



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 25 Church Street 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 kitchen addition attached to a single-family house, relocated driveway, and detached garage replacement at 25 Church Street ("Project Locus" or "property"), a shoreline property along the Housatonic River recognized by the Commonwealth's public-facing Geographic Information System ("GIS") as Property ID M_49798_894676 (i.e., Assessors Map #219; Lot #2). The Applicant is Jane Weber.

Methods

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

- SPA (dated 9/27/23) prepared by Greylock Design Associates

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. Fleetwood's general comment is that the proposed project is modest in nature and that the existing LPOD at the property is currently maintained as lawn and will largely be preserved as such, with some evident riparian buffer expansion agreed to as Riverfront Area mitigation for the Stockbridge Conservation Commission. That said:
2. The SPA does not include the Planning Board's "LPOD Checklist", although this requirement may not have been clear to the Applicant, as the SPA form does not reference the need for the Checklist.

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3. The format of the SPA does not explicitly or sequentially address the items covered by the LPOD provisions, making confirmation of compliance with the provisions challenging.
4. 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.
5. The SPA does not appear to propose any prohibited activities as they are outlined at Section 6.5.5 of the LPOD standards.
6. The SPA appears to comply with the provisions of Section 6.5.8 (“Site Plan Requirements”), though certain of the plans are difficult to interpret in the specific context of the LPOD provisions. As an example, the “Lot Plan” (Sheet L1.0) appears to depict two sets of competing elevation data, making determination of the 100-year flood plain boundary difficult. Are these elevation data intended to show existing versus proposed grades? Is this sheet intended to be the requisite “Grading and Drainage Plan?” If so, the legend of the site plan does not clarify the difference between these elevation data sets.
7. 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 10,500 square feet, with none of it currently developed with structures. The proposed increase due to the garage and the driveway (617 sf) will represent a 6% developed LPOD, well below the 15% threshold.
8. Due to the minor nature of the proposed work, there does not appear to be a need for stormwater calculations or stormwater management. Additionally, no point sources of discharge are proposed.
9. Fleetwood understands that the Applicant has committed to expanding the existing Housatonic River native buffer to 35 feet, in conformance with the LPOD provisions. Fleetwood suggests a revised site plan be prepared and furnished to the Planning Board that depicts this.

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

Sincerely,

David Cameron

David Cameron, SPWS
Principal

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