

Special Permit Application

Prepared For

Samuel and Rachel Childers
14 South Street
Stockbridge, MA



Prepared by:



DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201

(413) 443-3537

March 2023



March 7, 2023

Stockbridge Planning Board
50 Main St.
Stockbridge, MA 01262

RE: Special Permit Application/
14 South St.
Stockbridge, Massachusetts

Dear Board Members,

Enclosed for your review and approval please find six (6) copies of an Application for Special Permit in connection with the above-named property.

The proposed project includes the conversion of an existing barn at the property into a single-family residence ("Accessory Use" – section 4.11(B) 3.1 of the Stockbridge Zoning Bylaws.

Included in this application please find the following:

1. Completed Special permit application form;
2. \$300 application fee;
3. Site Plan

If you have any questions, or require additional information, please feel free to contact this office. Thank you.

Sincerely,
SK DESIGN GROUP, INC.

Robert G. Fournier
(Project Mgr.)

Enclosures
Cc: Grey House Properties
File

G:\SK DESIGN GROUP\2023\230008 Grey House Properties-Fox Meadow Ln, Stockbridge-Barn conversion\Documents\Word\Sp.
Permit Applic\Cover Letter.docx

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Special Permit Application

Prepared For:

Samuel and Rachel Childers
located at
14 South St.
Stockbridge, Massachusetts

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- B. Preliminary Architectural Plans (by others)
- C. Site Plan (drawing 1 of 1, dated February 23, 2023)

¹ From town AxisGIS maps

Special Permit Application



Town of Stockbridge Special Permit Application

(\$300 Application Fee paid by applicant prior to hearing)

Application is hereby made to the **Planning Board** by:

Applicant (name): Samuel & Rachel Childers

Applicant Signature: _____

Applicant Mailing Address: 28 Beaufort Road, Jamaica Plain, MA 02130

Applicant phone and email: Rachelchilders@gmail.com

On the _____ day of _____, 2023 for property shown on the Stockbridge

Assessors Map # 227, Lot # 34 Book _____, Page _____

Owner of property: Samuel & Rachel Childers

Owner's signature: Rachel Childers, Samuel Childers

Address of property: 14 South Street, Stockbridge, MA

Mailing Address: 28 Beaufort Road #3, Jamaica Plain, MA 02130 (Owner)

Description of property: 31 acres with 513 feet of frontage on South Street. The southerly end is wetlands.

Present use of property: Residential (one-family)

Project Description: Conversion of barn to residential (accessory) use.

Appropriate Section of Zoning Bylaw: 4.11(B) 3.1 & 6.3

1. Attach six sets of scale drawings or prepared site plan with measurements showing the existing conditions and proposed changes.
2. Attach six stamped 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: planningboard@stockbridge-ma.gov

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

Abutters List



300 foot Abutters List Report

Stockbridge, MA

February 23, 2023

Subject Property:

Parcel Number: 227-034-000
CAMA Number: 227-034-000-000-000
Property Address: 14 SOUTH ST

Mailing Address: CHILDERS SAMUEL A & RACHEL R
28 BEAUFORT RD #3
JAMAICA PLAIN, MA 02130

Abutters:

Parcel Number: 227-030-000
CAMA Number: 227-030-000-000-000
Property Address: 5 CLARK RD

Mailing Address: COSBY MICHAEL D
PO BOX 281
STOCKBRIDGE, MA 01262-0281

Parcel Number: 227-032-000
CAMA Number: 227-032-000-000-000
Property Address: 21 SOUTH ST

Mailing Address: KLEIN SYDNEY & MATHILDE M
PO BOX 1219
STOCKBRIDGE, MA 01262-1219

Parcel Number: 227-033-000
CAMA Number: 227-033-000-000-000
Property Address: 16 SOUTH ST

Mailing Address: JOHNSON GARY
100 MARBLE ST
LEE, MA 01238

Parcel Number: 227-035-000
CAMA Number: 227-035-000-000-000
Property Address: 6 FOX MEADOW LN

