



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

December 10, 2025

Town Manager Liz A. Hartsgrove  
Town of Great Barrington  
334 Main Street  
Great Barrington, MA 01230

Dear Town Manager Hartsgrove,

I am writing to notify you that pursuant to M.G.L. c. 23B, § 32(b) (“Seasonal Communities Statute”), the Executive Office of Housing and Livable Communities (“EOHLC”) has designated Great Barrington as a Seasonal Community. Specifically, Great Barrington has received the Seasonal Communities designation because the community has both (1) a rate of short-term rentals in relation to the overall housing inventory over 3.25% and (2) a percentage of housing stock that is used for seasonal, occasional or recreational use or is otherwise not used as a primary residence by the property’s owner over 12.5%, as determined by EOHLC.

The Statute requires a municipality that receives a Seasonal Communities designation to accept or deny the designation by a vote of its legislative body in accordance with the laws of the Commonwealth and the Municipality’s charter. I am writing to ask that your town vote on the Seasonal Communities designation at an upcoming Town Meeting. Suggested language for a warrant article to accept the designation is included at the end of this letter.

We are proud that Governor Healey created the Seasonal Communities designation when she signed the Affordable Homes Act in August 2024. The designation makes new tools available for towns to address the unique housing challenges of Seasonal Communities. The town must vote to accept the designation to use these tools provided by the Statute.

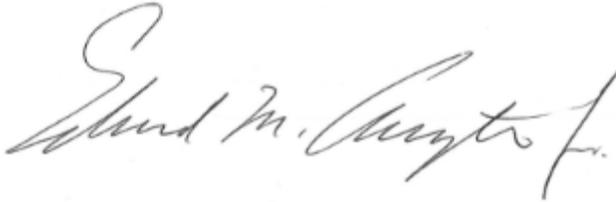
For example, the Statute allows Seasonal Communities to acquire year-round housing occupancy restrictions, develop housing with a preference for essential public workers, create year-round housing for artists, establish a year-round housing trust fund to create affordable and attainable housing, and increase the property tax exemption for homes that are the owner’s primary residence.

The Statute also requires Seasonal Communities to adopt local zoning bylaws to permit undersized lots to be used to create attainable year-round housing and to adopt local zoning bylaws to permit

the construction of tiny houses to be used as year-round housing. Additional regulations detailing these tools and requirements will be promulgated soon.

More information about the Seasonal Communities law, regulations, and tools the designation offers to municipalities can be found at [www.mass.gov/seasonalcommunities](http://www.mass.gov/seasonalcommunities). If you have any questions, please email our Seasonal Communities team at [EOHLCSeasonalCommunities@mass.gov](mailto:EOHLCSeasonalCommunities@mass.gov).

Sincerely,

A handwritten signature in cursive script, reading "Edward M. Augustus, Jr.".

Edward M. Augustus, Jr.  
Secretary

cc: Senator Paul Mark  
Representative Leigh Davis

Suggested Language for Warrant Article:

**ARTICLE XX**  
**(Acceptance of Massachusetts General Law: Seasonal Community Designation)**

To see if the Town will vote to accept on behalf of the Town of \_\_\_\_\_, the Seasonal Community Designation as provided for in General Laws Chapter 23B, Section 32(b); or to take any other action relative thereto.