



**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): Jacob and Katie Silverman

Applicant Signature: Jacob Silverman /SD3

Applicant Mailing Address: 530 East 72nd Street Apt 1C, New York, NY 10021

Applicant phone and email: 347-216-0274 jksilverman@gmail.com

On the 6 day of February, 2023 for property shown on the Stockbridge

Assessors Map # 205, Lot # 15 Book 7000, Page 250, Zoning District R-4

Owner of property: Jacob and Katie Silverman

Owner's signature: Jacob Silverman /SD3

Address of property: 104 Interlaken Road

Mailing Address: 530 East 72nd Street Apt 1C, New York, NY 10021

Description of property: 4.92 acre parcel developed with single-family house

Present use of property: Residential

Project Description: Construction of master bathroom on north side of house, outdoor kitchen on south side detached garage and new dock.

Appropriate Section of Zoning Bylaw: 6.1.2

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:

Existing house is within 100-ft of mean highwater line of Stockbridge Bowl, actual is 50-ft . Proposed is no closer.

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.**

Special Permit Application  
for  
Jacob and Katie Silverman

104 Interlaken Road  
Stockbridge, MA 01262

February 2023



White Engineering, Inc.  
55 South Merriam Street  
Pittsfield, MA 01201  
(P) 413-443-8011  
(F) 413-443-8012  
[sboomsma@whiteeng.com](mailto:sboomsma@whiteeng.com)

Town of Stockbridge  
Special Permit Application  
Narrative

The Property is located in an R-4 zone district. Section 5.5 Table of Dimensional Requirements requires a minimum lot area of 174,240 square feet (4 acres). The lot is a pre-existing and contains 4.92 acres. The existing conditions on site have an existing house with a total lot coverage of 1.87%. The R-4 zone requires a 50' front setback and the existing cottage is 414', the proposed garage is 364'. The required rear setback is 50' for R-4 zone, Existing and proposed is 50'. Section 5.5 Table of Dimensional Requirements for R-4 zone footnote (f) requires all structures to be 150' from Stockbridge Bowl. The existing house is 50' from Stockbridge Bowl and the proposed is no closer. The property has an on-site septic system and private water supply well.

The applicant proposes to add a master bathroom addition to the north side of the house, 208 SF in size on a full foundation and an outdoor kitchen area (54 SF) on a concrete frost wall with a new pervious patio on the south side of the house. A new detached garage with a carport will be constructed northwest of the house. The new lot coverage will be 2.51%.

The applicant proposes stone trenched at the new roof drip lines for the additions to capture and infiltrate roof run off. A trench drain at the garage will discharge to a rain garden. Trees proposed to be taken down will be replaced 1:1 within the buffer zone to the intermittent stream. Additionally, invasive plants along the shoreline of Stockbridge Bowl will be removed, managed through annual cutting and replaced with native plantings.

The existing dock is non-conforming. The new dock will be 25-ft from the property lines, 200-SF in size and 25-ft in length from mean highwater line to be located in the same location as the existing dock.

REQUIRED FINDINGS FOR ISSUANCE OF A SPECIAL PERMIT UNDER SECTION 6.2

Pursuant to Section 6.1 of the Bylaw, the Select Board may grant a special permit for a change, extension, alteration or reconstruction of a pre-existing nonconforming structure or use to a substantially greater extent if such change, extension, alteration or reconstruction will not be in greater nonconformity with open space, yard and off-street parking requirements subject to a finding that in accordance with Chapter 40A of the General Laws, such change, extension, alteration or reconstruction will not be substantially more detrimental than the pre-existing nonconforming structure or use to the neighborhood.

1. The proposed house will not be in greater non-conformity with open space, yard and off-street parking requirements. As shown in the table on the site plan, the proposed house will conform with lot coverage requirements. There are no off-street parking requirements for single family homes and the site plan shows ample parking for the proposed house.
2. The proposed house will not be substantially more detrimental to the neighborhood than the existing structure or use. Construction of a single- family house is a by right use in the R-4 District and is in keeping with the neighborhood; the redesigned house will be no more non-conforming with all dimensional requirements. The house is served by the private water well and septic system; and the Applicant will provide adequate stormwater management.

