

FOREST ROW LAND USE PLAN

COMMUNITY LAND TRUST IN THE SOUTHERN BERKSHIRES, INC. (CLTSB)

SUMMARY: THE PURPOSE OF THIS LAND USE PLAN IS TO BALANCE A VARIETY OF NEEDS FOR DIFFERENT KINDS OF SPACE.

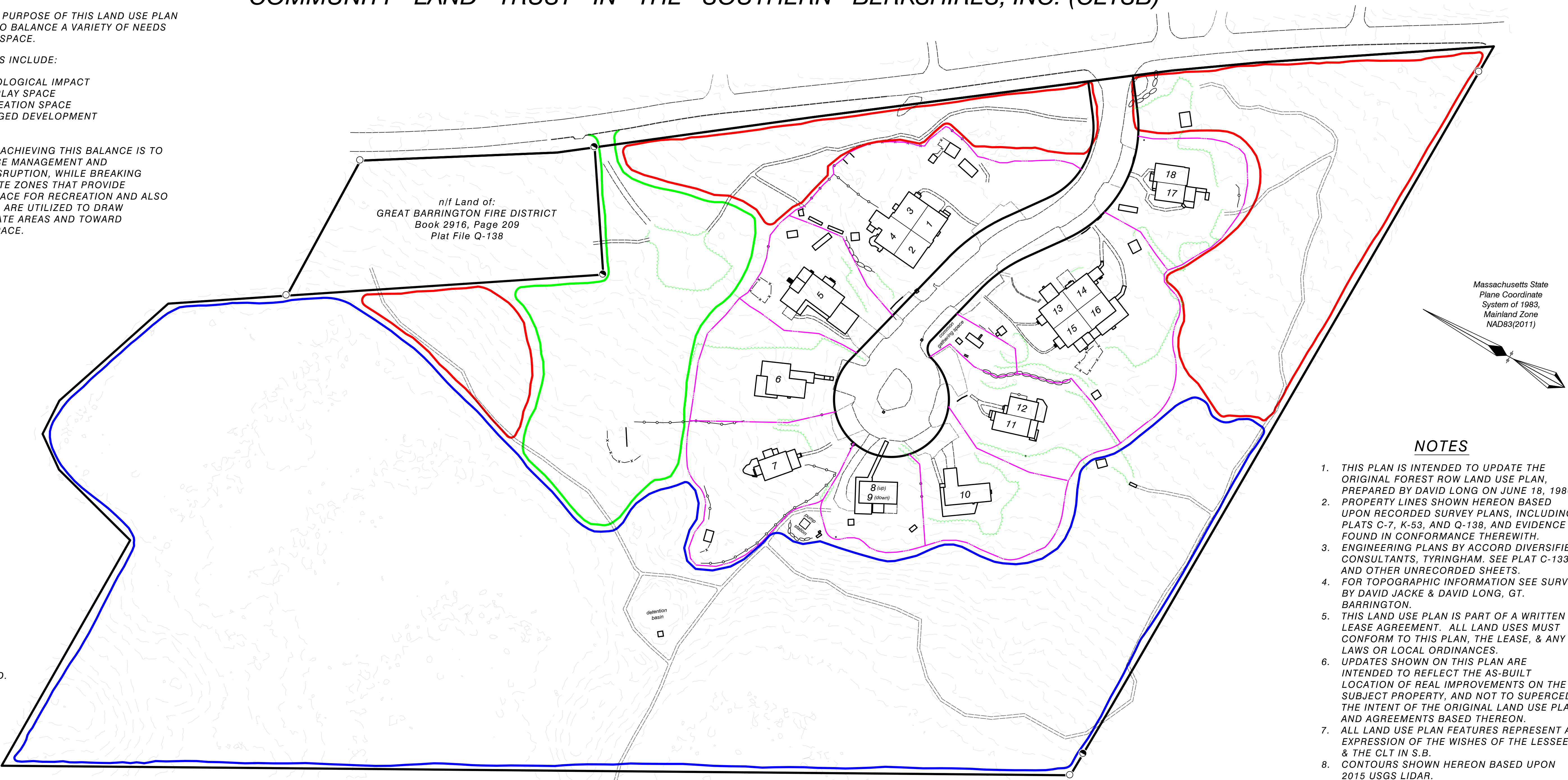
PRIORITY CONSIDERATIONS INCLUDE:

- MINIMUM ECOLOGICAL IMPACT
- CHILDREN'S PLAY SPACE
- FAMILY RECREATION SPACE
- EASILY MANAGED DEVELOPMENT
- PRIVACY

THE BASIC STRATEGY FOR ACHIEVING THIS BALANCE IS TO CLUSTER HOUSING TO EASE MANAGEMENT AND MINIMIZE ECOLOGICAL DISRUPTION, WHILE BREAKING OPEN SPACE INTO DISCRETE ZONES THAT PROVIDE A VARIETY OF KINDS OF SPACE FOR RECREATION AND ALSO PROTECT PRIVACY. PATHS ARE UTILIZED TO DRAW TRAFFIC AWAY FROM PRIVATE AREAS AND TOWARD MORE SECLUDED OPEN SPACE.

