



**Town of Stockbridge  
Special Permit Application (6.1.2)**

(\$200 Application Fee plus the cost of publication of notice of public hearing and postage costs paid by applicant prior to hearing)

**Application for: Extension, Alteration, Reconstruction, or Change of Use of Nonconforming Structures, Uses and Lots per zoning bylaw section 6.1.2:**

Application is hereby made to the **Board of Selectmen** by:

Applicant (name): Michael & Rebecca R. Bellora  
Applicant Signature: Michael & Rebecca R. Bellora by Gal Nicholas Christy  
Applicant Mailing Address: 34 Millard Street, Fairfield, CT 06824  
Applicant phone and email: mike.bellora@outlook.com; (203) 274-2137  
*Their Attorney*

On the 12th day of August, 2 022 for property shown on the Stockbridge

Assessors Map # 101, Lot # 26 Book 6762, Page 31, Zoning District R-2

Owner of property: Michael & Rebecca R. Bellora  
Owner's signature: Michael & Rebecca R. Bellora by Gal Nicholas Christy  
Address of property: 38 Lake Drive, Stockbridge, MA 01262  
Mailing Address: 34 Millard Street, Fairfield, CT 06824  
*Their Attorney*

Description of property: Single family 2 story dwelling  
Present use of property: Residential single family  
Project Description: Replace existing single family dwelling with new single family dwelling

Appropriate Section of Zoning Bylaw: 6.1.2 & 6.3

Describe the reason you believe that the lot and/or structure to be in nonconformance with the current Zoning Bylaw: i.e. lacks frontage, lacks area square footage, height of structure, infringement on setbacks:

Please see attached letter dated August 12, 2022.

1. Attach six sets of scale drawings or prepared site plan with measurements showing the existing conditions and proposed changes, including location, size and height of proposed building.
2. Also attach six plot plans showing the locations of all structures and buildings with scaled measurements to all lot lines and between all structures,
3. along with a total of five copies of this application, **six complete sets of documents.**
4. Submit **digital plans** and application to: [selectmen@stockbridge-ma.gov](mailto:selectmen@stockbridge-ma.gov)

**All applications must be accompanied by seven complete sets of documents, all areas of the above form must be completed and submitted to the Town Clerk with the proper fee paid, or the application will be deemed to be incomplete and returned to the applicant.**

HELLMAN SHEARN & ARIENTI LLP  
ATTORNEYS AT LAW

C. Nicholas Arienti  
Ethan S. Klepetar

342 Main Street  
Great Barrington, Massachusetts 01230  
Telephone (413) 528-4800  
Facsimile (413) 528-9988  
[www.hellmanshearn.com](http://www.hellmanshearn.com)

VIA HAND DELIVERY

August 12, 2022

Ms. Terri Iemolini, Town Clerk  
Stockbridge Town Hall  
50 Main Street  
Stockbridge, MA 01262

RE: **Special Permit Application for Michael & Rebecca R. Bellora**  
38 Lake Drive, Stockbridge, MA

Dear Clerk Iemolini:

Enclosed please find a special permit application (6 original applications with a \$200.00 filing fee) along with attachments on behalf of the above referenced applicant pertaining to the property at 38 Lake Drive, Stockbridge (the "Property"). This application to the Board of Selectmen is made pursuant to the Stockbridge Zoning Bylaw (the "Bylaw") Sections 6.1.2 and Section 6.3.

The property at 38 Lake Drive comprises .25 acres of land along the southwest corner of Lake Mahkeenac, near the Lake's outlet, and is served by frontage along Lake Drive. Please see the Assessor's Property Card attached hereto as *Exhibit A*. The single-family residence on the Property (the "House") is a two-story contemporary structure built in 1957. The exterior of the House is clad with cedar shingles/shakes painted dark brown and the roof is clad with black asphalt shingles. The easterly facing façade, toward the Lake, is adorned with a large screened-in

porch and there is a small dock at the water's edge. Please see the photographs of the exterior of the House, attached hereto as *Exhibit B*, for your reference.