### FINDINGS UNDER SECTION 6.3.6

Under Section 6.3.6 of the Bylaw, the Select Board shall make findings that the proposed use meets the following general special permit criteria:

- a. Is in compliance with all provision 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;*
- 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 areas or in any other areas of the town will be unduly subjected to the hazards affecting public health, safety or general welfare.*

As stated above and as shown on the Site Plans, construction of the redesigned single-family house is consistent with the uses in the neighborhood. The proposed construction will not obstruct an abutter's view, nor will it detract from the scenic qualities visible from Stockbridge Bowl. The use as a single-family house will not be detrimental to the adjacent residential uses and will be in keeping with the character of the neighborhood. Further, it will not create any undue traffic or impair pedestrian safety. The house will be served by the private water well; septic system; and the Applicant will implement adequate stormwater management and, therefore, the new house will not overload any public water, drainage, sewer, or municipal facility.

### CONCLUSION

For the foregoing reasons, the Applicant respectfully requests this Board grant the special permit to allow the construction of two small additions to a single-family house and detached single car garage and carport on the Premises as shown on the plans as submitted.



**PROPOSED OUTDOOR KITCHEN PATIO LOCATION**



**PROPOSED ADDITION AND STAIRWAY**



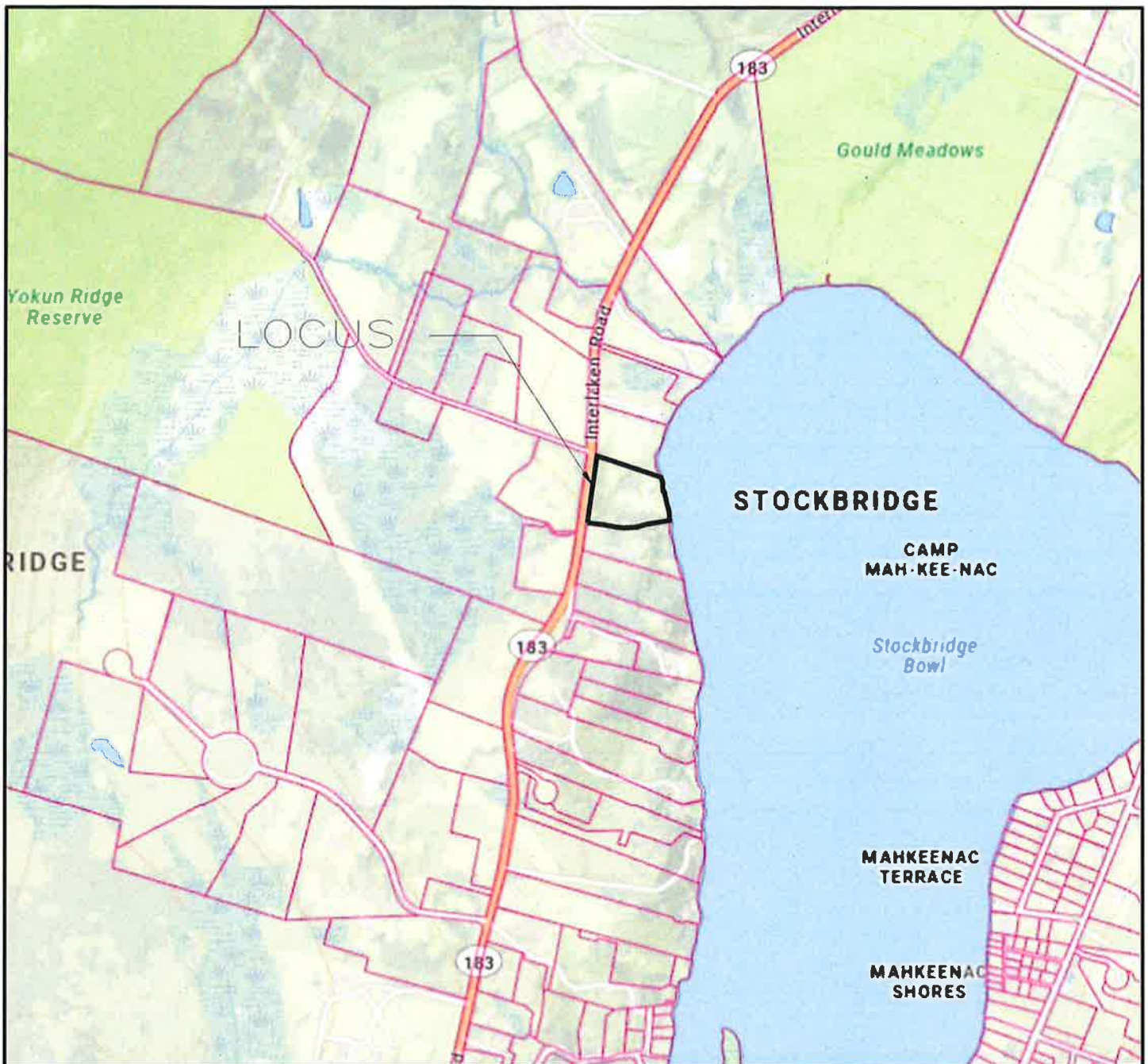
**PROPOSED GARAGE (IN THE AREA OF THE WHITE TRAILER)**