Mailing Address: BOYER DAVID & SUSAN C
6 FOX MEADOW LN - PO BOX 688
STOCKBRIDGE, MA 01262-0688

Parcel Number: 227-036-000
CAMA Number: 227-036-000-000-000
Property Address: 4 FOX MEADOW LN

Mailing Address: JENNY MARC C & SHERI L
4 FOX MEADOW LN - PO BOX 1414
STOCKBRIDGE, MA 01262-1414

Parcel Number: 227-037-000
CAMA Number: 227-037-000-000-000
Property Address: 2 FOX MEADOW LN

Mailing Address: BALLE MARY BLANCHARD (TRUSTEE
OF MARY BLANCHARD BA
PO BOX 237
STOCKBRIDGE, MA 01262-0237

Parcel Number: 227-038-000
CAMA Number: 227-038-000-000-000
Property Address: 1 FOX MEADOW LN

Mailing Address: GULTZ ZACHARY JAMES & JESSICA S
STRONGIN GULTZ
JESSICA S STRONGIN GULTZ 95 CHASE
AV
PROVIDENCE, RI 02906

Parcel Number: 227-041-000
CAMA Number: 227-041-000-000-000
Property Address: 12 SOUTH ST

Mailing Address: DIGRIGOLI LOUIS J
PO BOX 900
LEE, MA 01238-0900

Parcel Number: 227-042-000
CAMA Number: 227-042-000-000-000
Property Address: 10 SOUTH ST

Mailing Address: BLANCHARD DAVID J & RUTH C
PO BOX 991
STOCKBRIDGE, MA 01262-0991

Parcel Number: 227-044-000
CAMA Number: 227-044-000-000-000
Property Address: 3 CHERRY HILL RD

Mailing Address: MARSHALL SHELBY & KAREN
PO BOX 116
STOCKBRIDGE, MA 01262-0116



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.

2/23/2023

Page 1 of 2



300 foot Abutters List Report

Stockbridge, MA

February 23, 2023

Parcel Number: 227-045-000
CAMA Number: 227-045-000-000-000
Property Address: 5 CHERRY HILL RD

Mailing Address: DAYAL MAUREEN
5 CHERRY HILL RD - PO BOX 1415
STOCKBRIDGE, MA 01262-1415

Parcel Number: 227-046-000
CAMA Number: 227-046-000-000-000
Property Address: 7 CHERRY HILL RD

Mailing Address: JENNY SCOTT & PAULA
PO BOX 666
STOCKBRIDGE, MA 01262-0666

Parcel Number: 227-047-000
CAMA Number: 227-047-000-000-000
Property Address: 9 CHERRY HILL RD

Mailing Address: GELSTON DONALD E &
9 CHERRY HILL RD - PO BOX 391
STOCKBRIDGE, MA 01262-0391

Parcel Number: 227-048-000
CAMA Number: 227-048-000-000-000
Property Address: 11 CHERRY HILL RD

Mailing Address: GARFINKEL PETER
7323 CENROSE CR
WESTWOOD, NJ 07675-2457

Parcel Number: 227-049-000
CAMA Number: 227-049-000-000-000
Property Address: 13 CHERRY HILL RD

Mailing Address: SHIRLEY MICHAEL A & JEAN S
5923 OLIVE AV
SARASOTA, FL 34231

Parcel Number: 228-011-000
CAMA Number: 228-011-000-000-000
Property Address: 15 CHERRY HILL RD

Mailing Address: WESTON DANIEL & TRACY
15 CHERRY HILL RD - PO BOX 555
STOCKBRIDGE, MA 01262-0555

Parcel Number: 231-002-000
CAMA Number: 231-002-000-000-000
Property Address: REAR SOUTH ST

Mailing Address: COMMONWEALTH OF MASS
251 CAUSEWAY ST-SUITE 400
BOSTON, MA 02114

Parcel Number: 232-021-000
CAMA Number: 232-021-000-000-000
Property Address: REAR SOUTH ST

Mailing Address: COMMONWEALTH OF MASS
251 CAUSEWAY ST-SUITE 400
BOSTON, MA 02114

Project Narrative



Project Narrative
Special Permit Application

14 South Street
Stockbridge, Massachusetts

A. Overview and Background

This Project Narrative has been prepared in support of a Special Permit Application on behalf of the Applicants, Samuel and Rachel Childers for the property located at 14 South Street in Stockbridge. This application is submitted in accordance with the Stockbridge Zoning Bylaws.