The Property is located in the "R-2" zoning district and the Property and the House are pre-existing nonconforming with respect to lot area, lot frontage, front and rear-yard setback and northern side-yard setback. In addition the entirety of the Property and the House are within the 150 foot setback from the mean high water line of Lake Mahkeenac ("Stockbridge Bowl"), rendering both pre-existing nonconforming with respect to the Lake and Pond Overlay District. Please see the Proposed Site Redevelopment Plan, Proposed Septic System Plan and Detail Sheet, last revised 8/3/2022, by White Engineering in conjunction with this project (the "Site Plan")(Exhibit C). The area of the Property is 10,703 square feet, equal to .25 acres, as provided on the survey attached hereto as *Exhibit D*, dated December 9, 2021, titled "Survey of Land in Stockbridge, Massachusetts for Michael and Rebecca R. Bellora, December 9, 2021, Scale 1"=15', by Taconic Land Consultants, 44 Imperial Street, Lanesborough, MA 01237. Existing lot area coverage of the House (footprint area) is 1,177 square feet which equals 11% lot area coverage.

The House is proposed to be demolished and replaced with a new single-family residence comprising 3 bedrooms. Please see architectural renderings and plans attached at *Exhibit E*, dated 8/2/2022, by Creative Building Solutions, LLC, project designer and contractor. The proposed plan will shift the house approximately ten (10) feet to the south in order to move the structure away from the northern property boundary (currently only about two (2) feet) and abutter, rendering the pre-existing condition significantly less non-conforming (see *Exhibit D*). The plan maintains setbacks to existing improvements at the front (West) and rear/lake facing (East) yards, with the existing distance from the porch to the property line at the edge of the Stockbridge Bowl being approximately thirty-three (33) feet. The proposed plan provides total footprint area of one thousand one hundred and sixty-two (1,162) square feet, which equals just under eleven (11) percent lot area coverage, maintaining the existing non-conforming condition (*Exhibit E*). The proposal further provides for a combined floor area/habitable space of two

thousand one hundred and forty (2,140) square feet (*Exhibit E*), equaling the ratio of twenty (20) percent of lot area, remaining in conformity with the Bylaw.

In conjunction with this Application for a special permit, the applicant has applied for: (1) a Demolition Permit from the Stockbridge Historic Preservation Commission and Building Commissioner, approved May 4, 2002 (see *Exhibit F* attached); (2) project review by the Natural Heritage Endangered Species Program, approval received May 19, 2022, stating that the proposed project will not adversely affect the resource area habitat, (copy on file with the Conservation Commission); (3) project review by the Stockbridge Board of Health, unanimously approved June 16, 2022; (4) a Septic System Plan Approval from TriTown Health Department, approved June 28, 2022, for the proposed new design and upgrade to the septic system (see *Exhibit G* attached); (5) an Order of Conditions from the Stockbridge Conservation Commission pursuant to a Notice of Intent (5/27/22), as amended last on 8/8/2022 (copies on file with the Conservation Commission); and (6) an application for a special permit (8/8/22) from the Stockbridge Planning Board pursuant to Section 6.5 (Lake and Pond Overlay District) of the Bylaw (copy on file with the Planning Board office).

In order to grant this application for a special permit, the Stockbridge Board of Selectmen, as the Special Permit Granting Authority (the "SPGA") pursuant to Sections 6.1.2 and 6.3 of the Bylaws, are required to consider each of the following factors in determining that the proposal to change, extend, alter or reconstruct the pre-existing non-conforming structure or use will not be more detrimental than the pre-existing non-conforming structure or use to the neighborhood:

- a. Is in compliance with all provisions and requirements of the Bylaw, and in harmony with its general intent and purpose;
- b. Is essential or desirable to the public convenience or welfare at the proposed location;
- c. Will not be detrimental to adjacent uses or to the established or future character of the neighborhood;

- d. Will not create undue traffic congestion or unduly impair pedestrian safety; and
- e. Will not overload any public water, drainage, or sewer system or any other municipal facility to such an extent that the proposed use of any existing use in the immediate area or in any other area of town will be unduly subjected to the hazards affecting public health, safety or general welfare.

