



GREYLOCK DESIGN ASSOCIATES

4 Lime Kiln Road, Lenox, MA 01240
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Special Permit Application (6.5 LPOD)

for

Scott & Mary Ann Goodell

Tax Map 104 Lot 70
15 Lake View Drive
Stockbridge, MA 01262

November 21, 2022



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): Scott and MaryAnne Goodell

Applicant Signature: 

Applicant Mailing Address: PO Box 1313, 1A Interlaken Rd Stockbridge MA 01262

Applicant phone and email: scottkgoodell@gmail.com

On the 22 day of November, 2022 for property shown on the Stockbridge

Assessors Map # 104, Lot # 70 Book 7509, Page 40

Owner of property: Scott and MaryAnne Goodell

Owner's signature: _____

Address of property: 15 Lake View Drive

Mailing Address: _____

Description of property: See attached Narrative

Present use of property: Residential

Project Description: See attached Narrative

Appropriate Section of Zoning Bylaw: 6.5

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.

Lake and Pond Overlay District Checklist

Date: 11-03-2022

Name of Applicant: Scott Goodell

Address: PO Box 1313 , 1A Interlaken Cross, Stockbridge 01262

Property Affected: 15 Lakeview Drive

(To be filled out by applicant)

1. How far from the mean high water mark is the existing structure? 45'
2. Is the existing structure, lot, etc. nonconforming in any manner other than being within the LPOD? Yes X No Explain. Existing structure was built in 1963 and located within the current side setbacks
3. Is any construction being done closer to the mean high water mark than the existing structure? Yes X No
4. Is any septic system work being done within 150' of the mean high water mark? Yes No X
5. What is the lot coverage of the existing structure(s)? Under the proposed plan?
6. Cutting in the LPOD
 - a. Is cutting of live vegetation being done within 35' of the mean high water mark? Yes No X
 - b. Is an alternative cutting plan being proposed? Yes No X
If so, is a description of natural shrubbery and replacement plantings, if required, included? Yes No
7. Excavation in the LPOD
 - a. Are any changes being made to roads/driveways? Yes No X
 - b. Any removal of soil? Yes No
 - c. Any demolition being done? Yes X No

(continued on other side)

(To be filled out by Planning Board.)

8. Does the application/plan include:

1. ____ locus map
2. ____ scaled drawing of property showing existing watercourses,
existing features, parking and loading areas with materials, and
erosion control measures
3. ____ grading and drainage plan with 2' contour lines in building area
and 5' contour lines elsewhere
4. ____ construction time schedule

9. What is the Conservation Commission's opinion? _____



PROJECT NARRATIVE

for a proposed project
by
Scott & MaryAnn Goodell
15 Lakeview Dr.
In
Stockbridge, Massachusetts

SITE LOCATION & CHARACTERISTICS

The subject parcel is located on the west side of Lake View Drive and identified on Assessor's Map 104, as Lot 70, and consists of ± 0.3 acres. The parcel has a single-family home on it which is approximately $\pm 42'$ from Lake MahKeeNac (Stockbridge Bowl). The parcel is non-conforming as it does not meet the requisite acreage for the zone R-2 and the structure is non-conforming as it does not meet certain setback and frontage requirements.

According to the most current information found on MassMapper the property abuts but does not encroach on a NHESP Priority Habitat polygon. There is also a small area of BVW which runs along the MAHWL of Stockbridge Bowl as such the contemplated scope of work falls within the Buffer Zone of that resource area. Additionally, the property lies within the Towns Lake and Pond Overlay District (LPOD)