**FOOTBRIDGE TO BE REPLACED**



**HEMLOCKS TO BE REMOVED AND REPLACED  
WITH NEW PLANTINGS**



TOWN ASSESSORS MAP  
FOR  
JACOB & KATIE SILVERMAN

104 INTERLAKEN ROAD

STOCKBRIDGE, MA



**WHITE ENGINEERING INC.**

**CIVIL & ENVIRONMENTAL**

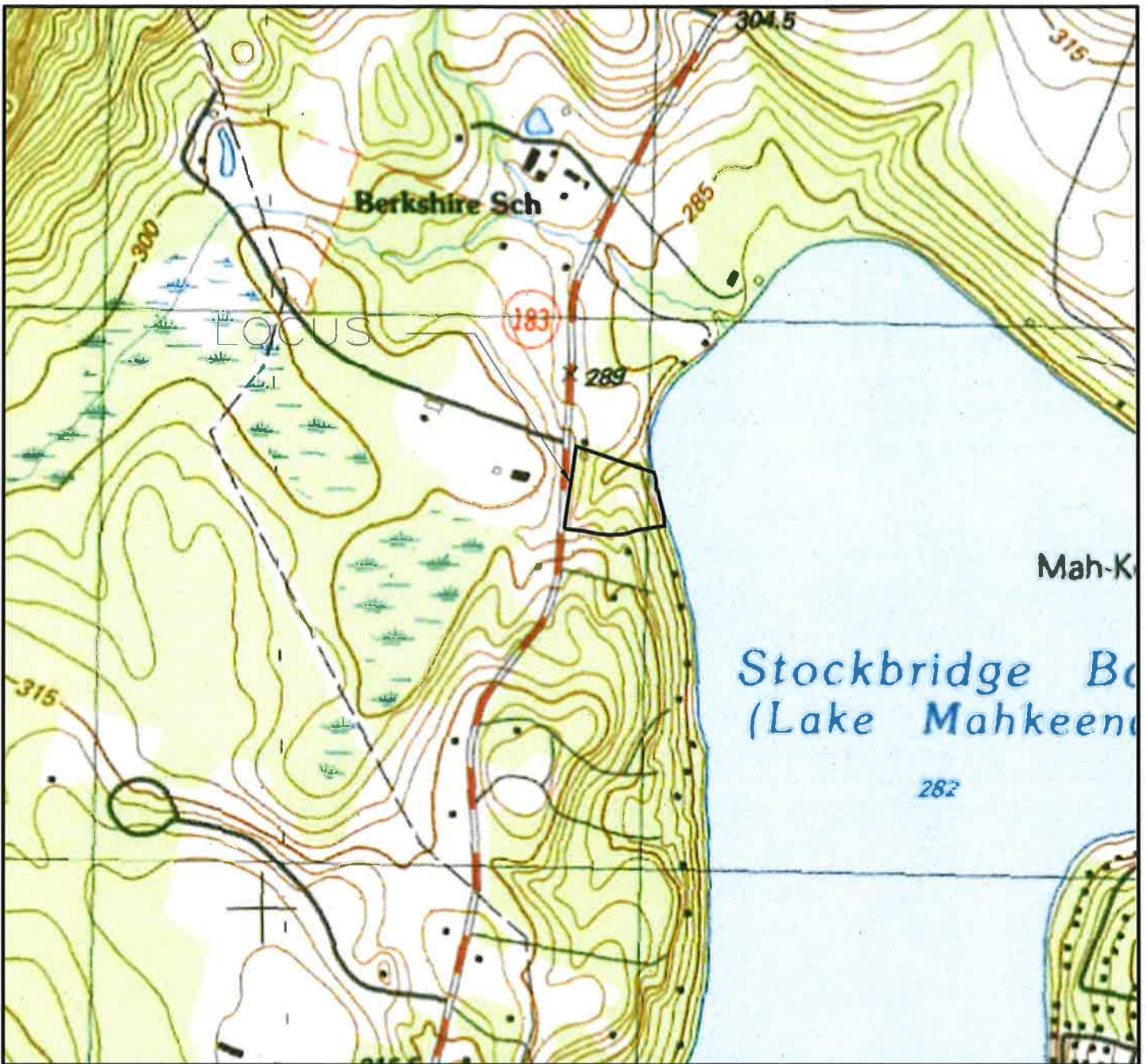
55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE (413) 443-8011