The applicant respectfully suggests that the instant application meets the above listed requirements, as follows:

- a. The proposed application and use continues the existing single family residential use and nature of the property, which has existed for sixty-five (65) years, while alleviating the intensity of the northern side-yard pre-existing non-conformity, thereby benefitting both the subject property and the northern abutter. Moreover:
  - The proposal allows the home to be relocated and re-constructed in an area that is already cleared, relatively flat and currently a maintained lawn;
  - The proposal complies with the Lake and Pond Overlay District (LPOD) lot coverage requirements by proposing less than 15% of the lot within the LPOD. In this case the entire lot lies within the LPOD;
  - Only select trees will be removed that are diseased and dying with a net increase in trees and vegetative buffers as a result of the proposed work between the house and Stockbridge Bowl as well as the bordering vegetated wetland;
  - The proposal calls for a series of stormwater management best management practices to accommodate the new home that promote groundwater recharge in a decentralized fashion as well as supplement the buffer plantings proposed;
  - The proposal eliminates the existing 'tight tank' septage disposal and provides a sophisticated septic system that utilizes numerous Innovative and Alternative (IA) technologies approved by the Department of Environmental Protection that will have on-going maintenance contracts to ensure the system perform as designed and proactive measures are taken to make repairs, if necessary; and
  - The home will be constructed adhering to the latest building and stretch energy codes providing a far more energy efficient home than the existing structure.
- b. By substantially replicating the existing character, aesthetic and use of the pre-existing property and home in an updated and modernized manner, achieved while dramatically improving and upgrading the Property's impacts on its neighbors as delineated by the long list of environmental and ecological benefits

cited above, the resulting proposal is both desirable and essential to the public convenience and welfare and the also neighborhood in general.

- c. The proposed application is not detrimental to adjacent uses or to the established or future character of the neighborhood because the proposal consistently maintains the existing residential character of the property (see photographs attached at *Exhibit H*), alleviates a pre-existing nonconforming condition, dramatically improves the property's impacts on the environment and potential impacts to lake ecology, and improves the value of the property which will positively impact neighboring property values and values in Stockbridge.
- d. There will no impact on traffic whatsoever because the use and bedroom count will remain the same as the existing.
- e. There will be no adverse impact to public utilities or services since the use will remain the same as existing.

The information contained in this application along with our presentation before the Board of Selectmen will show that this proposal is in accordance with Sections 6.1.2 and 6.3 of the Zoning Bylaw as well as controlling case law for the issuance of a special permit as it **will not** be more detrimental than the pre-existing non-conforming structure or use to the neighborhood.

Thank you for your time and attention to this matter.

Very truly yours,

HELLMAN SHEARN & ARIENTI, LLP



C. Nicholas Arienti  
Enclosures

## Table of Exhibits

### Memorandum in Support of Special Permit Application

- Exhibit A: Assessor's Property Card
- Exhibit B: Exterior Photos of House
- Exhibit C: Site Redevelopment Plan, Proposed Septic System Plan and Detail Sheet
- Exhibit D: Survey of 38 Lake Drive, Stockbridge
- Exhibit E: Floor Plans, Renderings and Elevations
- Exhibit F: Stockbridge Historic Preservation Approval
- Exhibit G: TriTown Health Dept. Septic System Plan Approval
- Exhibit H: Photographs of Neighborhood

# **EXHIBIT A**





# Property Card: 38 LAKE DR

Town of Stockbridge, MA

## Parcel Information

<b>Parcel ID:</b> 101-026-000-000 <b>Vision ID:</b> 626 <b>Owner:</b> BELLORA MICHAEL & REBECCA R <b>Co-Owner:</b> <b>Mailing Address:</b> 34 MILLARD ST  FAIRFIELD, CT 06824	<b>Map:</b> 101 <b>Lot:</b> 26 <b>Use Description:</b> SFR WATER <b>Zone:</b> R2 <b>Land Area in Acres:</b> 0.26
Sale History	Assessed Value
<b>Book/Page:</b> 6762/ 31 <b>Sale Date:</b> 11/2/2020 <b>Sale Price:</b> \$637,000	<b>Land:</b> \$273,300 <b>Buildings:</b> \$258,300 <b>Extra Bldg Features:</b> \$1,700 <b>Outbuildings:</b> \$0 <b>Total:</b> \$533,300