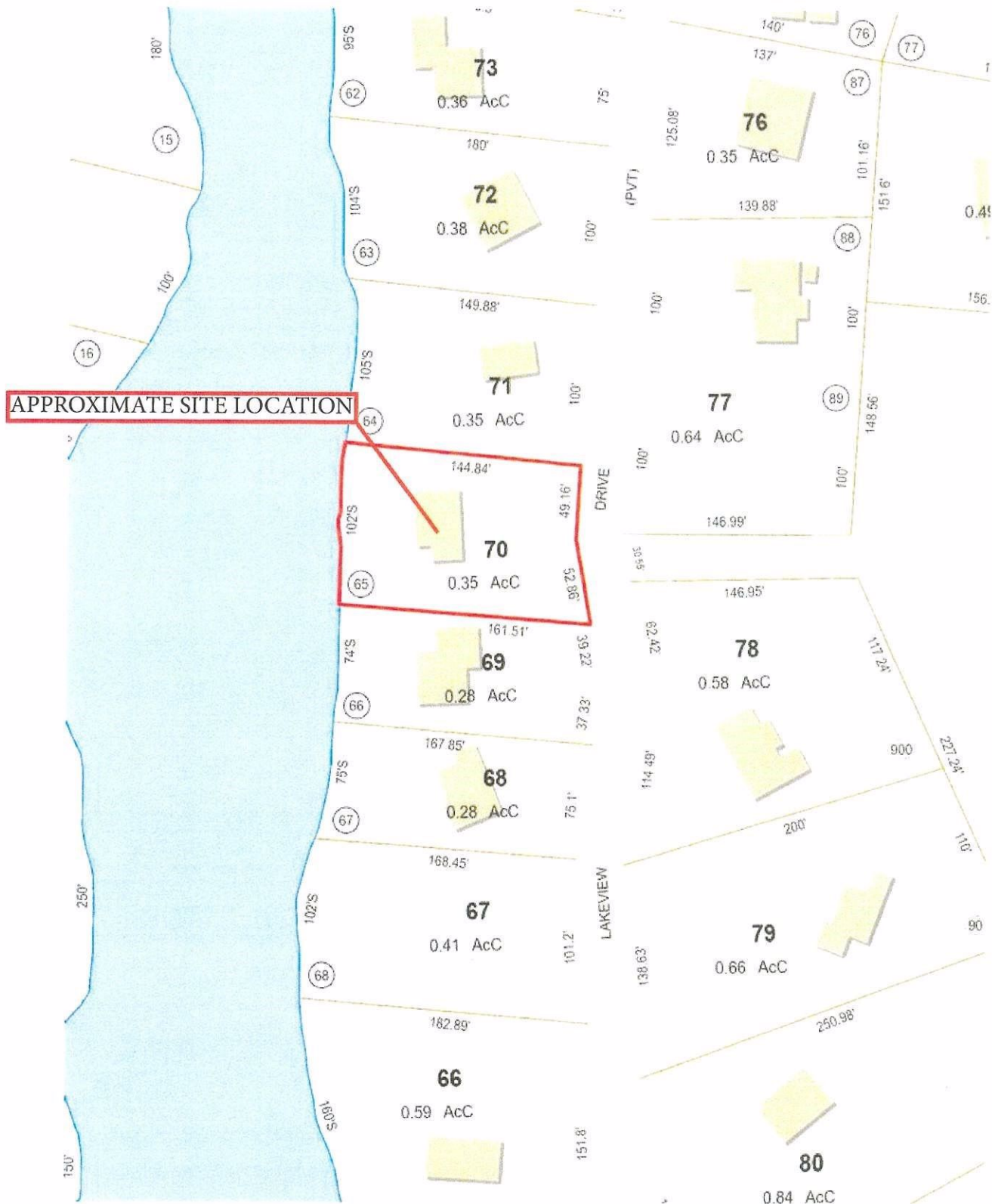
PROPOSED PROJECT

The applicant is seeking the necessary permits for rehabilitation of the existing single-family cottage/ residence. The applicant proposes to replace the existing and failing concrete piers upon which the house sits with new helical piers. Additionally, the applicants are proposing to install a new 10' wide by 46' long deck also supported by helical piers. Lastly, they propose to repair the existing and dilapidated dock and to increase the size by adding a 10' x 10' addition to the existing dock; the new configuration and size (192 s.f.) will be consistent with the Stockbridge Zoning Bylaws. There will be no increase in permanent disturbance and all activity will take place outside the 50' Buffer Zone (except of course the work associated with the dock. It is not anticipated that this activity will result in any adverse impacts to the resource area or its associated buffer zone.



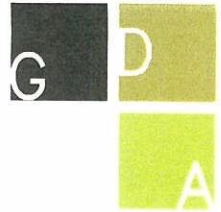
MITIGATING MEASURES

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 a silt fence staked in place as indicated on the Site Plan (where indicated straw waddles 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 a 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 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 a report of all activity will be submitted to the Conservation Commission.

