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Jane Weber

25 Church Street, Stockbridge MA

GREYLOCK DESIGN ASSOCIATES

Landscape Architecture & Land Planning

- 4 Lime Kiln Rd  
Lenox, MA 02350  
P. 413-637-8366



## **SPECIAL PERMIT APPLICATION**

For

**Jane Weber**

Tax Map 219, Lot 2

25 Church Street

Stockbridge, MA 01262

September 2023

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## 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): Jane Weber

Applicant Signature: \_\_\_\_\_

Applicant Mailing Address: PO Box 612 Stockbridge MA 01262

Applicant phone and email: Applicants Representative rakroyd@greylockdesign (413) 637-8366

On the 27th day of September, 2023 for property shown on the Stockbridge

Assessors Map # 219, Lot # 2 Book 6536, Page 201

Owner of property: Jane Weber

Owner's signature: \_\_\_\_\_

Address of property: 25 Church St.

Mailing Address: PO Box 612 Stockbridge MA 01262

Description of property: See attached Narrative

Present use of property: Single Family Residential

Project Description: See attached Narrative

Appropriate Section of Zoning Bylaw: 6.5 LPOD

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](mailto: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.**



## PROJECT NARRATIVE

for a proposed project  
by  
**Jane Weber**  
25 Church St.  
In  
Stockbridge, Massachusetts  
Dated 9/24/2023.

### SITE LOCATION & CHARACTERISTICS

The parcel is located on the west side of Church with approximately 85 feet of frontage and is identified by the Stockbridge Assessors as Map 219 and lot 002.1 and Book 6536, Page 201 in the Middle Berkshire Registry of Deeds. The Housatonic River runs along the western edge of the property and as such the property is encumbered with Riparian zones, Flood Plain and is included in the Town's Lake and Pond Overlay District (LPOD). Additionally, a small portion of the property which abuts the Housatonic River is within a Priority Habitat polygon of the Natural Heritage and Endangered Species Program.

The property is completely developed with an existing single-family home and associated free standing non-conforming (side yard setback) two car garage on a manicured lot. The property is served by a paved driveway from Church St to the garage with a small turnaround between the house and garage.

### PROPOSED PROJECT

The Applicant is seeking the necessary permits for the expansion of the existing single-family home to include a 632 s.f. kitchen addition and an attached 450 s.f. garage; the existing non-conforming detached two car 400 s.f. garage will be demolished. In addition to the renovations to the house and garage, a 600 s.f. dry laid terrace will be installed on the south side of the existing house. A portion of the proposed house addition, a portion of the proposed stone terrace and all of the proposed garage addition will be within the Outer Riparian Zone. A portion of the proposed garage addition and the revised driveway layout will be within the 100 year Flood Plain and the LPOD. As mitigation or offset for the impact on the floodplain resulting from the proposed garage and driveway, compensatory flood storage is proposed in the area where the existing detached garage is located and will be accomplished by the removal of that structure and revised grading.



## **Work within the Riverfront Area:**

### **Riverfront Area**

Total Riverfront area on parcel

16,124 Sq.Ft. or .37 acres

### **Inner Riparian Zone (IRZ):**

Total Inner Riparian Zone area on parcel

7,629 Sq.Ft. or .19 acres

### **Pre-development**

Existing residence = 0 Sq.Ft.

Existing driveway = 0 Sq.Ft.

Existing lawn/maintained landscape = 8,400 Sq.Ft.

Total existing development = 8,400 Sq.Ft.

### **Post development**

Expanded residence = 0 Sq.Ft.

Expanded driveway = 0 Sq.Ft.

Proposed lawn/maintained landscape = 8,400 Sq.Ft.

Total proposed development = 8,400 Sq.Ft. in the IRZ\*

\* There is no proposed change within the IRZ of Housatonic River.

### **Outer Riparian Zone (ORZ):**

Total Outer Riparian Zone area on parcel

8,495 Sq.Ft. or .19 acres

### **Pre-development**

Existing residence = 0 Sq.Ft.

Existing garage = 400 Sq.Ft.

Existing driveway = 942 Sq.Ft.

Existing lawn/maintained landscape = 7,145 Sq.Ft.

Total existing development = 8,487 Sq.Ft. in the ORZ

### **Post development**

Expanded residence & garage = 1,151 Sq.Ft.

Expanded driveway = 1,554 Sq.Ft. (reduction of 351 Sq.Ft.)

Proposed terrace = 331 Sq.Ft. (increase of 580 Sq.Ft.)





Existing lawn/maintained landscape = 5,463 Sq. Ft

Total proposed post development = 8,499 Sq.Ft. in the ORZ

Proposed renovations increase to ORZ of 12 Sq.Ft.

Max allowable development = 10% of the riverfront area on the site

Riverfront area on the site = 16,124 Sq.Ft. or .37 acres

Total pre-existing development = 8,487

Max developable area = 16,124 Sq.Ft. x 10% = 1,612 Sq.Ft.

Total proposed Post development = 8,499 Sq.Ft.

Change in coverage from pre-existing to post development = 12 s.f.

#### **Work within the Flood Plain:**

##### Pre-development

Existing driveway = 0 Sq.Ft.

Total existing development = 0 Sq. Ft. within the 100-year Flood Plain

##### Post development

Proposed driveway = 145 Sq.Ft.

Proposed garage = 441.5 Sq.Ft. (304 cu.ft)

Total proposed development = 586.5 Sq. Ft. i(304 cu.ft.)n the 100-year Flood Plain

Total proposed compensatory storage = 1,632 Sq.Ft. (326.4 cu.ft.) outside but connected to the 100 yr Flood Plain.

#### **Work within the 150' of the Lake and Pond Overlay District (LPOD) - Specific only to Town of Stockbridge:**

##### Lake and Pond Overlay District (LPOD)

Total SPOD area on parcel

11,977 Sq.Ft.

##### Pre-development

Existing garage = 22.2 Sq.Ft.

Existing driveway = 0 Sq.Ft.

Total existing development = 22.2 Sq.Ft. in the 150' Buffer Zone of the LPOD

##### Post development

Proposed building = 99.58 Sq.Ft

Expanded driveway = 517 Sq.Ft.



Total of proposed development = 616.58 Sq.Ft.

Total net of proposed development = 594.38 Sq.Ft. in the LPOD

### SUMMARY/ CONCLUSIONS

As outlined in the preceding paragraphs, the property has been maintained over the years as a small single family home lot. As such the entirety of the areas located within the identified resource areas have always been “developed” assuming the definition of developed to be something that has advanced or has been elaborated to a certain point.

Although there are slight increases and decreases in certain aspects of the project the overall disruption to the resource areas remains largely the same.

I believe the Board may grant the Special Permit as it:

- Is in compliance with the provisions and requirements of the Bylaw as it is in harmony with the general intent and purpose as it is a single-family home amongst other single-family homes of the same caliber and provisions have been made to mitigate any potential adverse issues and will bring the property more conforming (non-conforming garaged being razed);
- It is desirable to the public welfare at this location as it does not burden abutting properties and will raise the value of adjacent properties;
- Is not detrimental to adjacent uses or the established or future character of the neighborhood by being consistent with the vernacular of the surrounding neighborhood;
- Will not create any additional traffic or impair pedestrian safety and,
- Will not overload or change any current usage of water or sewer.

### MITIGATING MEASURES

Prior to the commencement of any proposed activity, the applicant shall install sedimentation and erosion control barriers as indicated on the accompanying Site Plan. The erosion control barrier will be in the form of straw wattles and silt fence staked in place as indicated on the Site Plan (where indicated straw wattles will be used in conjunction with or independent of silt fence) and accompanying details. The Stockbridge Conservation Commission will be notified when this has been done so that they may render the site inspection. All disturbed areas will be raked, seeded, and mulched as soon as possible upon completion of proposed construction activity. Soil stockpiles (if required) will be ringed with silt fence and straw bales; any stockpiles to remain in place for a duration of 1 month or longer will be seeded with a conservation mix or covered with a tarp. S & E control will remain in place and in a good condition until an adequate stand of vegetation has been established or until directed by the Conservation commission. All construction activity will cease during major storm events



and all S&E control mechanisms will be inspected by GDA and if necessary repaired and replaced.