The project entails conversion of an existing barn to an accessory residential dwelling, which is permitted by Special Permit in accordance with Section 4: Use regulations of the Stockbridge Zoning Bylaws.

B. Existing Conditions

The property is located in an R4 zoning district. It contains 513 feet of frontage on South St. (Rt 7). The property is designated as Map 227, Lot 34 on the Town of Stockbridge Assessors' Maps. The property is approximately 31 acres in size.

Currently there is 1,200 square foot, 4 bedroom ranch style home located on the property along with a detached 700 Square foot "barn" located nearby. Both structures are set back from the road approximately 300-400 feet. The property is bordered by other single-family homes (to the north, east, and west) and wetlands to the south.

Approximately 2/3 of the property are wetlands (that border Agawam Brook). The house and garage are located approximately 100-150 feet upgradient of the wetlands. A separate application will be filed with the Stockbridge Conservation Commission.

The property is serviced by public sewer and private water (well).

Town of Stockbridge GIS Map



C. Proposed Site Development

The proposed project involves conversion of an existing barn to a residential dwelling. As part of the conversion, a small porch addition will be added to the back of the structure. The porch will be on the 2nd floor level and will cantilever out over the ground and supported by new concrete sono tubes. Other work on the structure will include new doors, windows, entry way, bathroom, electrical, etc. The completed structure will have 2 bedrooms/ 2 baths (see Attachment B – preliminary Architectural Plans).

A new sewer connection and water line will be provided for the structure.

D. Zoning Compliance

The project site lies within the R-4 zoning district. As established above, the proposed use is considered “accessory” and is only permitted by Special Permit from the Planning Board. The Special Permit *procedures* are outline in section 6.3 of the Stockbridge Zoning Bylaws are were followed herein.

The following table is intended to show that the current lot conforms to the minimum dimensional requirements.

Table of Dimensional Requirements (R-4 District)

	Min. Lot		Min. Yards			Max. Bldg. Height		Max. Lot Coverage (%)
	Area (sq. ft.)	Width and frontage (feet)						
			Front	Side	Rear	stories	feet	
Required	174,240	300	50	50	50	2 ½	35	10
Provided	1,350,360	513+	500±	325±	355±			0.1

REQUIRED SPECIAL PERMIT FINDINGS:

Before granting a Special Permit for any use requiring such permit under the provisions of this bylaw, the Special Permit Granting Authority shall find that propose use:

- (1) Is in compliance with all provisions and requirements of this bylaw and in harmony with its general intent and purpose.

The project follows the provisions and requirements of the zoning bylaw.

- (2) Is essential or desirable to the public convenience or welfare at the proposed location.

The project is desirable because it provides need housing opportunities (and additional tax base) for the town of Stockbridge while at the same time not placing additional strain on the town's infrastructure.

- (3) Will not be detrimental to adjacent uses or to the established or future character of the neighborhood;

The proposed project is a residential use, which is the same use as the entire neighborhood.

- (4) Will not create undue traffic congestion or unduly impair pedestrian safety.

The proposed project will not add any measurable traffic to the surrounding roads, nor will it impair pedestrian safety.

- (5) Will not overload any public water, drainage, or sewer system or any other municipal facility to such an extent that the proposed use or any existing use in the immediate area or in any other area of the town will be unduly subjected to the hazards affecting public health, safety, or general welfare.

The project will not overload public utilities.

E. Other Impacts

Sewer

Sewer from the existing house is pumped to a municipal gravity main located in Fox Meadow Dr. The pump chamber is located behind the house.