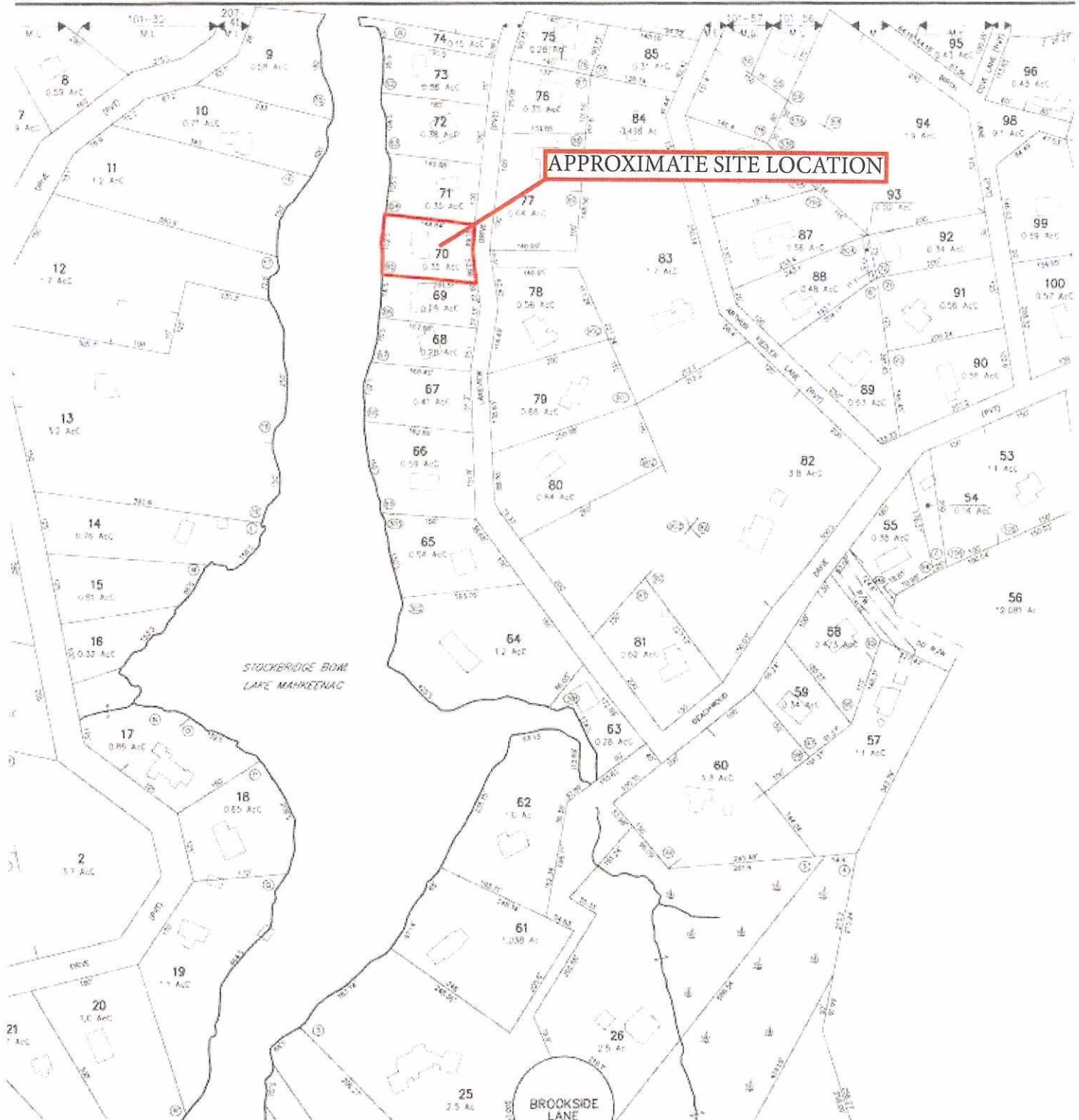


Goodell Residence
GREYLOCK DESIGN ASSOCIATES
Landscape Architecture & Land Planning

15 Lakeview Drive, Stockbridge MA



• 4 Lime Kiln Rd
Lenox, MA 02350
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Town of Stockbridge Assessor's Map
Map Date: 11-02-2022