DEPARTMENT OF HOMELAND SECURITY  
Federal Emergency Management Agency  
**STANDARD FLOOD HAZARD DETERMINATION FORM (SFHDF)**

OMB Control No. 1660-0040  
Expires: 10/31/18

SECTION I - LOAN INFORMATION			
<b>1. LENDER/SERVICER NAME AND ADDRESS</b> Greylock Federal Credit Union 150 West Street Pittsfield, MA 01201		<b>2. COLLATERAL DESCRIPTION (Building/Mobile Home/Property)</b> (See instructions for more information.) 25 CHURCH ST STOCKBRIDGE, MA 01262  <b>Borrower:</b> Weber, Jane Ara	
<b>3. LENDER/SERVICER ID #</b> 24560	<b>4. LOAN IDENTIFIER</b> 0010133262	<b>5. AMOUNT OF FLOOD INSURANCE REQUIRED</b>	
SECTION II			
A. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) COMMUNITY JURISDICTION			
<b>1. NFIP Community Name</b> STOCKBRIDGE, TOWN OF	<b>2. County(ies)</b> BERKSHIRE	<b>3. State</b> MA	<b>4. NFIP Community Number</b> 250042
B. NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA AFFECTING BUILDING/MOBILE HOME			
<b>1. NFIP Map Number or Community-Panel Number</b> (Community name, if not the same as "A")  250042 0007B	<b>2. NFIP Map Panel Effective/Revised Date</b>  07/05/82	<b>3. Is there a Letter of Map Change (LOMC)?</b>  <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (if yes, and LOMC date/no. is available, enter date and case no. below).  Date 03/10/20 Case No. 20-01-0553A	
<b>4. Flood Zone</b>  B*	<b>5. No NFIP Map</b>		
C. FEDERAL FLOOD INSURANCE AVAILABILITY (Check all that apply.)			
1. <input checked="" type="checkbox"/> Federal Flood Insurance is available (community participates in the NFIP). <input checked="" type="checkbox"/> Regular Program <input type="checkbox"/> Emergency Program of NFIP 2. <input type="checkbox"/> Federal Flood Insurance is not available (community does not participate in the NFIP). 3. <input type="checkbox"/> Building/Mobile Home is in a Coastal Barrier Resources Area (CBRA) or Otherwise Protected Area (OPA). Federal Flood Insurance may not be available. CBRA/OPA Designation Date: _____			
D. DETERMINATION			
<b>IS BUILDING/MOBILE HOME IN SPECIAL FLOOD HAZARD AREA (ZONES CONTAINING THE LETTERS "A" OR "V") ?</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes, flood insurance is required by the Flood Disaster Protection Act of 1973. If no, flood insurance is not required by the Flood Disaster Protection Act of 1973. Please note, the risk of flooding in this area is only reduced, not removed.			
This determination is based on examining the NFIP map, any Federal Emergency Management Agency revisions to it, and any other information needed to locate the building/mobile home on the NFIP map.			
E. COMMENTS (Optional)			
* The subject property IS PARTIALLY WITHIN a Special Flood Hazard Area. The existing STRUCTURE, however, is not affected and is not in the floodplain.  THIS FLOOD DETERMINATION IS PROVIDED TO THE LENDER PURSUANT TO THE FLOOD DISASTER PROTECTION ACT. IT SHOULD NOT BE USED FOR ANY OTHER PURPOSE.  CENSUS DATA: St: 25 Co: 003 MSA: 38340 Tract: 9241.00 Alt-Tract: 25003924100			
F. PREPARER'S INFORMATION			
<b>NAME, ADDRESS, TELEPHONE NUMBER (If other than Lender)</b>  CoreLogic Flood Services 1825A Kramer Lane Austin, TX 78758 1-800-447-1772		<b>DATE OF DETERMINATION</b> 02/08/22 at 09:55 AM CST  <b>FloodCert #:</b> 2202276286  <b>*** LIFE-OF-LOAN ***</b>	





## NOTICE TO BORROWER NOT IN SPECIAL FLOOD HAZARD AREA

Borrower: **Weber, Jane Ara**

Loan #: **0010133262**

Property Location: **25 CHURCH ST  
STOCKBRIDGE, MA 01262**

This Notice Date is as of: **02/08/22**

National Flood Insurance Program (NFIP) Community: **STOCKBRIDGE, TOWN OF**

Attached is the completed Standard Flood Hazard Determination Form that indicates that the improved real estate or mobile home securing your loan is not located in an area designated by the Director of the Federal Emergency Management Agency ("FEMA") as a Special Flood Hazard Area ("SFHA"). As a result of this determination, you will not be required to obtain mandatory flood insurance in connection with the making of your loan.

However, your home may be near an SFHA. As such you, or your lender, may want to consider the advisability of obtaining flood insurance at reduced rates. You should check with your insurance agent or company as to the coverage types and amounts available to you and make your own determination as to whether you desire any such coverage.

If, however, at any time during the term of your loan the improved real estate or mobile home securing your loan is, due to re-mapping by FEMA or otherwise, located in an area that has been identified by the Director of FEMA as an area having special flood hazards and in which flood insurance is available under the National Flood Insurance Program, you will be so notified and advised that you must obtain an appropriate amount of flood insurance coverage. If, within 45 days after we send you such notification, you fail to purchase flood insurance in an amount not less than the amount we advise you is necessary, we shall purchase such flood insurance on your behalf at your expense, as we are authorized to do in accordance with the provisions of the Flood Disaster Protection Act of 1973, as amended.

I/We, the undersigned borrower(s)/applicant(s), hereby understand and agree to all the above.

\_\_\_\_\_  
Borrower/Applicant Date

\_\_\_\_\_  
Borrower/Applicant Date

\_\_\_\_\_  
Borrower/Applicant Date

\_\_\_\_\_  
Borrower/Applicant Date

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Borrower/Applicant Date

\_\_\_\_\_  
Borrower/Applicant Date

## PROPERTY INFORMATION FORM

## PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.63 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). **NOTE: Do not send your completed form to this address.**

This form may be completed by the property owner, property owner's agent, licensed land surveyor, or registered professional engineer to support a request for a Letter of Map Amendment (LOMA), Conditional Letter of Map Amendment (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional Letter of Map Revision Based on Fill (CLOMR-F) for existing or proposed, single or multiple lots/structures. In order to process your request, all information on this form must be completed *in its entirety*, unless stated as optional. Incomplete submissions will result in processing delays. Please check the item below that describes your request:

<input checked="" type="checkbox"/> LOMA	A letter from DHS-FEMA stating that an existing structure or parcel of land that has not been elevated by fill (natural grade) would not be inundated by the base flood.
<input type="checkbox"/> CLOMA	A letter from DHS-FEMA stating that a proposed structure that is not to be elevated by fill (natural grade) would not be inundated by the base flood if built as proposed.
<input type="checkbox"/> LOMR-F	A letter from DHS-FEMA stating that an existing structure or parcel of land that has been elevated by fill would not be inundated by the base flood.
<input type="checkbox"/> CLOMR-F	A letter from DHS-FEMA stating that a parcel of land or proposed structure that will be elevated by fill would not be inundated by the base flood if fill is placed on the parcel as proposed or the structure is built as proposed.

**Fill** is defined as material from any source (including the subject property) placed that raises the ground to or above the Base Flood Elevation (BFE). The common construction practice of removing unsuitable existing material (topsoil) and backfilling with select structural material is not considered the placement of fill if the practice does not alter the existing (natural grade) elevation, which is at or above the BFE. Fill that is placed before the date of the first National Flood Insurance Program (NFIP) map showing the area in a Special Flood Hazard Area (SFHA) is considered natural grade.

Has fill been placed on your property to raise ground that was previously below the BFE?

☐ Yes ☒ No

If yes, when was fill placed?

mm/dd/yyyy

Will fill be placed on your property to raise ground that is below the BFE?

☐ Yes\* ☒ No

If yes, when will fill be placed?

mm/dd/yyyy

\* If yes, Endangered Species Act (ESA) compliance must be documented to FEMA prior to issuance of the CLOMR-F determination (please refer page 4 to the MT-1 instructions).