At this time, it is anticipated that sewer from the proposed accessory unit will pump into the existing *house* pump chamber, where it will be combined and pumped altogether. The exact details of this will need to be evaluated with respect to pump sizes, storage, etc.

Potable water

Potable water for the house is supplied by a private well. At this time, it is anticipated that the accessory unit will be fed from the same well. This is common.

Stormwater Management

The project will not add any measurable stormwater because the footprint of impervious surfaces will remain largely unchanged.

Wetlands/ Floodplain

The proposed project is located approximately 100-feet from a wetland. As such, an application will be filed with the Conservation Commission concurrent with this application. There will be no impacts to wetlands as result of the project.

The project is not located in a 100-yr. floodplain. The 100-yr flood elevation near the project is elevation 830.0 (per Flood Insurance Rate Maps – FIRM). The ground elevation at the existing barn is 841.0 (per ground survey).

Erosion Control

The site plan includes erosion control methods. Further, this will be reviewed by the Stockbridge Conservation Commission.

Solid Waste Disposal

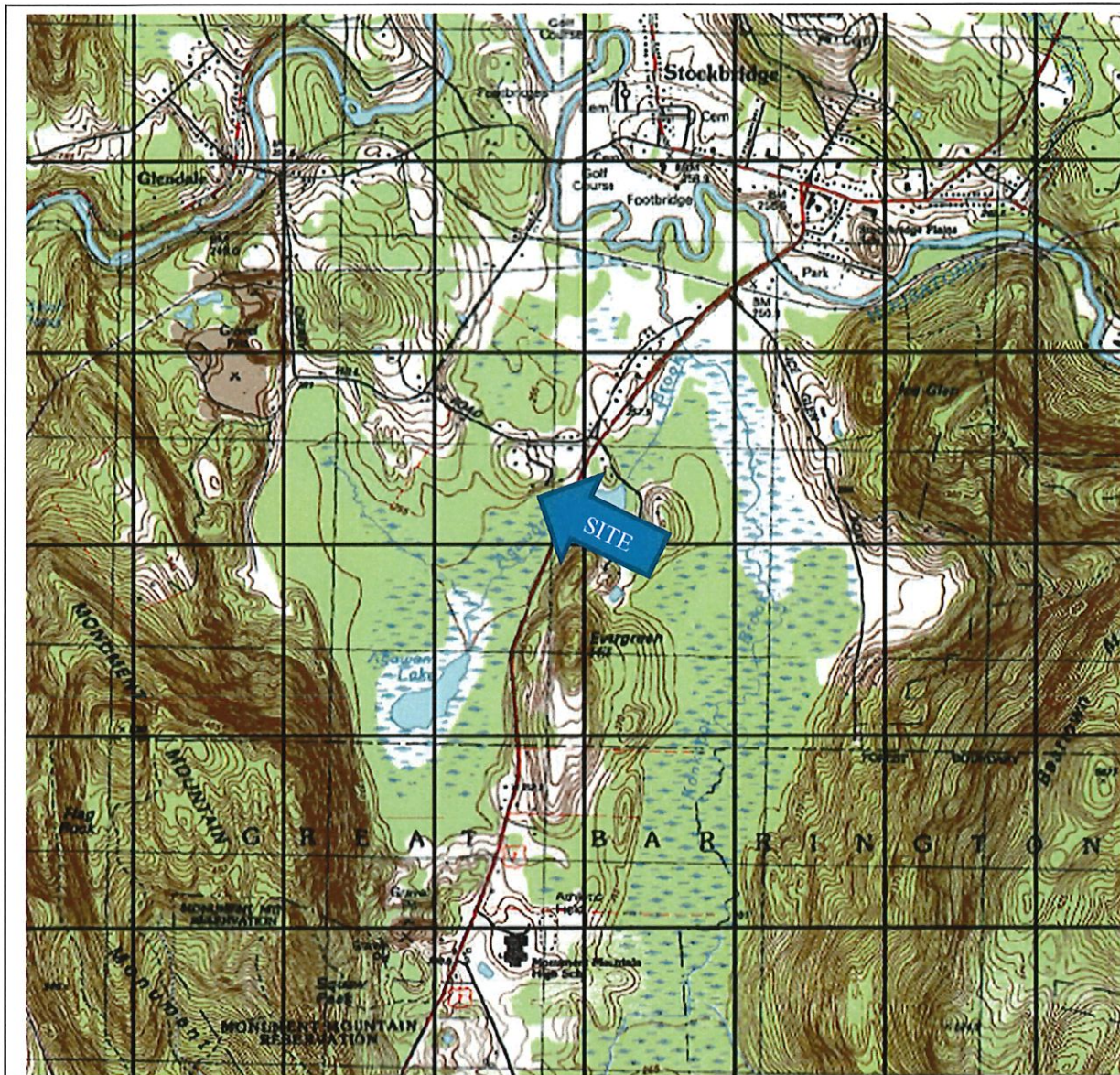
Solid waste (garbage) will be picked up by a private hauler.