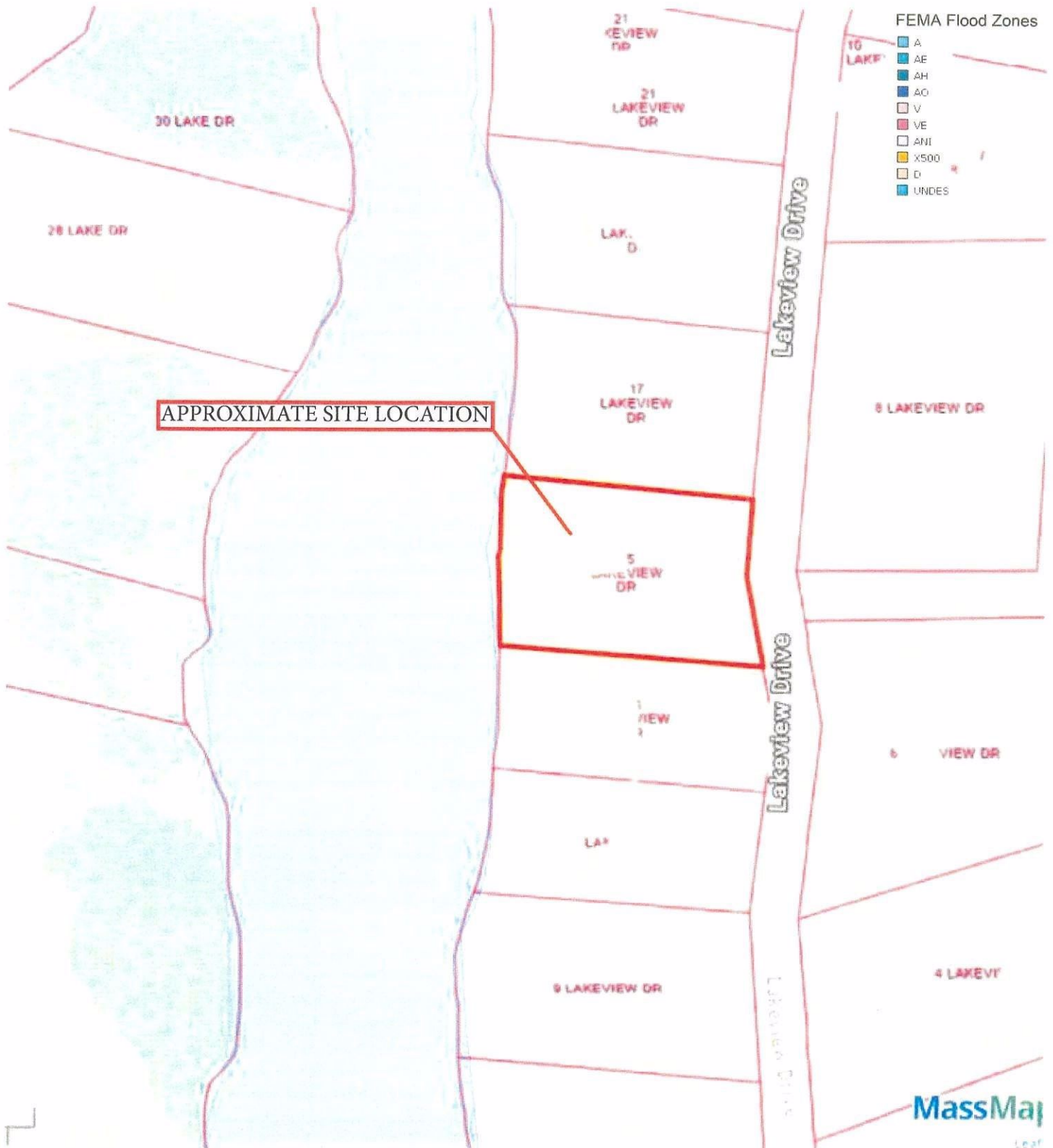
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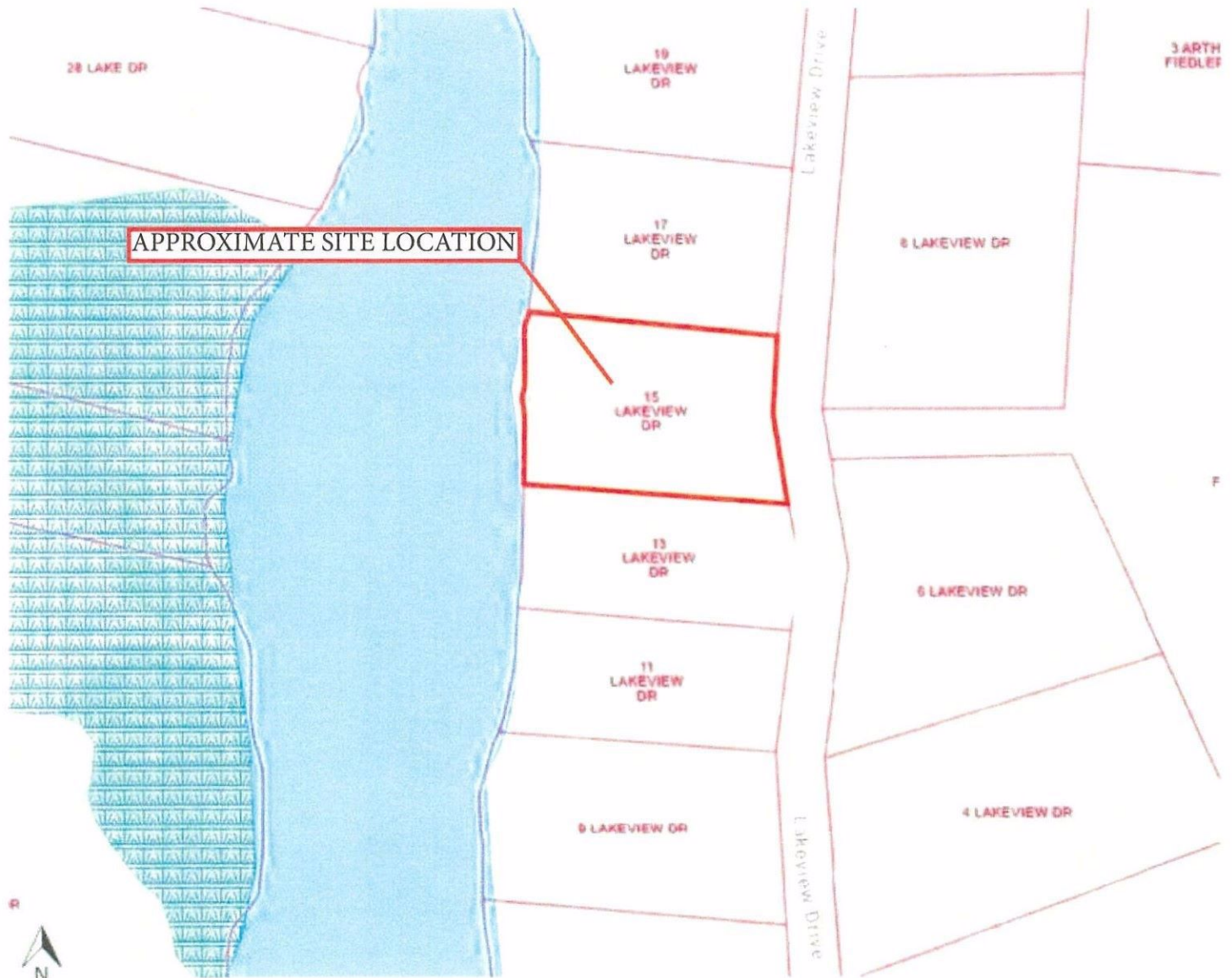
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MA GIS FEMA Floodzone Map