1. Street Address of the Property (if request is for multiple structures or units, please attach additional sheet referencing each address and enter street names below):

25 Church Street, Stockbridge, MA 01262

2. Legal description of Property (Lot, Block, Subdivision or abbreviated description from the Deed):

Assessors Map 219, Lot 2. See Deed filed in Book 6536 and Page 201

3. Are you requesting that a flood zone determination be completed for (check one):

- ☒ Structures on the property? What are the dates of construction? 12/1900 (MM/YYYY)
- ☐ A portion of land within the bounds of the property? (A certified metes and bounds description and map of the area to be removed, certified by a licensed land surveyor or registered professional engineer, are required. For the preferred format of metes and bounds descriptions, please refer to the MT-1 Form 1 Instructions.)
- ☐ The entire legally recorded property?

4. Is this request for a (check one):

- ☐ Single structure
- ☐ Single lot
- ☒ Multiple structures (How many structures are involved in your request? List the number: 2)
- ☐ Multiple lots (How many lots are involved in your request? List the number: )



In addition to this form (MT-1 Form 1), please complete the checklist below. ALL requests must include one copy of the following:

- ☒ Copy of the effective FIRM panel on which the structure and/or property location has been accurately plotted (property inadvertently located in the NFIP regulatory floodway will require Section B of MT-1 Form 3)
- ☐ Copy of the Subdivision Plat Map for the property (with recordation data and stamp of the Recorder's Office)
- OR
- ☒ Copy of the Property Deed (with recordation data and stamp of the Recorder's Office), accompanied by a tax assessor's map or other certified map showing the surveyed location of the property relative to local streets and watercourses. The map should include at least one street intersection that is shown on the FIRM panel.
- ☒ Form 2 - Elevation Form. If the request is to remove the structure, and an Elevation Certificate has already been completed for this property, it may be submitted in lieu of Form 2. If the request is to remove the entire legally recorded property, or a portion thereof, the lowest lot elevation must be provided on Form 2.
- ☒ Please include a map scale and North arrow on all maps submitted.

For LOMR-Fs and CLOMR-Fs, the following must be submitted in addition to the items listed above:

- ☐ Form 3 - Community Acknowledgment Form

For CLOMR-Fs, the following must be submitted in addition to the items listed above:

- ☐ Documented ESA compliance, which may include a copy of an Incidental Take Permit, an Incidental Take Statement, a "not likely to adversely affect" determination from the National Marine Fisheries Service (NMFS) or the U.S. Fish and Wildlife Service (USFWS), or an official letter from NMFS or USFWS concurring that the project has "No Effect" on proposed or listed species or designated critical habitat. Please refer to the MT-1 instructions for additional information.

Please do *not* submit original documents. Please retain a copy of all submitted documents for your records.

DHS-FEMA encourages the submission of all required data in a digital format (e.g. scanned documents and images on Compact Disc [CD]). Digital submissions help to further DHS-FEMA's Digital Vision and also may facilitate the processing of your request.

Incomplete submissions will result in processing delays. For additional information regarding this form, including where to obtain the supporting documents listed above, please refer to the MT-1 Form Instructions located at [http://www.fema.gov/plan/prevent/fhm/dl\\_mt\\_1.shtm](http://www.fema.gov/plan/prevent/fhm/dl_mt_1.shtm).

**Processing Fee** (see instructions for appropriate mailing address; or visit [http://www.fema.gov/fhm/firm\\_fees.shtm](http://www.fema.gov/fhm/firm_fees.shtm) for the most current fee schedule)

Revised fee schedules are published periodically, but no more than once annually, as noted in the Federal Register. Please note: single/multiple lot(s)/structure(s) LOMAs are fee exempt. The current review and processing fees are listed below:

Check the fee that applies to your request:

- ☐ \$325 (single lot/structure LOMR-F following a CLOMR-F)
- ☐ \$425 (single lot/structure LOMR-F)
- ☐ \$500 (single lot/structure CLOMA or CLOMR-F)
- ☐ \$700 (multiple lot/structure LOMR-F following a CLOMR-F, or multiple lot/structure CLOMA)
- ☐ \$800 (multiple lot/structure LOMR-F or CLOMR-F)

Please submit the Payment Information Form for remittance of applicable fees. Please make your check or money order payable to:  
**National Flood Insurance Program.**

All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Applicant's Name (required): **Jane Weber**

Company (if applicable):

Mailing Address (required):

25 Church Street, Stockbridge, MA, 01262

Daytime Telephone No. (required): (212) 729-4255

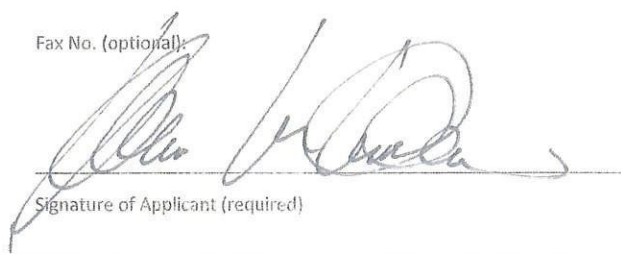
E-Mail Address (optional): ☒ By checking here you may receive correspondence electronically at the email address provided:

*jane.weber@comcast.com*

Fax No. (optional):

Date (required)

Signature of Applicant (required)



DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY  
ELEVATION FORM

OMB NO. 1660-0015  
Expires February 28, 2014

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.25 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests and must be completed and signed by a registered professional engineer or licensed land surveyor. A DHS - FEMA National Flood Insurance Program (NFIP) Elevation Certificate may be submitted in lieu of this form for single structure requests.

For requests to remove a structure on natural grade OR on engineered fill from the Special Flood Hazard Area (SFHA), submit the lowest adjacent grade (the lowest ground touching the structure), *including an attached deck or garage*. For requests to remove an entire parcel of land from the SFHA, provide the lowest lot elevation; or, if the request involves an area described by metes and bounds, provide the lowest elevation within the metes and bounds description. All measurements are to be rounded to nearest tenth of a foot. In order to process your request, all information on this form must be completed *in its entirety*. Incomplete submissions will result in processing delays.

1. NFIP Community Number: 250042 Property Name or Address: 25 Church Street, Stockbridge, MA, 01262
2. Are the elevations listed below based on ☒ existing or ☐ proposed conditions? (Check one)
3. For the existing or proposed structures listed below, what are the types of construction? (check all that apply)  
☐ crawl space ☒ slab on grade ☒ basement/enclosure ☐ other (explain)
4. Has DHS - FEMA identified this area as subject to land subsidence or uplift? (see instructions) ☐ Yes ☒ No  
If yes, what is the date of the current re-leveling? / (month/year)
5. What is the elevation datum? ☒ NGVD 29 ☐ NAVD 88 ☐ Other (explain)  
If any of the elevations listed below were computed using a datum different than the datum used for the effective Flood Insurance Rate Map (FIRM) (e.g., NGVD 29 or NAVD 88), what was the conversion factor?  
Local Elevation +/- ft. = FIRM Datum
6. Please provide the Latitude and Longitude of the most upstream edge of the *structure* (in decimal degrees to the nearest fifth decimal place):  
Indicate Datum: ☐ WGS84 ☒ NAD83 ☐ NAD27 Lat. 42.25883 Long. 73.32188  
Please provide the Latitude and Longitude of the most upstream edge of the *property* (in decimal degrees to the nearest fifth decimal place):  
Indicate Datum: ☐ WGS84 ☐ NAD83 ☐ NAD27 Lat. . Long. .

Address	Lot Number	Block Number	Lowest Lot Elevation*	Lowest Adjacent Grade To Structure	Base Flood Elevation	BFE Source
25 Church Street, House	2	-	-	827.32	825.8	FIS Profile
25 Church Street, Garage	2	-	-	826.07	825.8	FIS Profile

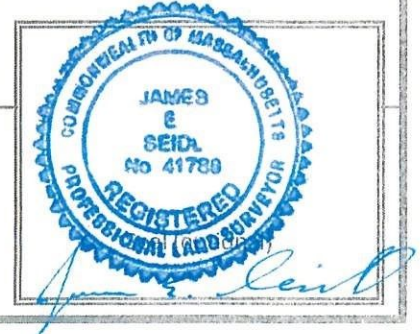
This certification is to be signed and sealed by a licensed land surveyor, registered professional engineer, or architect authorized by law to certify elevation information. All documents submitted in support of this request are correct to the best of my knowledge. I understand that any false statement may be punishable by fine or imprisonment under Title 18 of the United States Code, Section 1001.

