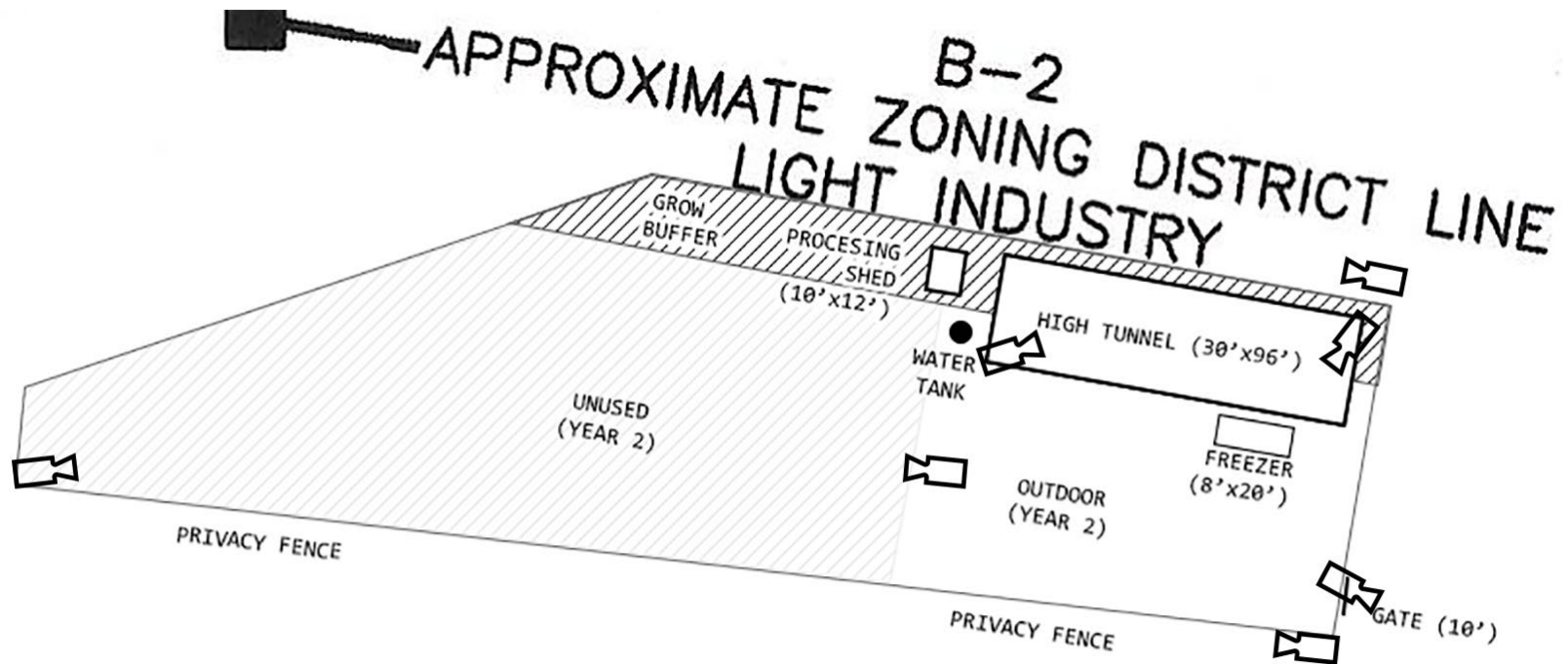
Security cameras will be installed as shown.

**Plot Plan**  
**(with Year 2 Site Plan)**



In Year 2, the site will expand in the same location to an area of roughly 82 ft by 320 ft. This is the final site footprint.

Site Plan - Year 2 and beyond



Security cameras will be installed as shown.

In Year 3 and subsequent years, additional plants will be grown in the space labeled "unused Year 2", but the overall footprint will remain the same.

**Street view of property**



920 South Main St has ~200 ft of frontage. Our residence blocks the view into the rear of the property. Therefore, the proposed site is blocked from public view.

**Aerial view of site (facing Main St)**

**Our house**



This site is located ~500 ft from Main St. There is also wooded area to the North (left side in this image) which blocks the view from abutters.

The Midori's Garden site will be fenced in per state and local regulations, and all cannabis cultivation and processing will be done within that area. However, other herbs and livestock are grown throughout this property, as part of our family farm- Gathered Waters.