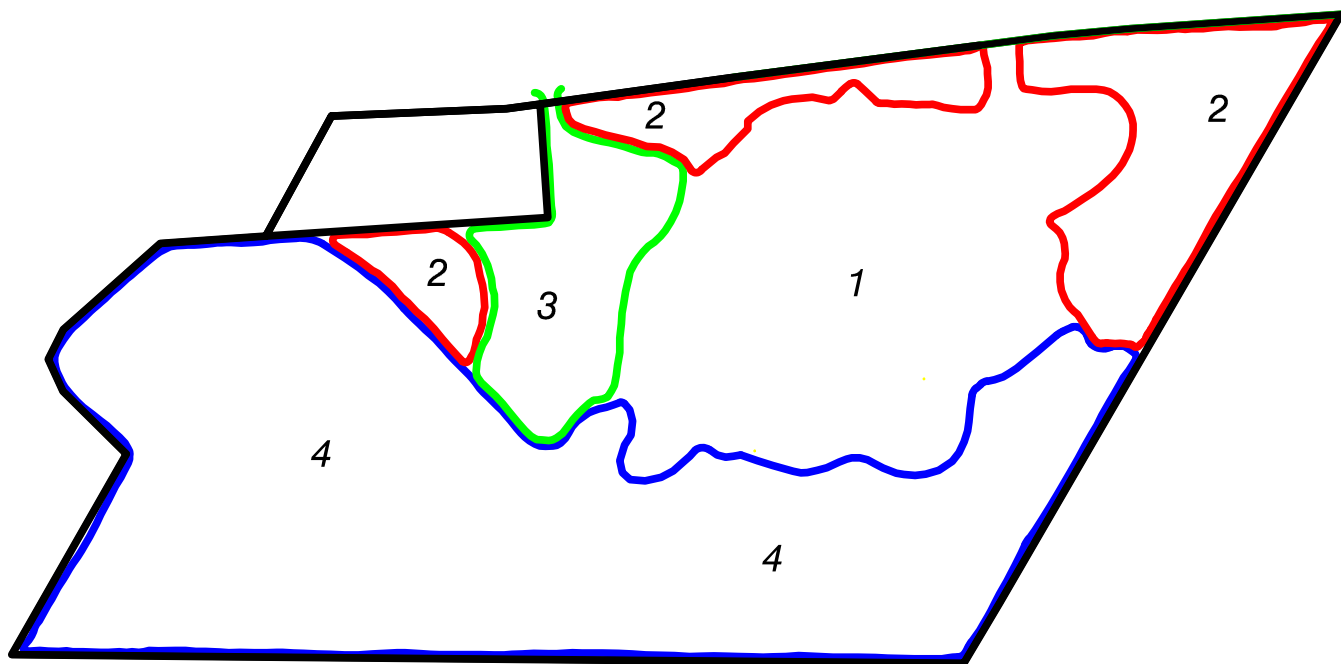
LEGEND

- EDGE OF CONCRETE
- - - EDGE OF ASPHALT, BRICK, STONE
- - - EDGE OF GRAVEL (APPROXIMATE)
- STRUCTURES
- EDGE OF TREES/BRUSH
- PROPERTY LINE
- UNIT SITE BOUNDARY
- ZONE 2 BOUNDARY
- ZONE 3 BOUNDARY
- ZONE 4 BOUNDARY
- PATHWAYS
- STONE WALLS
- CONTOUR LINES
- ● IRON PIPE OR REBAR FD.



NOTES

1. THIS PLAN IS INTENDED TO UPDATE THE ORIGINAL FOREST ROW LAND USE PLAN, PREPARED BY DAVID LONG ON JUNE 18, 1986.
2. PROPERTY LINES SHOWN HEREON BASED UPON RECORDED SURVEY PLANS, INCLUDING PLATS C-7, K-53, AND Q-138, AND EVIDENCE FOUND IN CONFORMANCE THEREWITH.
3. ENGINEERING PLANS BY ACCORD DIVERSIFIED CONSULTANTS, TYRINGHAM. SEE PLAT C-133 AND OTHER UNRECORDED SHEETS.
4. FOR TOPOGRAPHIC INFORMATION SEE SURVEY BY DAVID JACKE & DAVID LONG, GT. BARRINGTON.
5. THIS LAND USE PLAN IS PART OF A WRITTEN LEASE AGREEMENT. ALL LAND USES MUST CONFORM TO THIS PLAN, THE LEASE, & ANY LAWS OR LOCAL ORDINANCES.
6. UPDATES SHOWN ON THIS PLAN ARE INTENDED TO REFLECT THE AS-BUILT LOCATION OF REAL IMPROVEMENTS ON THE SUBJECT PROPERTY, AND NOT TO SUPERCEDE THE INTENT OF THE ORIGINAL LAND USE PLAN AND AGREEMENTS BASED THEREON.
7. ALL LAND USE PLAN FEATURES REPRESENT AN EXPRESSION OF THE WISHES OF THE LESSEES & THE CLT IN S.B.
8. CONTOURS SHOWN HEREON BASED UPON 2015 USGS LIDAR.