Certifier's Name: James E. Seidl License No.: 41788 Expiration Date: 06/30/2020

Company Name: SK Design Group, Inc. Telephone No.: (413)443-3537

Email: jseidl@sk-designgroup.com Fax No.: (413)445-5376

Signature: *James E. Seidl* Date: 1-03-2020



\* For requests involving a portion of property, include the lowest ground elevation within the metes and bounds description.  
Please note: If the Lowest Adjacent Grade to Structure is the only elevation provided, a determination will be issued for the structure only.





2019 00951938

Bk: 6536 Pg: 201 Doc: DEED

Page: 1 of 3 12/06/2019 03:57 PM

## QUITCLAIM DEED

I, **BARBARA S. BRACKNELL**, a widowed person, of Great Barrington, Massachusetts  
for consideration paid in the amount of **TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS**  
and **00/100 (\$225,000.00) DOLLARS** grant to **JANE WEBER**, whose residence and post  
office address is 35 Meeting House Road, Greenwich, CT 06831, with QUITCLAIM  
COVENANTS, the land in said Stockbridge, Berkshire County, Massachusetts bounded and  
described as follows:

MASSACHUSETTS EXCISE TAX  
Middle Berkshire ROD 001  
Date: 12/06/2019 03:57 PM  
Ctrl# 037764-16571 Doc# 00951938  
Fee: \$1,026.00 Cons: \$225,000.00

Property Address: 25 Church Street, Stockbridge, MA 01262

Those two pieces or parcels of land situate in said Stockbridge, bounded and described as follows, to wit:

FIRST PARCEL:

On the east by the highway leading from the Congregational Church to Curtisville; on the south by land now or formerly of William B. Bronson; on the west by the center of the Housatonic River; on the north by land now or formerly of Frank L. Rathbun; said premises contain one half an acre of land be the same more or less.

SECOND PARCEL:

Beginning at an iron pin in the ground on the east bank of the Housatonic River, thence south  $78^{\circ} 29'$  east 285.4 feet to a marble bound on said Church Street; thence north  $6^{\circ} 25'$  east 20.4 feet to a marble bound on said Church Street; thence north  $82^{\circ} 37'$  west on line of land now or formerly of Henry Ivison Parsons 284.4 feet to the place of beginning, containing  $67/1000$  of an acre, be the same more or less.

Being the same premises conveyed to the grantor herein and Robert E. Bracknell by deed of Clark J. Hamm and Mary L. Hamm dated and recorded March 8, 1960 in the Berkshire Middle District Registry of Deeds in Book 703, Page 23. The said Robert E. Bracknell died on February 19, 1999. Please see 65C Affidavit recorded in the Berkshire Middle District Registry of Deeds in Book 1691, Page 681. Also see Death Certificate recorded immediately prior hereto.

Real estate taxes assessed for the current fiscal year have been apportioned between the parties and the grantee herein assumes and agrees to pay same.

The grantor herein hereby states that she is widowed and that there are no other persons entitled to protection under the Homestead Act.

Witness my hand and seal this 14<sup>th</sup> day of November, 2019

  
Barbara S. Bracknell

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss

On this 14<sup>th</sup> day of November 2019, before me, the undersigned notary public, personally appeared Barbara S. Bracknell, proved to me through satisfactory evidence of identification, which was (check which applies):

☐ driver's license or other state or federal government document bearing a photographic image;

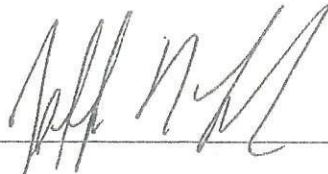
☐ oath or affirmation of a credible witness known to me who knows the above signatory; or

☒ my own personal knowledge of the identity of the signatory,

to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for the stated purpose, as her free act and deed.



JEFFREY R. LYNCH  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
October 23, 2026

  
Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



APPROXIMATE SCALE

400 0 400 FE

# NATIONAL FLOOD INSURANCE PROGRAM

## **FIRM** FLOOD INSURANCE RATE MAP

TOWN OF  
STOCKBRIDGE,  
MASSACHUSETTS  
BERKSHIRE COUNTY

PANEL 7 OF 9  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
250042 0007 B

EFFECTIVE DATE:  
JULY 5, 1982



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was reviewed using F-2401 On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov).





# 25 Church Street

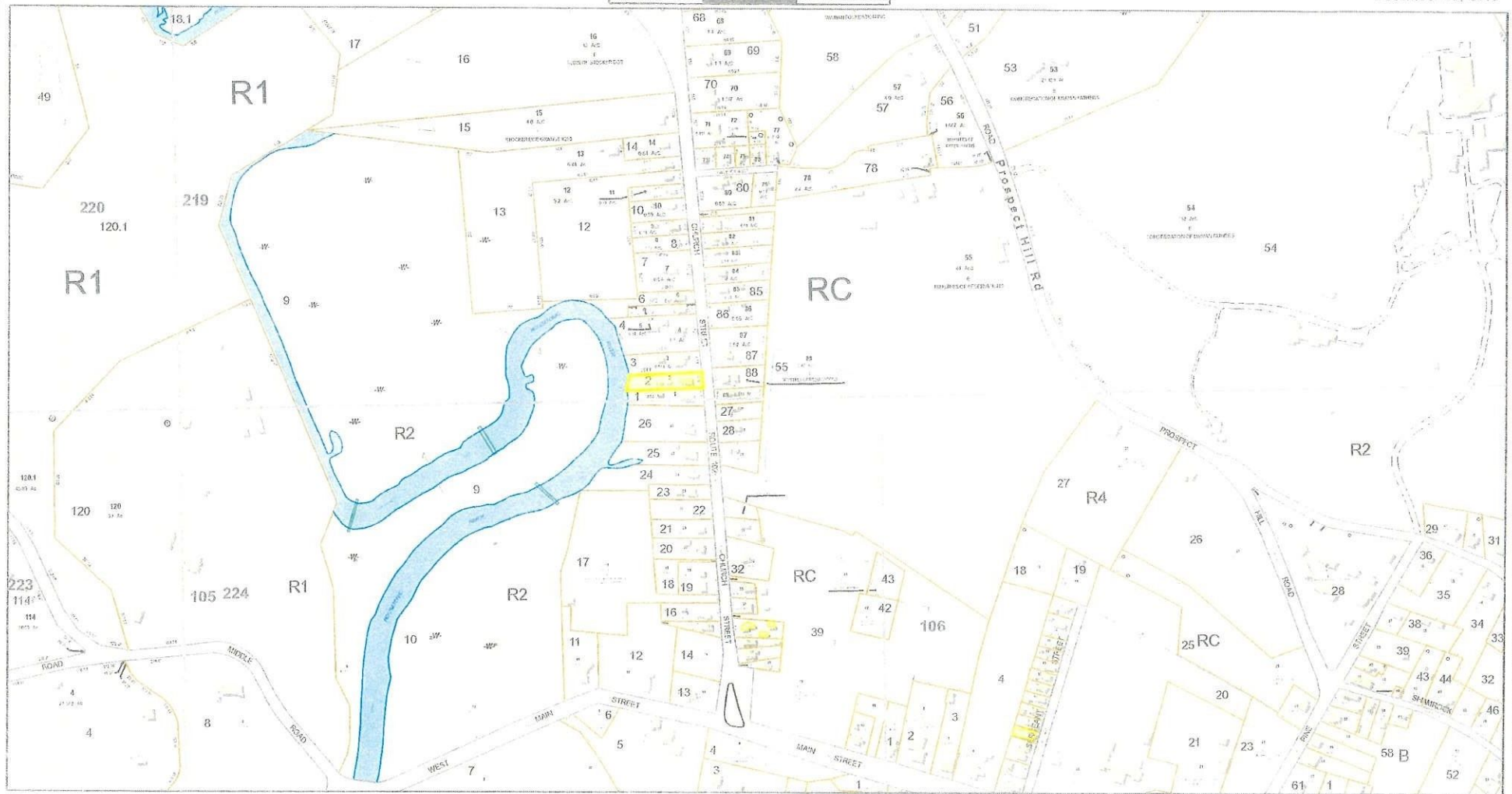
Stockbridge, MA

1 inch = 400 Feet

0 400 800 1200



December 30, 2019



Data shown on this map 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 map.