## Building Details: Building # 1



<b>Model:</b> Residential <b>Living Area:</b> 1426 <b>Appr. Year Built:</b> 1957 <b>Style:</b> Modern/Contemp <b>Stories:</b> 2 <b>Occupancy:</b> 1 <b>No. Total Rooms:</b> <b>No. Bedrooms:</b> 02 <b>No. Baths:</b> 1 <b>No. Half Baths:</b> 0	<b>Int Wall Desc 1:</b> Plywood Panel <b>Int Wall Desc 2:</b> <b>Ext Wall Desc 1:</b> Wood Shingle <b>Ext Wall Desc 2:</b> <b>Roof Cover:</b> Asph/F Gls/Cmp <b>Roof Structure:</b> Shed <b>Heat Type:</b> Hot Air-no Duc <b>Heat Fuel:</b> Gas <b>A/C Type:</b> None
---	---



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# **EXHIBIT B**

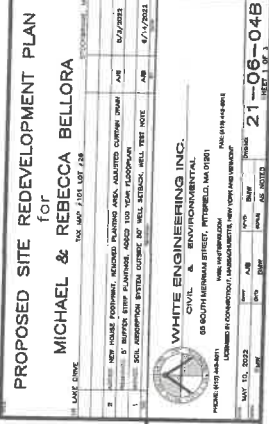








# **EXHIBIT C**









[illegible][illegible]

- [illegible]

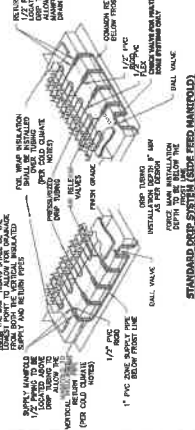
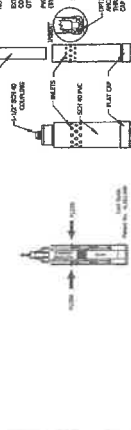
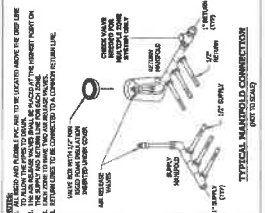
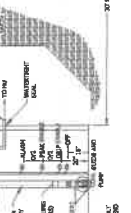


Diagram illustrating the location of the outboard motor and the transom. The diagram shows the stern of a boat with the outboard motor mounted on the transom. A dashed line indicates the vertical centerline. A small diagram of a boat is shown to the right, with a label 'A' pointing to the stern.



27905 (41.10M)

[illegible]

**TYPICAL PUMP WORK IN HYDRAULIC UNIT**  
(NOT TO SCALE)

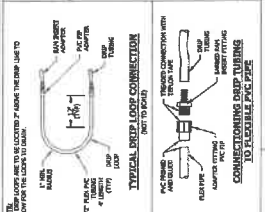


Diagram illustrating a wastewater treatment system. A house is connected to a septic tank. The septic tank is connected to a pump-out station, which is connected to a pump-out station.

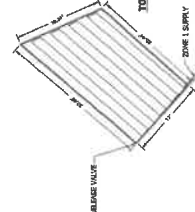
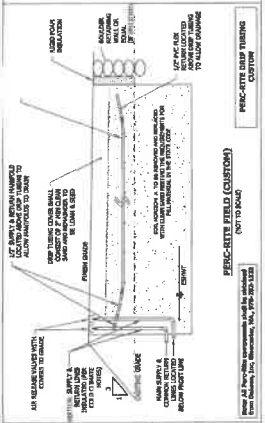
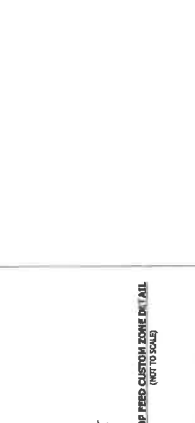


Diagram illustrating a hydraulic unit. It shows a pump (labeled 'PUMP') connected to a hydraulic unit (labeled 'HYDRAULIC UNIT'). The unit is connected to a tank (labeled 'TANK'). The tank is labeled 'RETURN TO TANK'.



The diagram illustrates a typical system hydraulic profile. It shows a horizontal line representing the system pressure profile. From left to right, the components are: a 'PRESS. RETURN PORT' (indicated by a downward arrow), a 'PUMP CHARGE' (indicated by an upward arrow), a 'PRESS. TO HYDRAULIC LIFT' (indicated by an upward arrow), a 'SEAL OFFERS' (indicated by a downward arrow), and a 'PRESS. RETURN' (indicated by a downward arrow). The profile shows a pressure drop across the pump charge and a pressure rise across the seal off.