E-MAIL: SBOOMSMA@WHITEENG.COM

FAX (413) 443-8012

DATE: <b>AUGUST 17, 2022</b>	DRN: TJR	APVD: SDB/BMW	DWG NO:
DS'GN: SDB	CKD: SDB/BMW	SCALE: N.T.S	<b>22-05-01</b>



USGS MAP  
FOR  
JACOB & KATIE SILVERMAN

104 INTERLAKEN ROAD

STOCKBRIDGE, MA



**WHITE ENGINEERING INC.**

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ORTHO PHOTO  
FOR  
JACOB & KATIE SILVERMAN

104 INTERLAKEN ROAD

STOCKBRIDGE, MA



**WHITE ENGINEERING INC.**

CIVIL & ENVIRONMENTAL

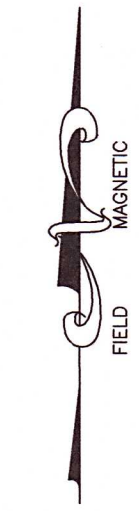
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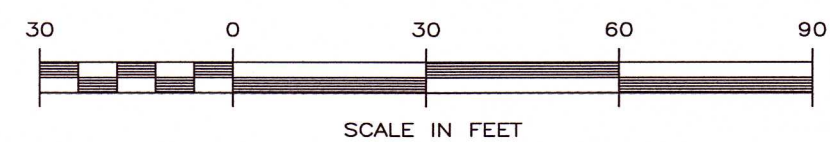
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SITE PLAN

SCALE: 1" = 30'



INTENSITY REGULATIONS			
ZONE: R-4	REQUIRED	EXISTING	PROPOSED
LOT AREA	174,240	214,315 SF	214,315 SF
LOT FRONTAGE	300'	492'	492'
FRONT SETBACK	50'	414'	364'
SIDE SETBACK (N)	50'	107'	98'
SIDE SETBACK (S)	50'	160'	146'
REAR SETBACK	50'	50'	50'
LOT COVERAGE	10% MAX	1.87%	2.51%
IMPERVIOUS LAND COVERAGE IN LPD	15%	8.68%	11.11%
HABITABLE AREA	20%	2.2%	2.9%



KEY MAP

LOCUS MAP

GENERAL NOTES:

CONTOUR INTERVAL IS 1' REFERENCED TO A LOCAL ARBITRARY DATUM.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARBAGE DISPOSALS ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL BE DISCHARGED INTO THE PROPOSED SYSTEM.

ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.

CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM AVAILABLE MAPS AND MONUMENTATION FOUND IN THE FIELD AND ARE REPRESENTED AS APPROXIMATE ONLY.

TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON AUGUST 19 & 22, 2022

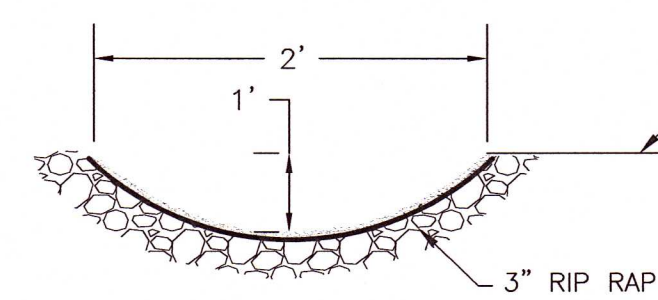
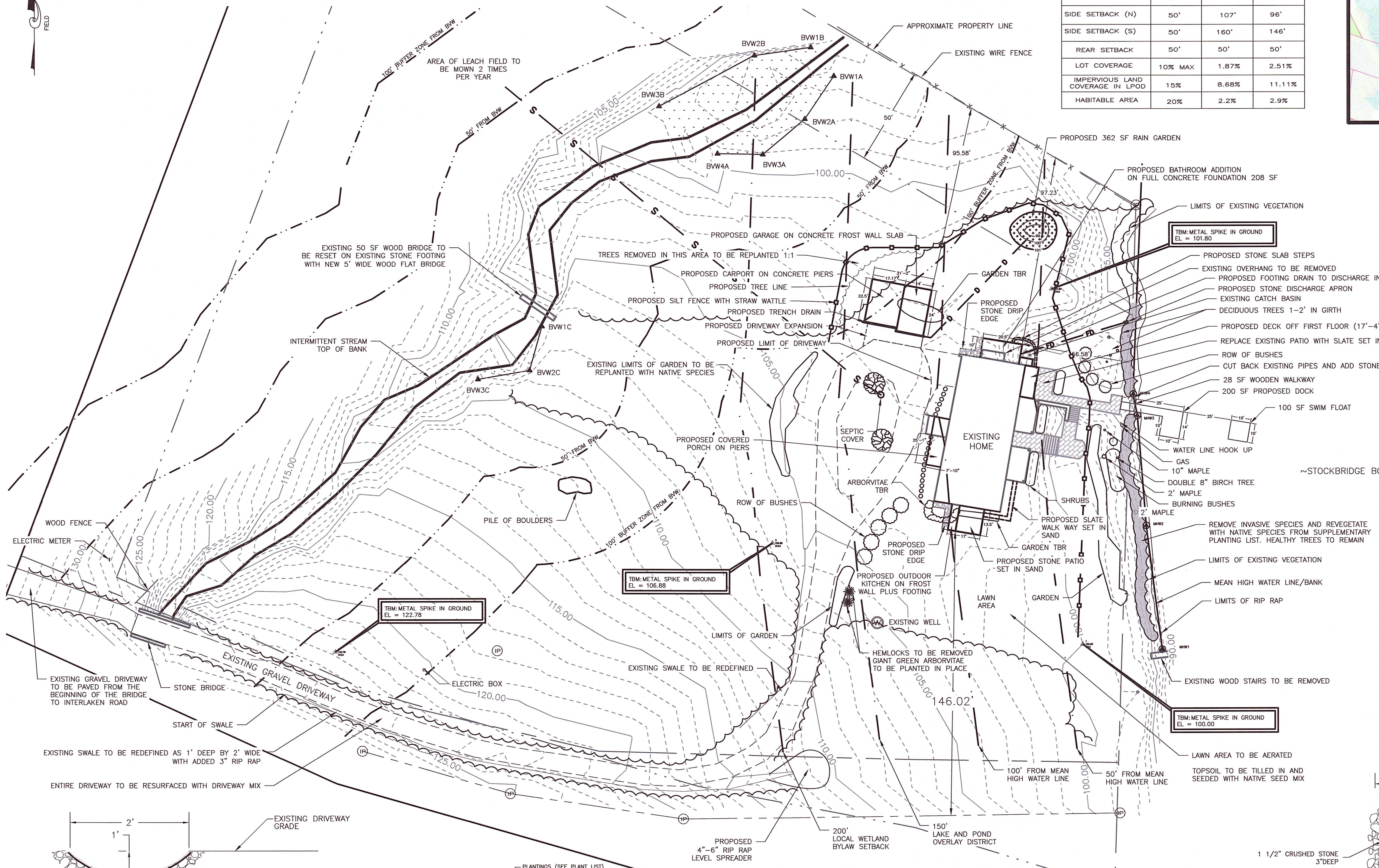
WETLAND DELINEATION PERFORMED BY WHITE ENGINEERING, INC. ON AUGUST 19, 2022