## COMPLETED LOMCs BY COMMUNITY

COMMUNITY	COMMUNITY ID	CASE NO.	PROJECT ID	LOMC TYPE	FIRM INDEX EFF DATE	CUR FIS RPT EFF DATE	EFF DATE OF MAP CHANGE	DETERM DATE	REVAL LETTER	REVAL LETTER	BEST AVAIL DATA LETTER	BEST AVAIL LETTER	FIRM PANEL NO.	FIRM PANEL EFF. DATE	FLOOD SOURCE
STOCKBRIDGE, TOWN OF	250042	15-01-1094A	HERON POND AT STOCKBRIDGE, UNIT 2 -- 2	LOMA	07/05/1982	07/05/1982		06/08/2015			N				unknown
STOCKBRIDGE, TOWN OF	250042	19-01-1666A	WALLACE ROAD	LOMA	07/05/1982	07/05/1982		12/18/2019			N				
STOCKBRIDGE, TOWN OF	250042	199500146R01	11 GLENDALE ROAD	LOMA	07/05/1982	07/05/1982		12/15/1993			N		2500420007B	07/05/1982	
STOCKBRIDGE, TOWN OF	250042	20-01-0553A	25 CHURCH STREET	LOMA	07/05/1982	07/05/1982		03/10/2020			N		2500420007B	07/05/1982	HOUSATONIC RIVER
STOCKBRIDGE, TOWN OF	250042	20-01-1611A	6 WEST STOCKBRIDGE ROAD	LOMA	07/05/1982	07/05/1982		01/12/2021			N				

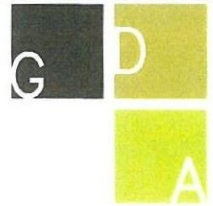
Jane Weber

25 Church Street, Stockbridge MA

# GREYLOCK DESIGN ASSOCIATES

Landscape Architecture & Land Planning

• 4 Lime Kiln Rd  
Lenox, MA 02350  
P. 413-637-8366





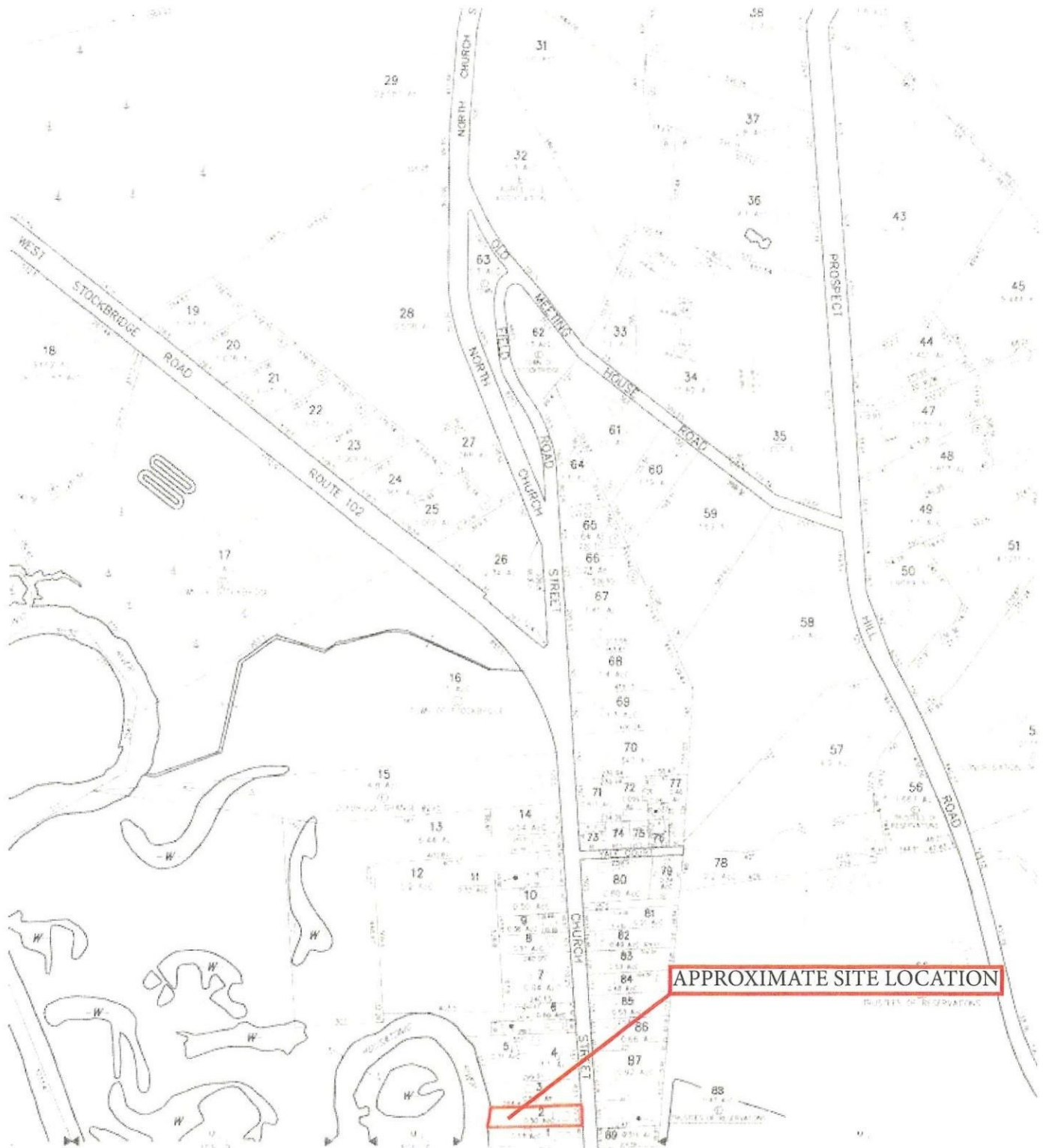
Jane Weber

25 Church Street, Stockbridge MA

GREYLOCK DESIGN ASSOCIATES

Landscape Architecture & Land Planning

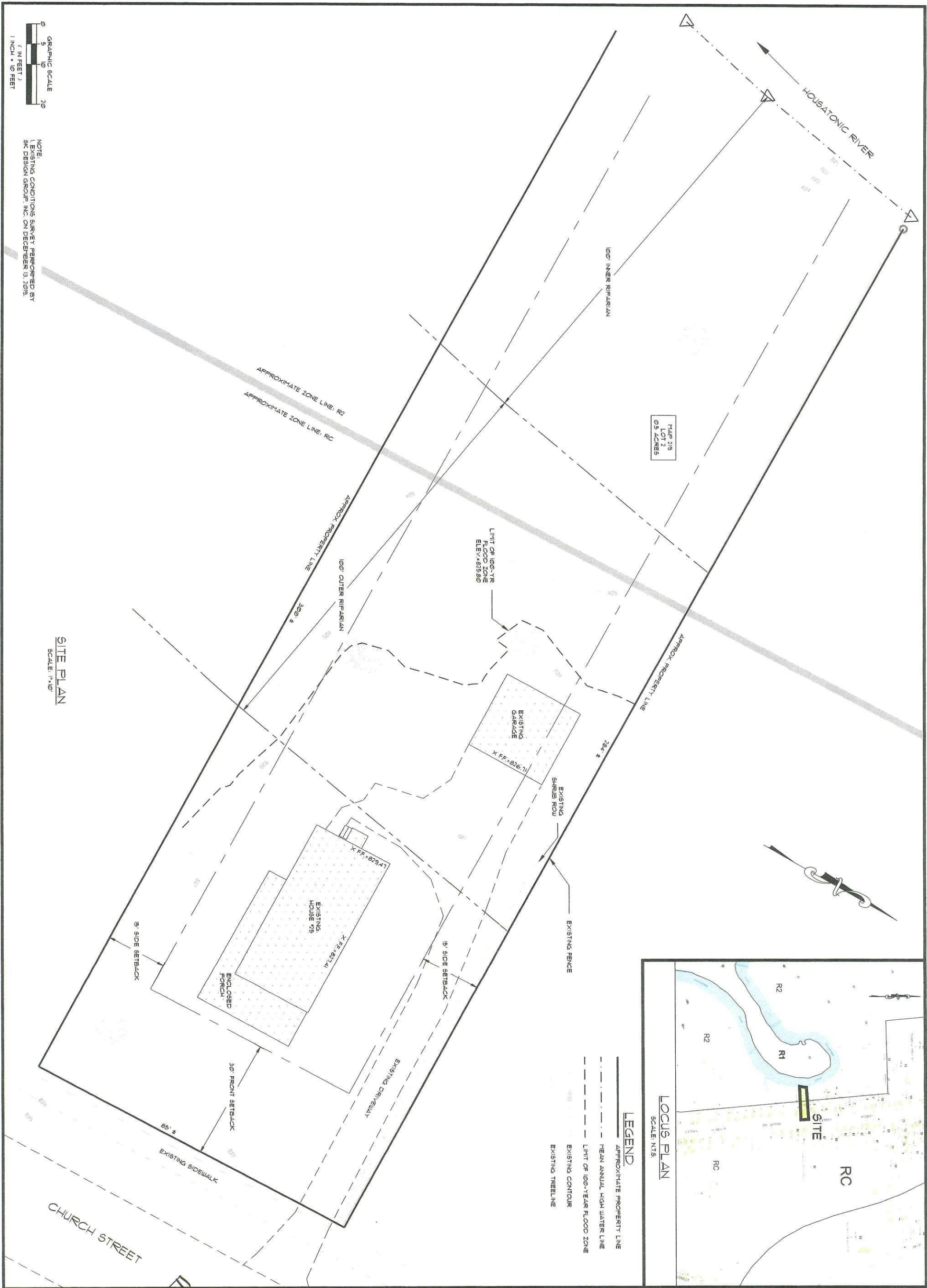
• 4 Lime Kiln Rd  
Lenox, MA 02350  
P. 413-637-8366