Map Date: 11-02-2022



DEP Wetlands Detailed With Outlines

- Barrier Beach System
- Barrier Beach-Deep Marsh
- Barrier Beach-Wooded Swamp Mixed Trees
- Barrier Beach-Coastal Beach
- Barrier Beach-Coastal Dune
- Barrier Beach-Marsh
- Barrier Beach-Salt Marsh
- Barrier Beach-Shrub Swamp
- Barrier Beach-Wooded Swamp Coniferous
- Barrier Beach-Wooded Swamp Deciduous
- Bog
- Coastal Bank Bluff or Sea Cliff
- Coastal Beach

- Coastal Dune
- Cranberry Bog
- Deep Marsh
- Barrier Beach-Open Water
- Open Water
- Rocky Intertidal Shore
- Salt Marsh
- Shallow Marsh Meadow or Fen
- Shrub Swamp
- Tidal Flat
- Wooded Swamp Coniferous
- Wooded Swamp Deciduous
- Wooded Swamp Mixed Trees

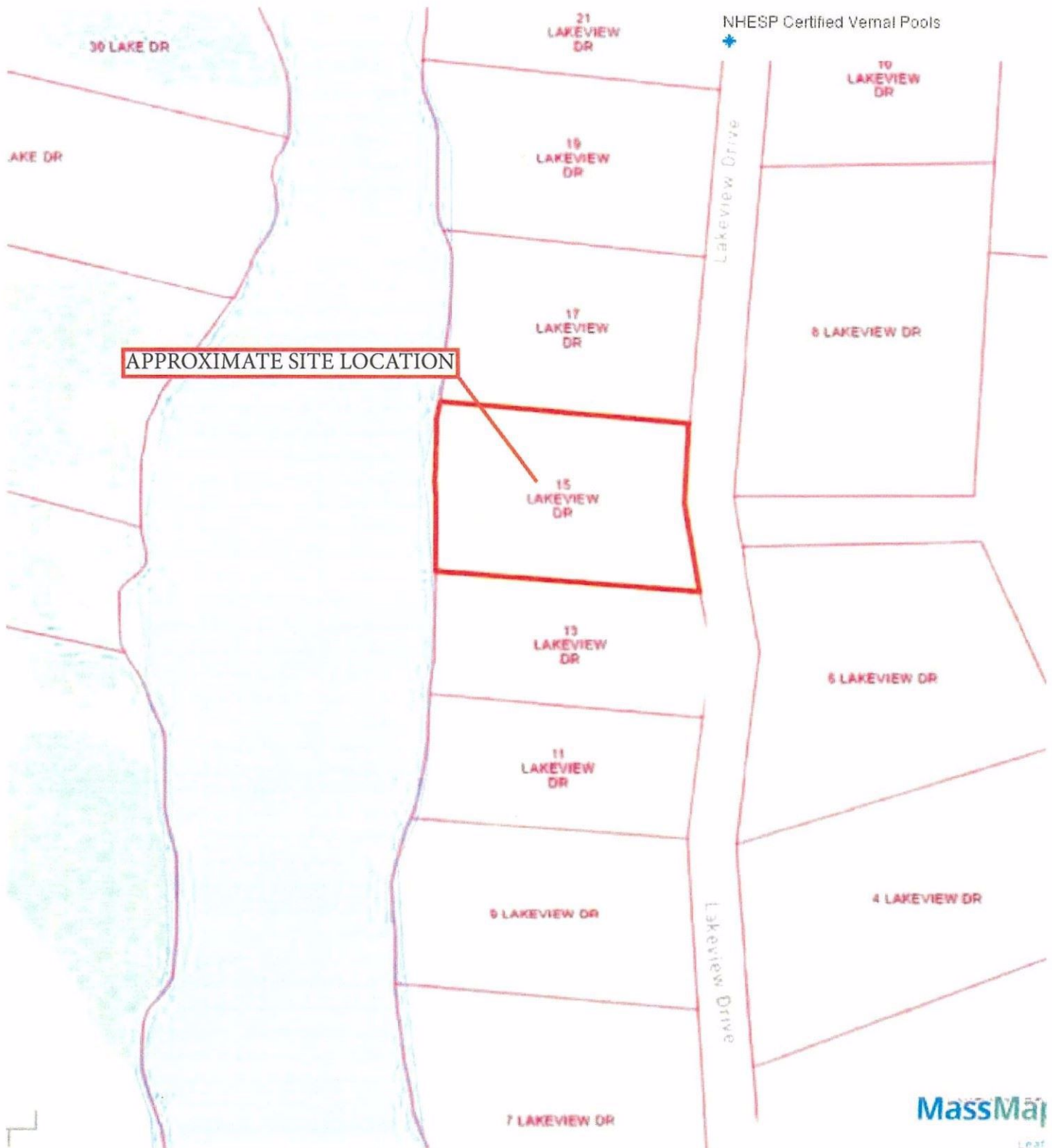
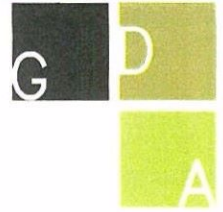
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MassMap
Leaf