F. Conclusion

As outlined above, the project, as proposed, meets the design goals of the petitioner and the intent of the Stockbridge Zoning By-Laws. The conversion of the barn to a residence will provide much-needed housing for the town. The project will not overload municipal utilities and will not negatively impact traffic patterns along Route 7. The work is not located within any wetland resource areas.

Based upon the design and supporting materials included herein, all design objectives have been met. We look forward to discussing the project with the board.

Figures



Source: Terrain Navigator Pro

FIGURE #1

U.S.G.S. Map
 14 South St.
 Stockbridge, Massachusetts



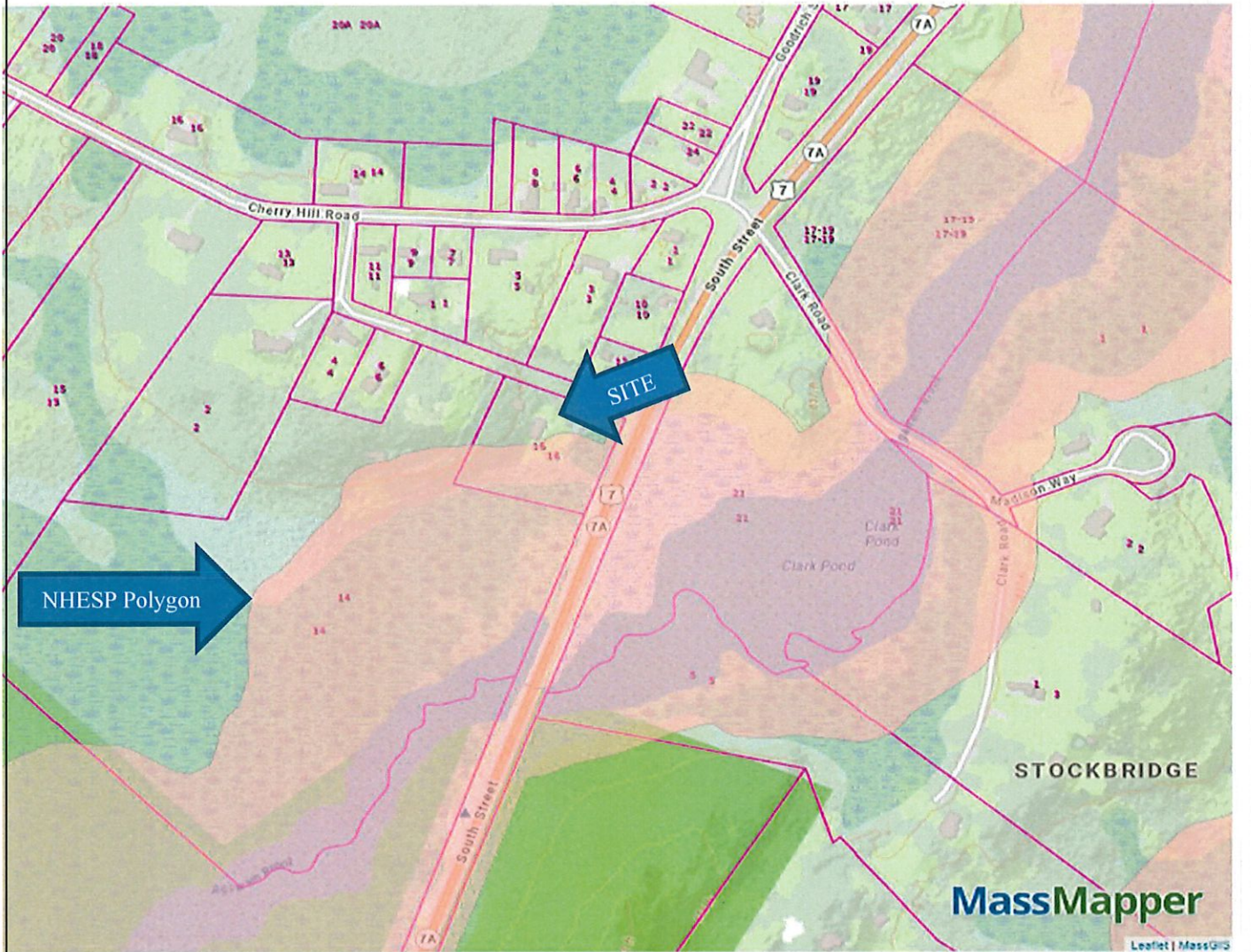
DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201