**TOP VIEW**

- CARBON VALVE INLET COOLANT AT PRESSURE SOURCE
- POROUS MEDIUM INSERTION BUILT UP THE JARRO OVER TUBES (FOR COLD CLIMATE TESTS)
- RIGID INSULATION BOX AROUND VERTICAL PIPES



**INSULATION**



DETAIL SHEET  
for  
MICHAEL & REBECCA BELLORA

LAND DISC.	TAX MAP	LOT	STOCK#
1	NEW HOUSE FOOTPRINT, REDUCED PLANTING AREA, ADJUSTED CURBIN DRAIN	8/1/2022	A/B
1	LAND 8' BUFFER TRIP PLANTING, ADDED 100' YARD FLOODPLAIN		
1	W/200' ROL ASSUMPTION BUFFER OUTSIDE SW WALL, INTERLOCK, WALL TEST NOTE	8/1/2023	A/B

**WHITE ENGINEERING INC.**  
CIVIL & ENVIRONMENTAL  
88 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201  
TEL: 413/437-8800 FAX: 413/437-8801  
WWW.WEINCORP.COM

MAILED MAY 10 1962

	DATE	AIR	QUANTITY	NOTED
DATE	DATE	SCALE	SCALE	SCALE

21-06-04B  
PAGE 3 OF 3



# **EXHIBIT D**

**SURVEY OF LAND**  
in  
**STOCKBRIDGE, MASSACHUSETTS**  
Prepared for  
**MICHAEL & REBECCA R. BELLORE**  
December 9, 2021

BEING THAT LAND DESCRIBED IN  
MIDDLE BERKSHIRE REGISTRY OF DEEDS:  
BOOK: 8762 PAGE: 31  
GRANTOR: Edward E. Hoffman  
GRANTEE: Michael & Rebecca R. Bellore  
DATED: October 30, 2020

**TAX MAP INFORMATION**

LOT 11 IS TAX MAP 101, LOT 88  
LOT 11 IS KNOWN AS 30 LAKE DRIVE

**ZONING INFORMATION**

LOT 11 IS ZONED: R0

Note: all parcels are subject to and with the benefit of all rights, conditions, restrictions, easements, leases, encumbrances and appurtenances on record as well as those unrecorded.  
NOTE: SURVEY TIE COURSES AND ADJUTER LINES ARE NOT PROPERTY LINES BEING VALIDATED BY THIS SURVEY.

REGISTRY USE

100 STORY  
WOOD FRAME  
Dwelling

N/E LAND OF  
JOAN E. NINHO  
(BK 1459 PG 1)  
PARCEL 1

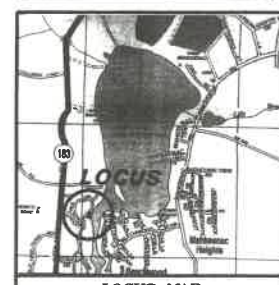
N/E LAND OF  
PIETER B. VOORHEES JR.  
LAURA E. BEASLEY  
(BK 4308 PG 203)  
PARCEL 2

N/E LAND OF  
PIETER B. VOORHEES JR.  
LAURA E. BEASLEY  
(BK 4308 PG 203)  
PARCEL 1

NOTE: SEE FILED PLAN ENTITLED:  
"SURVEY OF LAND"  
IN STOCKBRIDGE, MASSACHUSETTS  
PREPARED FOR  
WILLIAM H. WILSON  
APRIL 24, 2010 - SCALE 1" = 30'  
BY: PATRICK M. WILSON  
RECORDED: PLAT P, PLAN 61

**LEGEND**

- IRON PIPE SET OR TO BE SET
- IRON PIPE FOUND
- FIELD STONE WALL FOUND
- REMAINS OF FENCE FOUND
- MONUMENT FOUND
- OUTLINES PERIMETER OF SURVEY
- UNMONUMENTED COMPUTED POINT
- NTS NOT TO SCALE
- SURVEY TIE COURSE
- ADJUTER LINE OR STREET LINE
- UTILITY POLE
- N/E NOW OR FORMERLY
- ▼ NET LAND FLAG
- NEAR HIGH WATER FLAG