# Berkshire Southern District Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number : 270325  
Document Type : DEED  
Recorded Date : April 22, 2022  
Recorded Time : 03:23:10 PM  
  
Recorded Book and Page : 02773 / 91  
Number of Pages(including cover sheet) : 5  
Receipt Number : 65948  
Recording Fee (including excise) : \$3,119.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Berkshire ROD 001  
Date: 04/22/2022 03:23 PM  
Ctrl# 012925 30417 Doc# 00270325  
Fee: \$2,964.00 Cons: \$650,000.00  
\*\*\*\*\*

**Berkshire Southern District Registry of Deeds**  
**Michelle Laramee-Jenny, Register**  
**334 Main Street, Suite 2**  
**Great Barrington, MA 01230-1894**  
**413-528-0146**  
**<http://www.masslandrecords.com/BerkSouth/>**

**QUITCLAIM DEED**

I, **JOHN J. BRODERICK, JR.**, being married to Donna L. Broderick, of Great Barrington, Berkshire County, Massachusetts, for consideration paid in the amount of Six Hundred Fifty Thousand and No/100 Dollars (\$650,000.00), grant to **JOSEPH WALTER MAKI and MICHELLE A. MAKI**, husband and wife, as Tenants by the Entirety, now of 920 South Main Street, Great Barrington, MA 01230 with **QUITCLAIM COVENANTS**, the land in the Town of Great Barrington, Berkshire County, Commonwealth of Massachusetts, bounded and described as follows:

Locus: 920 South Main Street, Great Barrington, Massachusetts

**PARCEL I:**

A certain parcel of land located on the westerly of Route 7, in Great Barrington, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at a point in the assumed westerly side line of said roadway in line of land now or formerly of one Stockfish, said point being the northeasterly corner of the premises hereby conveyed; thence westerly along the southerly line of said Stockfish to a point in the southwesterly corner of said Stockfish; thence northerly in line of land now or formerly of said Stockfish 36 feet to a point in line of land now or formerly of The James A. Modolo Post Home, Inc.; thence westerly along the southerly line of said James A. Modolo Post Home, Inc., to a point in the line of land now or formerly of the New York, New Haven and Hartford Railroad Company; thence southerly along land now or formerly of said New York, New Haven and Hartford Railroad Company 244 feet to a point in line of other land now or formerly of the grantors herein, said point being also the southwesterly corner of the premises hereby conveyed; thence easterly along said grantors' roadway, said point being also the southwesterly corner of the premises hereby conveyed; thence northerly along the westerly side line of said roadway 208 feet to the point of beginning.

**PARCEL II:**

All that certain piece or parcel of land situated on the westerly side of Route 7, Great Barrington, Berkshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe to be set, said pipe being N 81° 51' 15" W a distance of 253.99 feet from an iron pipe to be set in the westerly sideline of said Route 7, said point being in line of other land of John J. Broderick & J. Suzanne Broderick and the northeast corner of the parcel herein described.

Running thence S 59° 20' 09" W a distance of 1347.33 feet along other land of Barbara N. Broderick (Lots 1 & 2) to an iron pipe to be set;

Running thence N 84° 36' 54" W a distance of 60.00 feet along other land of Barbara N. Broderick to an iron pipe to be set in line of land of now or formerly of the New York / New Haven / Hartford Railroad Company;

Running thence N 15° 02' 48" E a distance of 853.50 feet along land now or formerly of the New York / New Haven / Hartford Railroad Company to an iron pipe found, said pipe being southwest corner of land of said J. & J. S. Broderick;

Running thence S 81° 51' 15" E a distance of 1007.26 feet along said land of John J. Broderick & J. Suzanne Broderick to the point and place of beginning, containing 10.343 acres of land.

The above described premises are conveyed subject to:

1. Easement to Massachusetts Electric Company, recorded in the Southern Berkshire Registry of Deeds in Book 391, Page 831, insofar as said easement affects the premises.
2. Easement to Quinnehtuc Company, insofar as said easement affects the premises.
3. Drainage easement to the Town of Great Barrington, insofar as said easement affects the premises.
4. Easement to Pittsfield Electric Company, insofar as said easement affects the premises.

Meaning and intending to convey and hereby conveying the same premises as Parcel 4 on map entitled "Plan of Land Surveyed for Barbara N. Broderick, In Great Barrington, Massachusetts, March - 1990, Sale 1" = 80'" prepared by Kelly, Granger, Parsons and Associates, Inc., of Great Barrington, Mass., recorded in the Southern Berkshire Registry of Deeds in Plat File F-43.

Being all and the same premises conveyed to the Grantor herein by deed of John J. Broderick, Jr. and J. Suzanne Broderick, dated May 29, 2001 and recorded at the Southern Berkshire Registry of Deeds in Book 1240, Page 335.

I, Donna L. Broderick, being married to John J. Broderick Jr. (Grantor) hereby release any rights I may have in Homestead.

The Grantor herein releases all rights of homestead and other interest in the premises, and affirms there are no other persons entitled to the protection of the homestead act.

Witness my hand and seal this 20th day of April, 2022.

  
JOHN J. BRODERICK, JR.

  
DONNA L. BRODERICK

**COMMONWEALTH OF MASSACHUSETTS**


Berkshire, ss.

On this 20th day of April, 2022, before me, the undersigned notary public, personally appeared, **JOHN J. BRODERICK, JR. and DONNA L. BRODERICK**, who both proved to me through satisfactory evidence of identification, being (check whichever applies):

driver's license or other state or federal government document bearing a photographic image,

oath or affirmation or a credible witness known to me who knows the above signatory,

or  
 my own personal knowledge of the identity of the signatory, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Louis J. Oggiani, Notary Public  
My commission expires: 7/31/2026



Louis J. Oggiani  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
7/31/2026