(413) 443-3537

NHESP (estimated)



Source: MassMapper

FIGURE #2

N.H.E.S.P. Map

Estimated Habitat

14 South

Stockbridge, Massachusetts



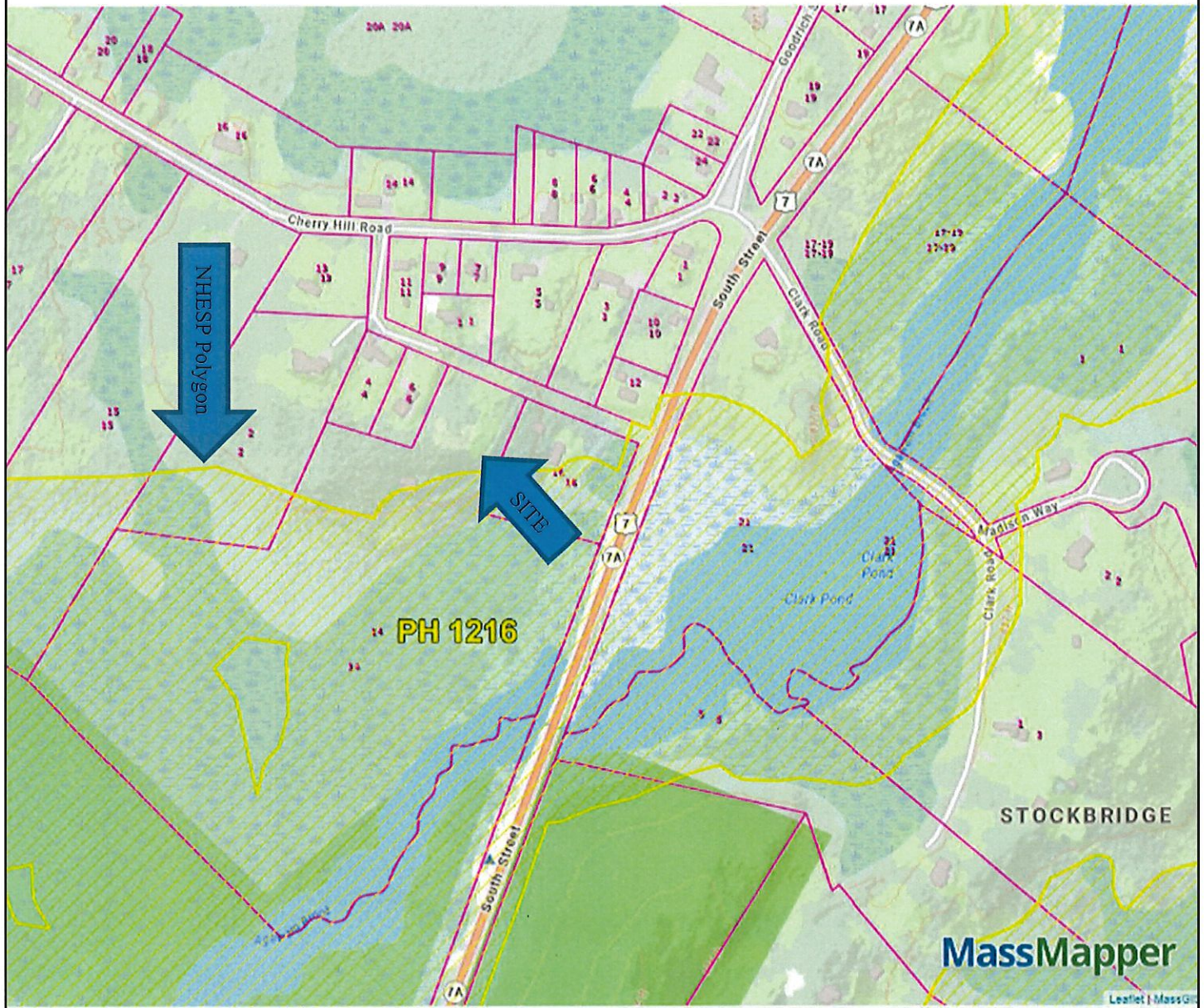
DESIGN GROUP, INC.