**TABLE OF COURSES**

#	BEARING	LENGTH
L1	N44 05'00"W	18.00'
L2	S44 31'28"E	7.00'
L3	S38 16'01"N	21.77'
L4	S59 59'25"W	11.39'
L5	S50 49'10"W	19.60'
L6	S20 11'28"W	35.74'
L7	S70 48'50"W	21.39'
L8	N65 35'29"W	21.39'
L9	N74 48'00"W	5.03'
L10	N73 48'00"W	10.00'
L11	N71 49'00"W	9.03'
L12	S63 13'00"W	27.60'
L13	S63 45'02"E	11.27'
L14	S27 01'02"W	11.79'
L15	N04 03'02"E	13.08'
L16	N69 17'15"W	24.81'
L17	S58 30'15"W	5.03'
L18	S48 30'44"E	6.09'
L19	N42 30'44"E	102.04'
L20	S21 51'00"W	97'
L21	S44 04'00"E	9.00'
L22	N18 13'44"E	14.09'
L23	S48 30'07"E	1.18'

1 INCH = 15 FEET  
SCALE IN FEET  
0 15 30 45  
SCALE IN METERS  
1 INCH = 4.572 METERS

**SURVEYOR CERTIFICATIONS**

I declare that this plan conforms to the Rules and Regulations of the Register of Deeds.  
I declare that the property lines shown hereon are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established, and that no new ways are shown.  
*Patrick M. Wilson*  
MASSACHUSETTS LICENSED LAND SURVEYOR

**SURVEYOR SEAL**



**TACONIC LAND CONSULTANTS**  
LAND SURVEYORS & GEOLOGISTS  
ENVIRONMENTAL CONSULTANTS

44 IMPERIAL STREET  
LANSBOROUGH, MA 01927  
(413) 459-2872 459-1816 FAX  
JOB NUMBER: 20-212-24  
COMPUTED BY: PWN  
FIELD CHECK: PWN & MLD  
CHECKED BY: PWN  
FIELD NOTE BOOK: JOB FOLDER  
CREATED BY: PWN  
EQUIPMENT USED: NIKON M6 352 - 3 TOTAL STATION & STEEL TAPE

N/E LAND OF  
BETTY RITTER  
(BK 859 PG 220)

NOTE: SEE FILED PLAN ENTITLED:  
"SURVEY OF LAND IN"  
STOCKBRIDGE, MASSACHUSETTS  
PREPARED FOR  
BETTY RITTER  
MAY 1, 1991 - SCALE 1" = 60'  
BY: JAMES H. WATSON  
RECORDED: PLAT G, PLAN 172

NOTE: SEE FILED PLAN ENTITLED:  
"LAND IN STOCKBRIDGE, MASSACHUSETTS"  
OWNED BY  
WALTER WILSON  
PARTLY DEVELOPED IN 1951  
LOTS 5 TO 14 INCLUSIVE APPROVED IN 1954  
SURVEY SEPTEMBER 6 OCTOBER 1954  
MAY 1955 - SCALE 1" = 100'  
BY: GLOTT OUTSCHOOL PEASE  
RECORDED: OWNER 246, SHEET 1

NOTE: SEE FILED PLAN ENTITLED:  
"LAND IN STOCKBRIDGE, MASSACHUSETTS"  
OWNED BY  
WALTER WILSON  
PARTLY DEVELOPED IN 1950  
LOTS 5 TO 14 INCLUSIVE LAID OUT IN 1954  
SURVEY SEPTEMBER 6 OCTOBER 1954  
MAY 1955 - SCALE 1" = 100'  
BY: GLOTT OUTSCHOOL PEASE  
RECORDED: PLAN BOOK 417C, PAGE 71

N/E LAND OF  
ALICE, LLC  
(BK 8793 PG 183)  
PARCEL 1

NOTE: SEE FILED PLAN ENTITLED:  
"SURVEY OF LAND"  
IN STOCKBRIDGE, MASSACHUSETTS  
PREPARED FOR  
WILLIAM E. BRIDGES  
MARCH 25, 1989 - SCALE 1" = 50'  
BY: PATRICK M. WILSON  
RECORDED: PLAT P, PLAN 5

N/E LAND OF  
STEVEN D. AVERBRUGH  
RACHEL S. RIVEST  
(BK 6993 PG 48)