LEGEND

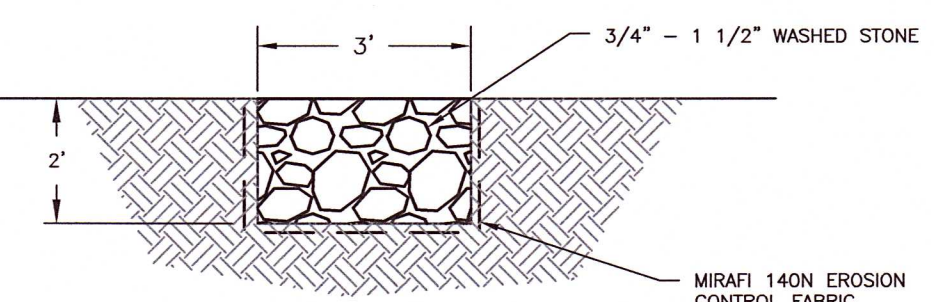
- 98--- EXISTING CONTOURS
- APPROXIMATE PROPERTY LINE
- PROPERTY LINE SETBACKS
- LIMIT OF BORDERING VEGETATED WETLAND
- EDGE OF TREELINE(CANOPY)
- EXISTING GRAVEL ROAD
- EDGE OF PAVED ROAD
- EXISTING STRUCTURES
- PROPOSED STRUCTURES
- TOP OF BANK
- MEAN HIGH WATERLINE
- FENCE
- 100' BUFFER ZONE FROM BORDERING VEGETATED WETLAND
- SETBACKS FROM MHWL/BANK
- APPROXIMATE LOCATION OF EXISTING SEPTIC LINE
- PROPOSED SILT FENCE WITH STRAW WATTLE
- EXISTING WELL
- IRON PIPE
- WETLAND FLAG
- BORDERING VEGETATED WETLAND
- MEAN HIGH WATERLINE FLAG
- DECIDUOUS TREE
- CONIFEROUS TREE

CONSTRUCTION NOTES:

- EROSION CONTROL SILTENCE TO BE INSTALLED AND MAINTAINED BY CONTRACTOR PRIOR TO THE START OF WORK.
- EROSION CONTROL SILTENCE TO REMAIN IN PLACE UNTIL SITE HAS STABILIZED AND VEGETATION HAS BECOME ESTABLISHED.
- ALL DISTURBED AREAS ARE TO BE REGRADED, SEEDED AND MULCHED AT THE COMPLETION OF WORK IN THAT AREA.
- ALL MATERIALS AND EQUIPMENT ARE TO BE STORED WITHIN THE LIMITS OF THE SILTENCE.
- SILTENCE TO SERVE AS THE LIMIT OF WORK AREA.
- NO EQUIPMENT IS TO BE FUELED OR FUEL STORED WITHIN 100'-FT. OF RESOURCE AREA WITHOUT PRIOR CONSENT FROM CONSERVATION COMMISSION.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MASSACHUSETTS WETLANDS PROTECTION ACT AND ALL APPLICABLE STATE AND LOCAL BY-LAWS.
- ALL MATERIALS TO BE STOCKPILED ON SITE OVERNIGHT SHALL BE TARPED OR COVERED BY OTHER APPROVED METHOD.