ZONE DESCRIPTIONS

1. DEVELOPMENT ZONE: THE DEVELOPMENT ZONE IS CHARACTERIZED BY HOUSES, ROADS & UTILITIES. IT IS DESIGNED TO BALANCE ISSUES OF PUBLIC & PRIVATE SPACE. PRIVATE SPACE IS PROVIDED FOR LAUNDRY DRYING AREAS, ENTERTAINMENT & OTHER DAILY HOUSEHOLD ACTIVITIES OF EACH UNIT.

PUBLIC ACCESS TO ALL PARTS OF PROPERTY ARE PROVIDED BY MEANS OF A SERIES OF PATHS THAT LEAD FOOT TRAFFIC AWAY FROM PRIVATE SPACES

WHEREVER POSSIBLE, BOUNDARIES OF PRIVATE SPACE FOLLOW LOGICAL LANDMARKS SUCH AS TREE LINES, PATHWAYS, ROADS, & PLANTINGS

DRAINAGE EASEMENTS: MAY NOT BE FILLED, DAMMED, EXCAVATED OR OTHERWISE MODIFIED ALTHOUGH LANDSCAPE PLANTINGS & MOWING WILL BE ALLOWED WHERE APPROPRIATE.

DEEP SWALES & DRAINAGE COURSES MAY BE BRIDGED WITH CONSENT OF BOTH THE FOREST ROW LESSEES ASSOCIATION & COMMUNITY LAND TRUST IN THE SOUTHERN BERKSHIRES, INC.

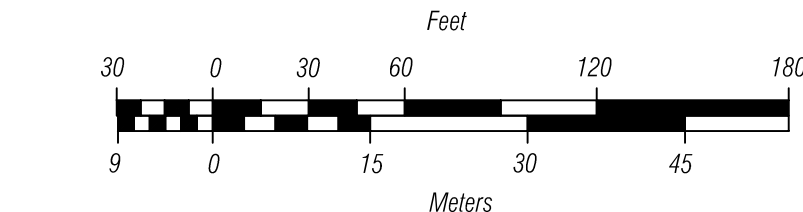
2. WOODED RECREATION ZONES: THESE ZONES ARE CONCEIVED TO BE OPEN WOODED SPACES SEPARATING THE TWO CLEARED AREAS AND SERVING AS VISUAL SCREENING ALONG THE PROPERTY BOUNDARIES.

THOUGH SOME TREE & UNDERGROWTH CUTTING IS ALLOWED, ANY SUCH CUTTING MUST INCREASE THE ZONES USEFULNESS AS A WOODED RECREATION AREA AND MUST BE APPROVED BY THE FOREST ROW LESSEES ASSOCIATION.

UNDER NO CIRCUMSTANCES SHALL CUTTING TAKE PLACE WITHIN TWENTY (20) FEET OF ANY PROPERTY LINE.

3. OPEN RECREATION ZONE: THIS IS A CLEARED AREA FOR THE PURPOSES OF GATHERING, CHILDREN'S PLAY, EXERCISE, ETC. SMALL LIVESTOCK SUCH AS CHICKENS OR GOATS MAY BE HOUSED & KEPT IN THIS ZONE BY CONSENSUS OF FOREST ROW LESSEES AND WITHIN TOWN GUIDELINES.

TREES IN THE LOWER PORTION OF THIS ZONE WILL BE THINNED FOR PROPER AIR DRAINAGE AT THE TIME OF DEVELOPMENT. FURTHER CLEARING WITHIN ZONE BOUNDARIES WILL BE ALLOWED WITH CONSENT OF THE LESSEES ASSOCIATION.



4. WILD ZONE: THIS ZONE SHALL BE TREATED AS CONSERVATION LAND. NO CUTTING, FIRES, HUNTING OR BUILDING WILL BE ALLOWED. THIS SPACE IS INTENDED TO PROVIDE LESSEES A PLACE TO WALK, THINK, & RELAX IN A WILD SETTING AND PRESERVE THE NATURAL HABITAT.

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Forest Row Land Use Plan
prepared for

**The Community Land Trust in
the Southern Berkshires, Inc.**

located at
**Forest Row
Great Barrington, Massachusetts**

Date: July 7, 2025 Project: #2661 Scale: 1" = 60'

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