Town of Stockbridge Assessor's Map

Map Date: 08-17-2023



[illegible]

JAMES M. SOLUKE II  
5000 GARDEN DRIVE  
DALLAS, TEXAS 75244  
PROFESSIONAL OF RECORD  
PHONE: 413-643-3537

SK DESIGN GROUP PROJECT #:  
190166

**Design Group, Inc.**  
 Civil Engineers • Surveyors • Consultants  
 2 FURNBERG DRIVE • PITTSBURGH, PENNSYLVANIA 15106 • (412) 443-3377

PLAN DESCRIPTION:  
**EXISTING CONDITIONS PLAN**

???

PREPARED FOR:

JANE WEBER

LOCATED AT:

25 CHURCH STREET  
STOCKBRIDGE, MASSACHUSETTS





**SIMPSON ASSOCIATES**  
DESIGNERS/CONSULTANTS

141 West Road  
Lee, Massachusetts 01238  
413-717-0151

LEGEND OF SYMBOLS

- 1 DOOR OPENING
- 2 WINDOW OPENING
- DRAWING NUMBER
- DETAIL SHEET NUMBER
- DRAWING NUMBER
- SECTION SHEET NUMBER
- DRAWING NUMBER
- ELEVATION SHEET NUMBER
- ROOM NUMBER
- INTERIOR ELEVATIONS SHEET NUMBER
- DRAWING LETTER
- W 6' ELEVATION

Construction work shall conform to the requirements of 90C International Code - with the Commonwealth of Massachusetts amendments. One and Two Family Code. The Contractor shall comply with all applicable codes, ordinances, regulations, and instructions of authorities having jurisdiction, including, but not limited to, the Town of STOCKBRIDGE, MA. The Contractor and Subcontractors shall not "scale" drawings in order to obtain dimensions. Any questions regarding dimensions shall be referred to the Designer who shall provide the information. The Contractor shall obtain all permits and construction approvals, and pay all fees relating to the construction of the project. The Contractor shall be responsible for notification to the Town of STOCKBRIDGE in conjunction with any required inspections performed by the Town. Plumbing and Electrical subcontractors shall be licensed within the Commonwealth of Massachusetts and shall meet the requirements of the Town of STOCKBRIDGE. Protect existing trees and shrubs to remain from all damage. Provide erosion control as required by governing authorities.

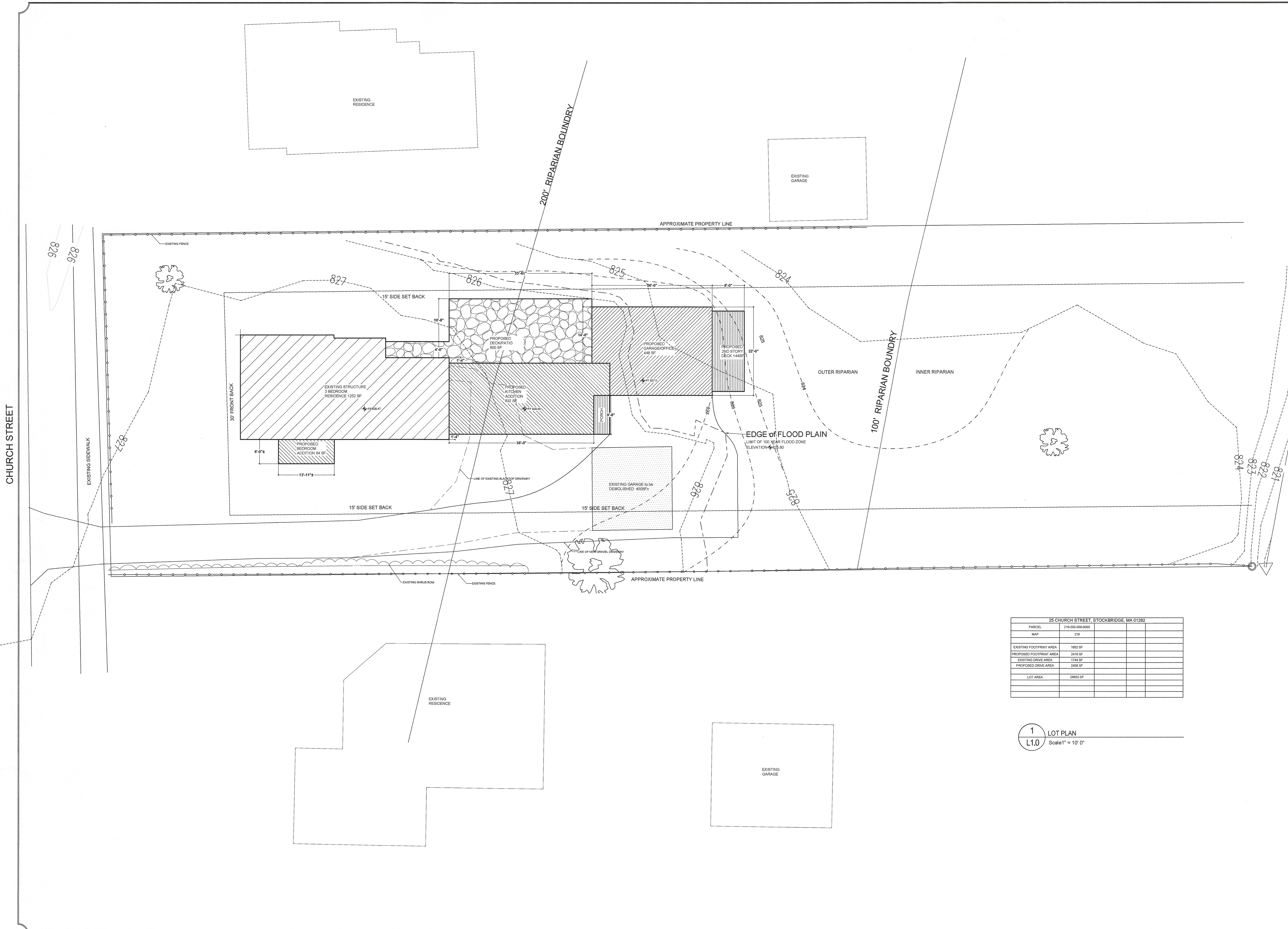
7-3-2023	PROGRESS NOTICE OF INTENT
6-26-2023	PRELIMINARY
8-14-2023	PRELIMINARY
6-7-2023	PRELIMINARY LOT LAYOUT
5-5-2023	PRELIMINARY
DATE	REMARKS

It is the responsibility of the Contractor to verify all dimensions and indicate any discrepancies to the designer.

