



November 6, 2023

Katherine Fletcher, Chair
Planning Board
Town of Stockbridge
50 Main Street – P.O. Box 417
Stockbridge, MA 01262-0417
kfletcher@stockbridge-ma.com

Subject: Peer Review Related to Special Permit Application for 17 Mahkeenac Terrace in Stockbridge.

Dear Ms. Fletcher,

Per the Planning Board's request, Fleetwood Environmental Solutions, LLC ("Fleetwood") conducted a peer review of the Special Permit Application ("SPA") referenced above. The SPA concerns a proposed wooden deck attached to a single-family house at 17 Mahkeenac Terrace ("Project Locus" or "property"), a shoreline property on Stockbridge Bowl recognized by the Commonwealth's public-facing Geographic Information System ("GIS") as Property ID M_50469_899721 (i.e., Assessors Map #205; Lot #38). The Applicants are David and Ruth Epstein.

Methods

Fleetwood conducted a review of the following document from the project record, including:

- SPA (dated 9/22/23) prepared by Foresight Land Services

Fleetwood's analysis was conducted to determine if the project has been designed and applied for in accordance with the Lake and Pond Overlay District ("LPOD") provisions (i.e., Section 6.5) of the Zoning Bylaws of the Town of Stockbridge. In addition, Fleetwood conducted a desktop analysis using publicly-available historic and contemporary aerial imagery, maps, U.S. Geological Survey (USGS) on-line tools and MassGIS data layers. A field reconnaissance inspection of the Project Locus was conducted on October 10, 2023. The weather was fair during said inspection.

Comments

1. The SPA includes the relevant, requisite information of the LPOD checklist (i.e., locus map; scaled drawing; and construction schedule).

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2. The SPA does not claim that the proposed activities meet any exemption of the LPOD standards, and does not appear to formally seek any relief from said standards.
3. The SPA does not appear to propose any prohibited activities as they are outlined at Section 6.5.5 of the LPOD standards.
4. The SPA appears to comply with all the provisions of Section 6.5.8 (“Site Plan Requirements”). While a stand-alone “grading and drainage plan” has not been provided, Fleetwood believes the level of detail provided on the on the Site Improvement Plan provides sufficient detail to characterize existing grades and that the project will not result in material grade changes.
5. Fleetwood notes that the proposed additions to the house are no closer to the high-water mark (“HWM”) of Stockbridge Bowl than the existing house. In reference to the $\leq 15\%$ threshold for structures and impermeable surfaces occupying the LPOD, Fleetwood’s independent analysis based on a desktop evaluation using MassGIS resources and Google Earth indicates that the LPOD on this lot is approximately 12,969 square feet and that the existing house is approximately 1,617 square feet in size. This correlates to 12.5 % of the LPOD being currently developed, excluding the stone patio and sidewalk sections also within the LPOD. Fleetwood suggests the applicant should provide clarifying graphics depicting more detailed dimensions of the existing structures and the LPOD to support the numbers currently provided in the SPA’s “Land Use Tables.”
6. Due to the nature of the proposed work, there is no need for stormwater calculations or stormwater management, as the deck will allow for natural infiltration.
7. Fleetwood notes that the lot is non-conforming in its current state, and necessarily cannot meet certain of the LPOD standards (e.g., 75% natural vegetation). However, there appears to be an opportunity for augmenting the narrow strip of vegetation along the Stockbridge Bowl shoreline with native plantings, where the slope is relatively steep, without said planting affecting the practical use of or viewshed of the lot.

Do contact me with any questions or comments regarding this evaluation and report. Thank you.

Sincerely,

David Cameron

David Cameron, SPWS
Principal

Fleetwood Environmental Solutions, LLC

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