MA GIS NHESP Certified Vernal Pools Map

Map Date: 11-02-2022

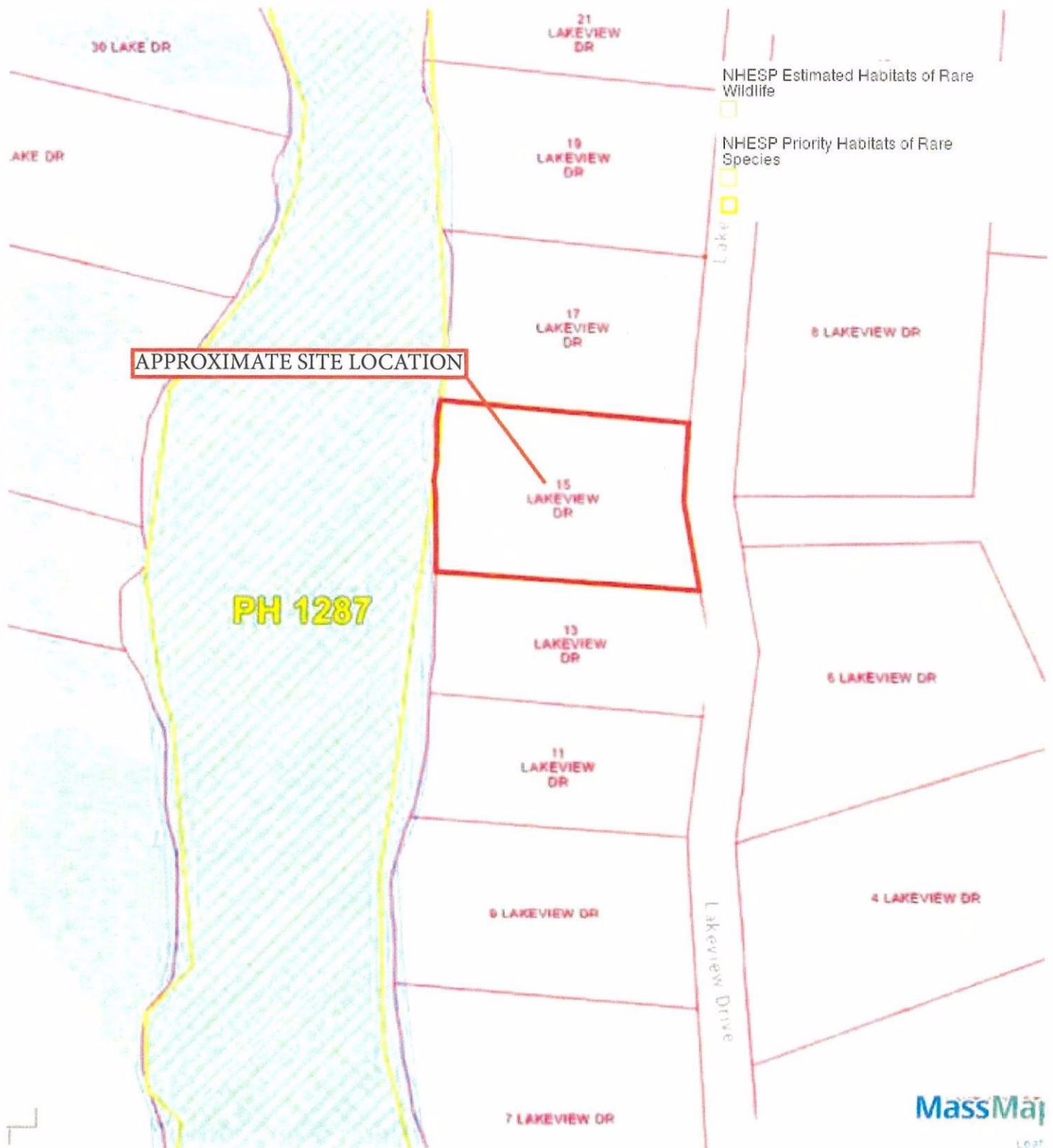