**WEBER RESIDENCE**  
25 Church Street  
Stockbridge, MA 01262

LOT PLAN

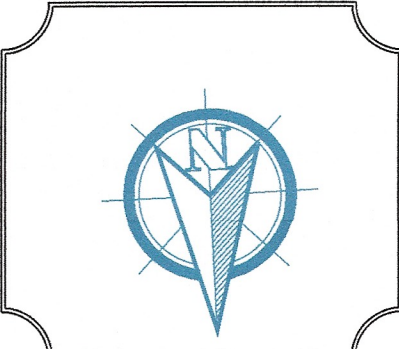
**L1.0**



25 CHURCH STREET, STOCKBRIDGE, MA 01262				
PARCEL	219-002-000-0000			
MAP	219			
EXISTING FOOTPRINT AREA	1602 SF			
PROPOSED FOOTPRINT AREA	2416 SF			
EXISTING DRIVE AREA	1744 SF			
PROPOSED DRIVE AREA	2469 SF			
LOT AREA	24653 SF			

1 LOT PLAN  
L1.0 Scale: 1" = 10' 0"





**SIMPSON  
ASSOCIATES**  
DESIGNERS/CONSULTANTS



141 West Road  
Lee, Massachusetts 01238  
413-717-0151

**LEGEND OF SYMBOLS**

- 1 DOOR OPENING
- 2 WINDOW OPENING
- 3 DRAWING NUMBER
- 4 DETAIL
- 5 SHEET NUMBER
- 6 DRAWING NUMBER
- 7 SECTION
- 8 SHEET NUMBER
- 9 DRAWING NUMBER
- 10 ELEVATION
- 11 SHEET NUMBER
- 12 ROOM NUMBER
- 13 INTERIOR ELEVATIONS
- 14 SHEET NUMBER
- 15 DRAWING LETTER
- 16 6" ELEVATION

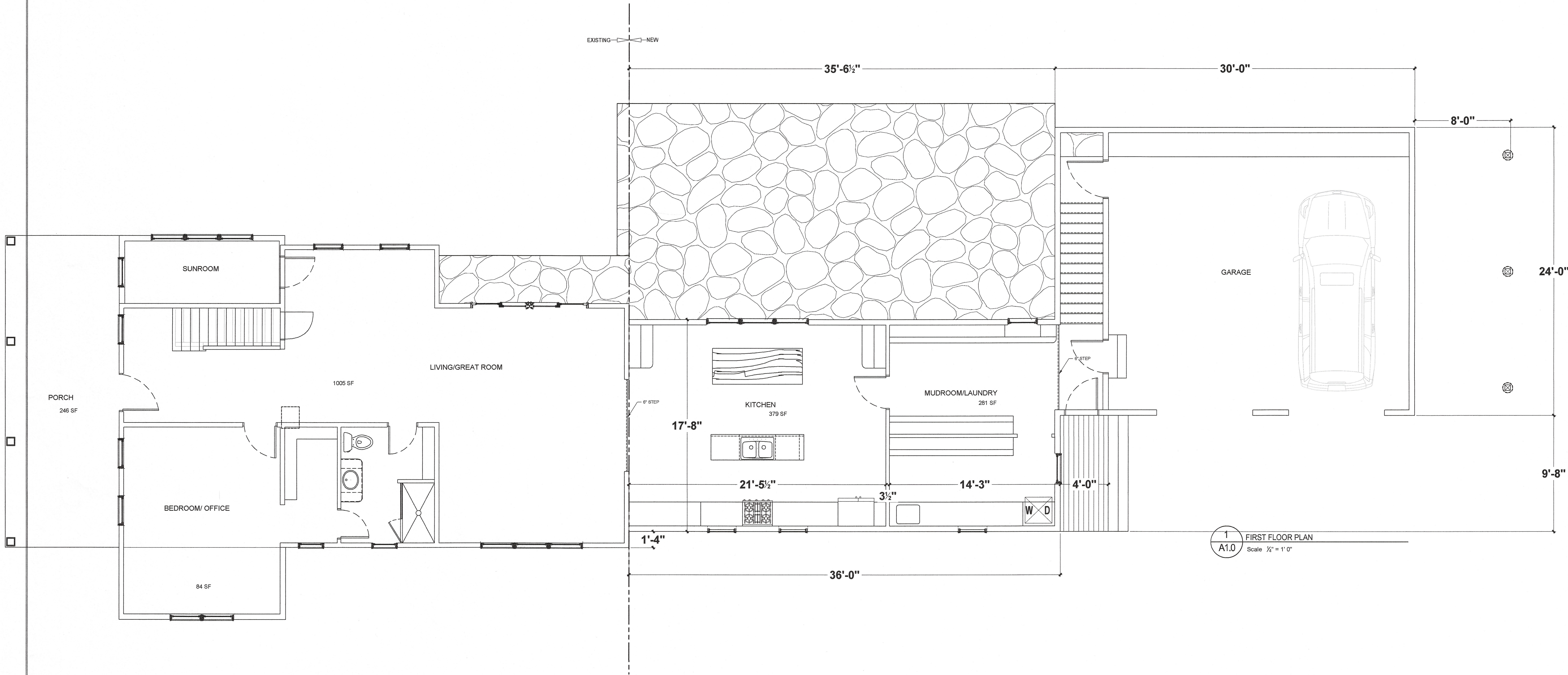
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5-5-2023	PRELIMINARY
DATE	REMARKS
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**WEBER  
RESIDENCE**  
25 Church Street  
Stockbridge, MA 01232

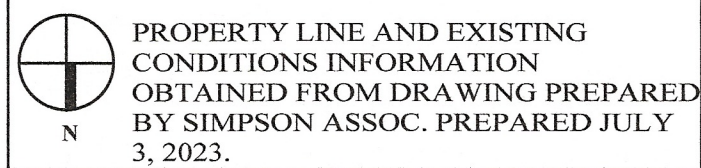
**FLOOR PLANS**

**A1.1**





PLAN NOTES



GRAPHIC KEY

- |                |                         |
|----------------|-------------------------|
| ----           | PROPERTY LINE           |
|                | BUILDING SETBACK        |
| ----           | EXPRO WELL              |
| ----           | WELL SETBACK            |
|                | EXISTING TREE LINE      |
|                | PRO TREE LINE           |
| 3 1 5          | EXISTING CONTOURS       |
|                | PRO CONTOURS            |
| + 3 1 5        | PRO SPOT GRADE          |
| W              | PRO WATER LINE          |
| S              | PRO SEPTIC LINE         |
| G              | PRO GAS LINE            |
| E              | PRO ELECTRIC LINE       |
| D              | PRO DRAIN LINE          |
|                | BENCHMARK               |
|                | SOIL TEST PIT           |
|                | PERCOLATION TEST PIT    |
| x x            | VEG. TO BE REMOVED      |
|                | NHESP PRIORITY HABITATS |
|                | FEMA FLOOD ZONE         |
| r <sup>0</sup> | UTILITY POLE            |
|                | LIGHT POLE              |
|                | GENERATOR               |
|                | MANHOLE                 |
|                | DRAIN                   |
|                | AC UNIT                 |
|                | FIRE HYDRANT            |

GENERAL CONTRACTOR NOTES

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND OTHER EXISTING CONDITIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.

ANY WORK STARTED BEFORE ACCEPTANCE BY THE ENGINEER SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SUBJECT TO CORRECTIONS BY HIM WITHOUT ADDITIONAL COMPENSATION.

CONTRACTOR SHALL COORDINATE SITE WORK WITH OTHER CONTRACTORS ON-SITE.

ALL UTILITIES TO BE INSTALLED UNDERGROUND AND THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITY CONNECTIONS WITH APPROPRIATE UTILITY COMPANY.

ALL CONSTRUCTION IS TO COMPLY WITH ANY AND ALL TOWN REGULATIONS AND ALL FUTURE AMENDMENTS.

OTHER THAN SHOWN HERE, NO WORK, VEHICLE OR UNNECESSARY FOOT TRAFFIC, STORAGE, DISPOSAL, STOCKPILING, OR OTHER ACTIVITY SHALL OCCUR WITHIN THE AREAS OF VEGETATION OR AREAS TO BE PROTECTED, AND NO SILT OR OTHER FOREIGN MATERIAL SHALL MIGRATE OUTSIDE OF THE WORK AREA.