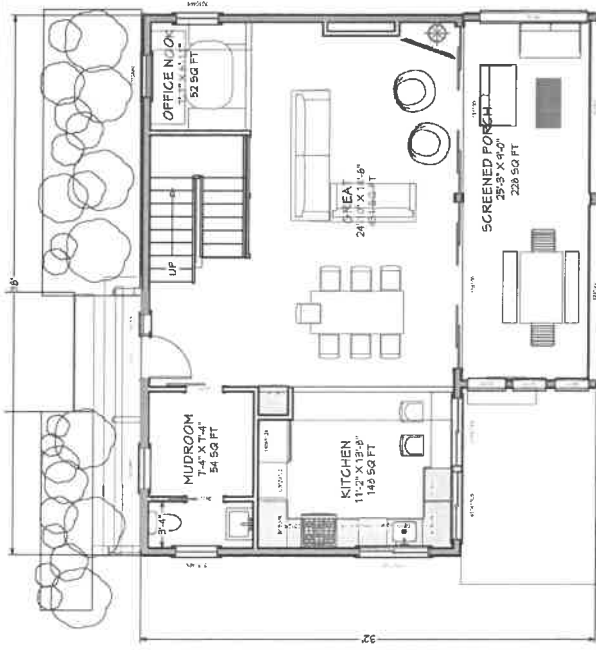
NOTE: SEE FILED PLAN ENTITLED:  
"PLAN OF LAND SURVEYED FOR"  
COLLINS AVERBRUGH-RISELAFF  
IN STOCKBRIDGE, MASSACHUSETTS  
MAY 1993 - SCALE 1" = 10'  
BY: CHARLES H. PARSONS  
RECORDED: PLAT P, PLAN 54

BOAT LOT

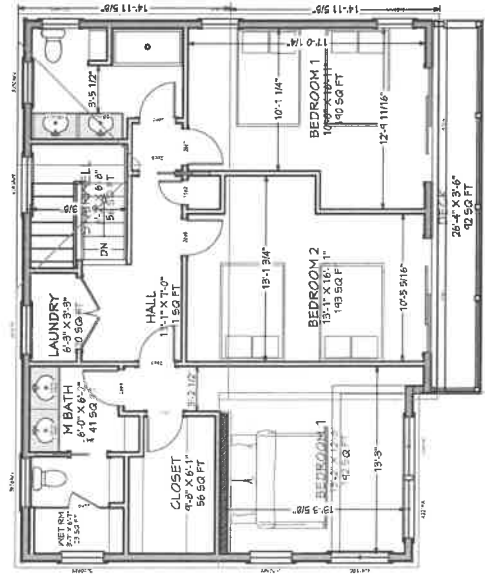
LAKE MAHKEENAC  
A.K.A.  
STOCKBRIDGE BOWL

# **EXHIBIT E**



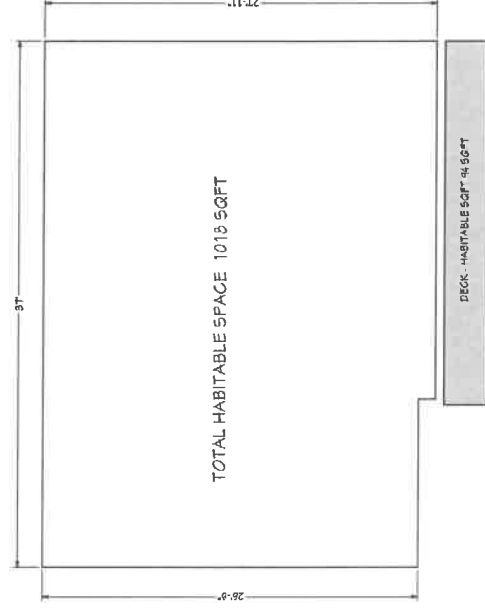
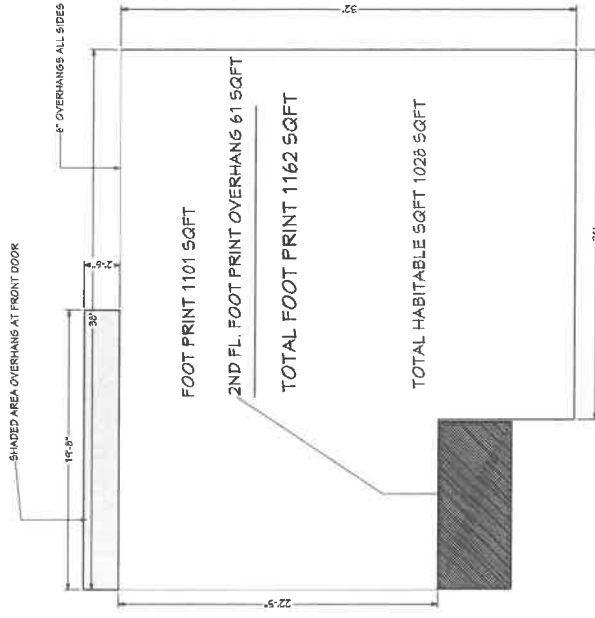