CIVIL ENGINEERS - SURVEYORS - CONSULTANTS

2 FEDERICO DR., PITTSFIELD, MA 01201

(413) 443-3537

Priority Habitat



Source: MassMapper

FIGURE #3

N.H.E.S.P. Map

Priority Habitat

14 South St.

Stockbridge, Massachusetts

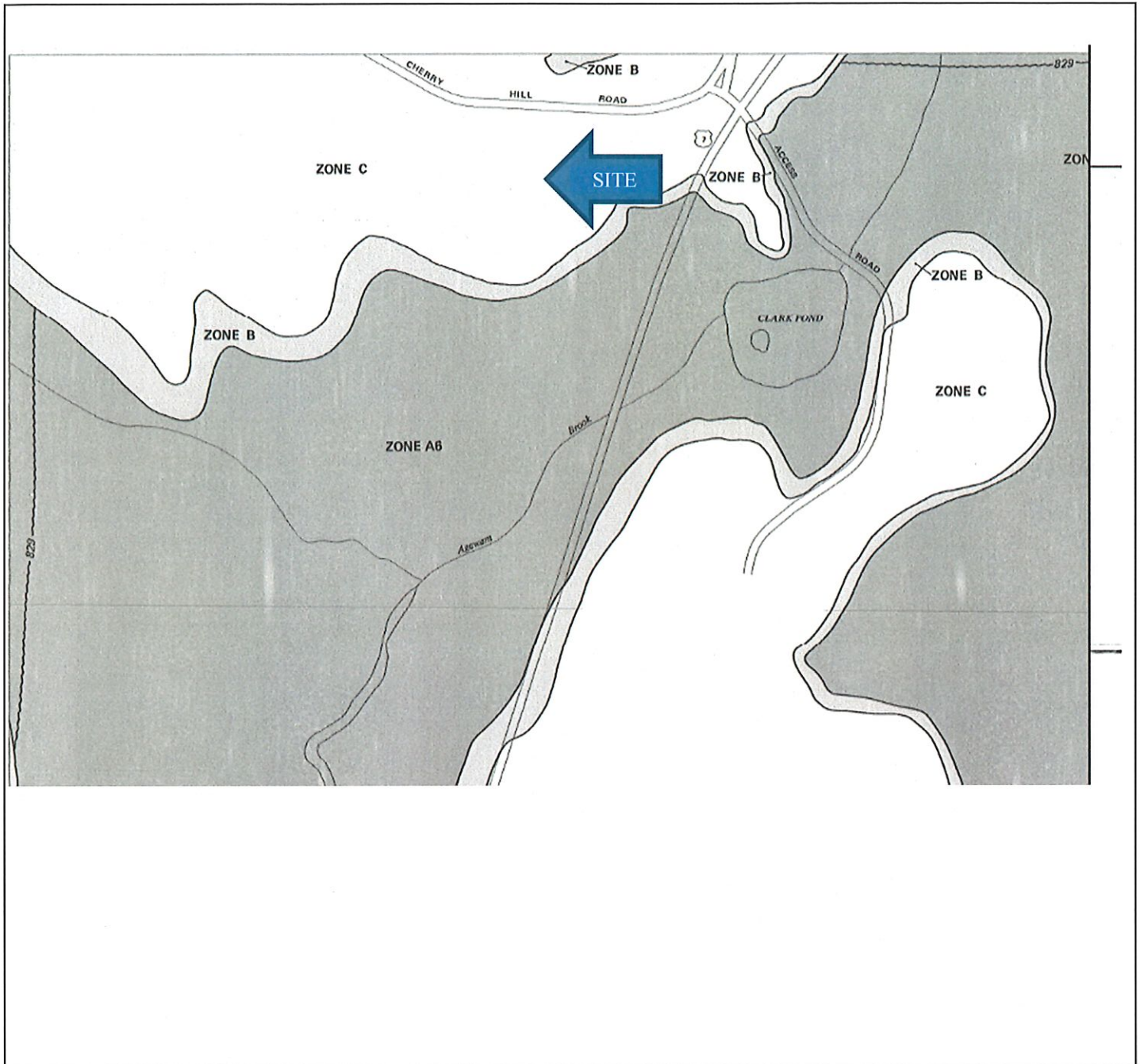


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Source: FEMA FIRM Panels

FIGURE #4

Floodplain Map
 14 South St.
 Stockbridge, Massachusetts