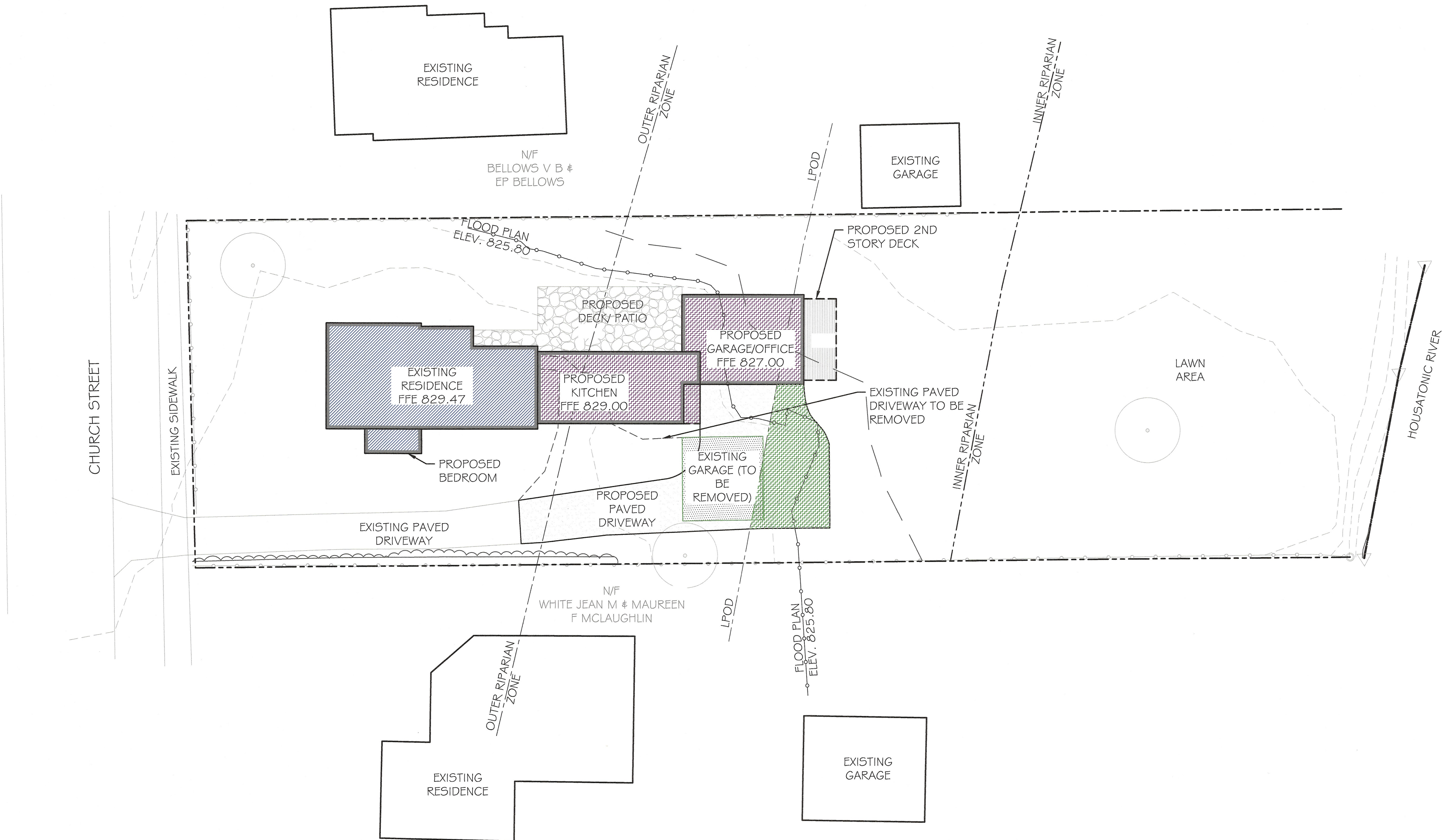
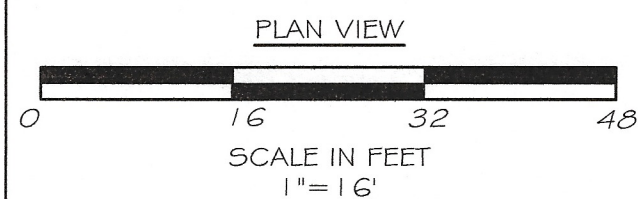
EARTHWORK SHALL BE SUSPENDED FOR MAJOR STORM EVENTS AND ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES WILL BE IMPLEMENTED AS NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SITE IS LEFT IN A CLEAN MANNER DAILY WITH NO GARBAGE OR CONSTRUCTION DEBRIS REMAINING, AS WELL AS SECURING THE WORK AREAS FROM THE GENERAL PUBLIC.

ANY CHANGES IN THE FIELD SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONTRACTOR'S EXECUTION OF WORK.

CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIG SAFE ((888) 344-7233) PRIOR TO BEGINNING CONSTRUCTION.

ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THE PLAN AND LOCATIONS MAY VARY IF SHOWN.



**Greylock Design Associates**  
Landscape Architecture & Land Planning

• 4 Lime Kiln Rd.  
Lenox, MA 01240  
P. 413-637-8366

• 784 B Tremont St.  
Boston, MA 02118  
P. 617-351-0108

0	PERMITTING	09.24.2023	RTA
No.	Revision	Date	Appvd.

---

Project Title \_\_\_\_\_

**WEBER RESIDENCE**  
25 Church Street  
Stockbridge, Massachusetts

Designed by GDA	Checked by RTA
--------------------	-------------------

Issued for	Date
PERMITTING	September 24, 202

Drawing Title

## SITE PLAN

Drawing Number

L-301

Sheet of

1 4

EXISTING STRUCTURE ■  
EXISTING STRUCTURE TO BE REMOVED ■  
PROPOSED STRUCTURE ■



PLAN NOTES

N

PROPERTY LINE AND EXISTING CONDITIONS INFORMATION OBTAINED FROM DRAWING PREPARED BY SIMPSON ASSOC. PREPARED JULY 3, 2023

GRAPHIC KEY

PROPERTY LINE

BUILDING SETBACK

W

EX/PRO WELL

WELL SETBACK

EXISTING TREE LINE

PRO TREE LINE

EXISTING CONTOURS

PRO CONTOURS

PRO SPOT GRADE

PRO WATER LINE

PRO SEPTIC LINE

PRO GAS LINE

PRO ELECTRIC LINE

PRO DRAIN LINE

BENCHMARK

SOIL TEST PIT

PERCOLATION TEST PIT

VEG. TO BE REMOVED

NHESP PRIORITY HABITATS

FEMA FLOOD ZONE

UTILITY POLE

LIGHT POLE

GENERATOR

MANHOLE

DRAIN

AC UNIT

FIRE HYDRANT

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PLAN VIEW

0

10

20

30

SCALE IN FEET

1"= 10'

The site plan illustrates the Weber Residence and its proposed alterations. Key features include:

- Existing Structures:** Existing Residence (FFE 829.47), Existing Garage (LPOD 617.5F), and an existing paved driveway.
- Proposed Structures:** Proposed Kitchen (FFE 829.00), Proposed Deck/Patio, Proposed Garage/Office (FFE 827.00), Proposed Bedroom, and a Proposed 2nd Story Deck.
- Setbacks:** 30' Front Back, 15' Side Set Back, and 15' Side Set Back.
- Riparian Zones:** Outer Riparian Zone and Inner Riparian Zone.
- Other Features:** Flood Plan Elev. 825.80, Lawn Area, and various utility lines (water, septic, gas, electric, drain).

G

P

A

Greylock Design Associates  
Landscape Architecture & Land Planning

• 4 Lime Kiln Rd.  
Lenox, MA 01240  
P. 413-637-8366

• 784 B Tremont St.  
Boston, MA 02118  
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0 PERMITTING 09/24/2023 RTA

No. Revision Date: App'd

Project Title

WEBER RESIDENCE  
25 Church Street  
Stockbridge, Massachusetts

Designed by GDA Checked by RTA

Issued for: PERMITTING Date: September 24, 2023

Drawing Title

LPOD ALTERATIONS

Drawing Number

L-304

Sheet 4 of 4