1st Floor



2nd Floor

PLAN VIEWS  
SCALE 1/4" = 1'-0"



TOTAL HABITABLE SQFT BOTH FLOORS 2140 SQFT  
INCLUDING THE SCREEN PORCH

# **EXHIBIT F**

## **MEMORANDUM**

**May 4, 2022**

**To:** Ned Baldwin, Building Inspector

**From:** Peter Williams, Secretary, Historic Preservation Commission

**Re:** 38 Lake Drive / Application To Permit Demolition

At the May 2, 2022 meeting of the Historic Preservation Commission, the Commission considered an Application for Demolition with respect to the House ("the House") at 38 Lake Drive, filed with the Commission on April 13, 2022. The application was filed by attorney Nick Arienti on behalf the owners of the House, Michael and Rebecca Bellora. Mr. Arienti attended the meeting and spoke in favor of the application.

The Commission members had previously reviewed the Application and its supporting exhibits, and Mr. Arienti summarized them at the meeting. The estimated date of the House according to the Assessor is 1957. The House is not listed in any Historical Commission records. Based upon the presentations made and documents reviewed at the meeting, the Commission determined by a unanimous vote that the House is not a Significant Historic Building under Article XXII of the Town Bylaws (Historic Preservation and Demolition Delay).

Based upon the Commission's determination, it is the Commission's view that, under Paragraph 3.4 of Article XXII, there is no impediment under that Bylaw to your office permitting the proposed demolition of the House.

P. C. W.

cc: Carl Sprague, Chairman

C. Nicholas Arienti, Esq.



# **EXHIBIT G**



LEE • LENOX • STOCKBRIDGE

TriTown Health Department  
45 Railroad St  
Lee, MA 01238  
Phone: (413)-243-5540, (413)-243-5542  
Website: <http://www.lee.ma.us/tri-town-health-department>

**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF STOCKBRIDGE**

**Board Of Health**

NUMBER : **DSC-2022-0442**

FEE : ( **\$300-Unibank** )

PERMIT ISSUED DATE : **6/28/2022**

**Septic System Plan Approval**

This is to inform you that the Tri-Town Health Department has approved your application to ☐ Repair ☐ Construct ☒ Upgrade the septic system at the address listed.

Once you have decided on Certified AND Licensed installer, please direct the company to the Tri-Town Health Department for signature of the application. Where the installer obtains a Disposal Works Installer's Permit, and all other paperwork has been filed, your Disposal Works CONSTRUCTION Permit will be issued.

**Owner Name :** *Michael Bellora*

**Street Address :**

Map #: Lot #:

*38 Lake Drive*

**Town :**

Stockbridge

**THIS IS NOT A DISPOSAL WORKS CONSTRUCTION PERMIT.**

**THIS IS PLAN APPROVAL ONLY.**

**NO WORK MAY BEGIN UNTIL YOU POSSESS A DISPOSAL WORKS CONSTRUCTION PERMIT !!**

Please be informed that once a contractor is chosen and/or should the contractor be changed, the new contractor must come in and sign the Disposal Works Construction Permit application BEFORE work can begin. The Disposal Works Construction Permit must be issued before work can begin. This is a plan Approval only.

Approved by,

James J. Wilusz  
Director/Sanitarian

cc: Engineer/Designer, Bldg Inspector, File, Owner

# **EXHIBIT H**