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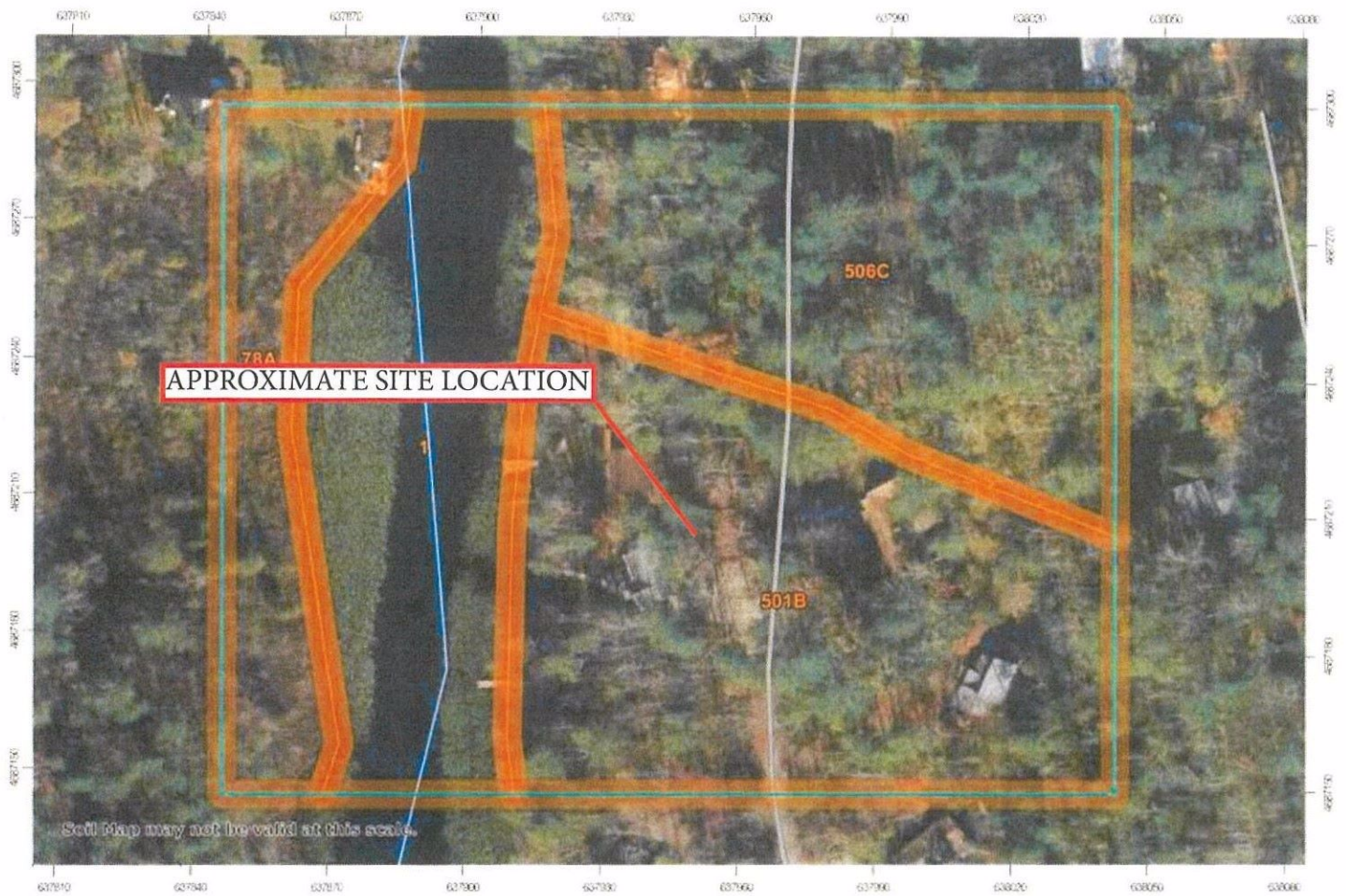