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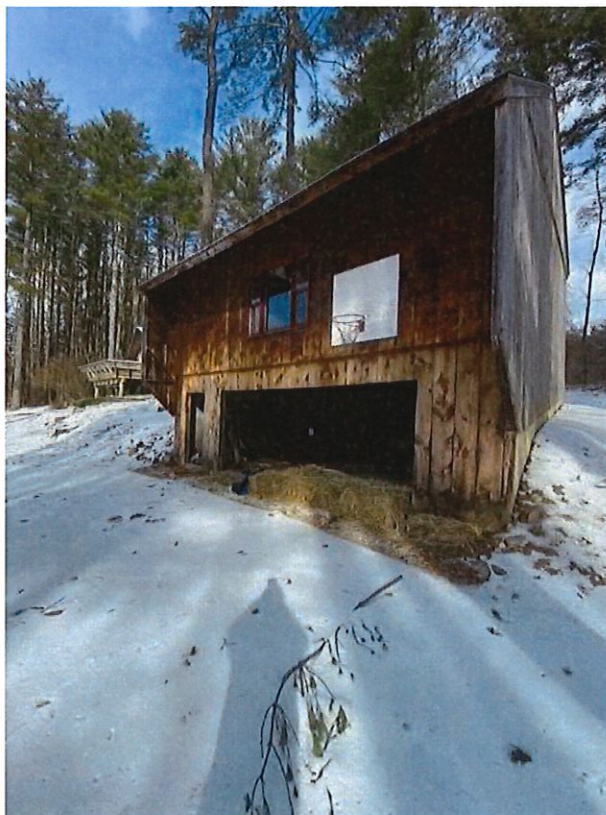
2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537

Attachment A

Site Photos



View of front of barn (north end)



View of rear of barn (south end)



View of east side of barn



View behind barn (looking south)

Attachment B
Preliminary Architectural Plans (by others)

Attachment C

Site Plan

(drawing 1 of 1, dated February 23, 2023)