MassMap

LEGEND

MA GIS NHESP Priority/Estimated Habitats

Map Date: 11-02-2022





MAP LEGEND

Area of Interest (AOI)		Spot Area
Area of Interest (AOI)		Stony Spot
Soils		Very Stony Spot
Soil Map Unit Polygons		Wet Spot
Soil Map Unit Lines		Other
Soil Map Unit Points		Special Line Features
Special Point Features		Water Features
Blowout		Streams and Canals
Borrow Pit		Transportation
Clay Spot		Rails
Closed Depression		Interstate Highways
Gravel Pit		US Routes
Gravelly Spot		Major Roads
Landfill		Local Roads
Lava Flow		Background
Marsh or swamp		Aerial Photography
Mine or Quarry		
Miscellaneous Water		
Perennial Water		
Rock Outcrop		
Saline Spot		
Sandy Spot		
Severely Eroded Spot		
Sinkhole		
Slide or Slip		
Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG 3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Berkshire County, Massachusetts
 Survey Area Data: Version 15, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2019—Sep 17, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1	Cwater	1.6	22.4%
78A	Kendaia silt loam, 0 to 3 percent slopes, extremely stony	0.9	11.6%
501B	Amenra silt loam, 3 to 8 percent slopes, very stony	2.7	36.9%
506C	Neillis loam, 8 to 15 percent slopes, very stony	2.1	29.0%
Totals for Area of Interest		7.3	100.0%