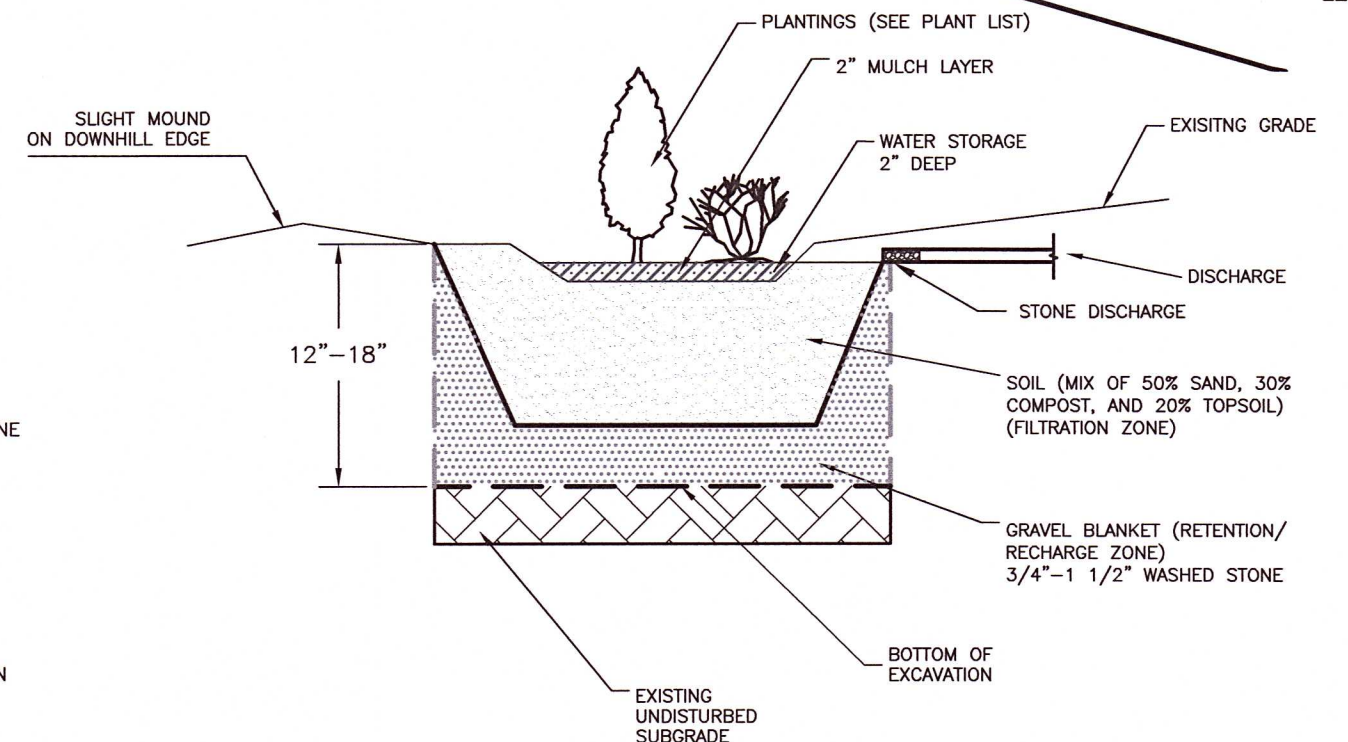


DRIVEWAY SWALE DETAIL



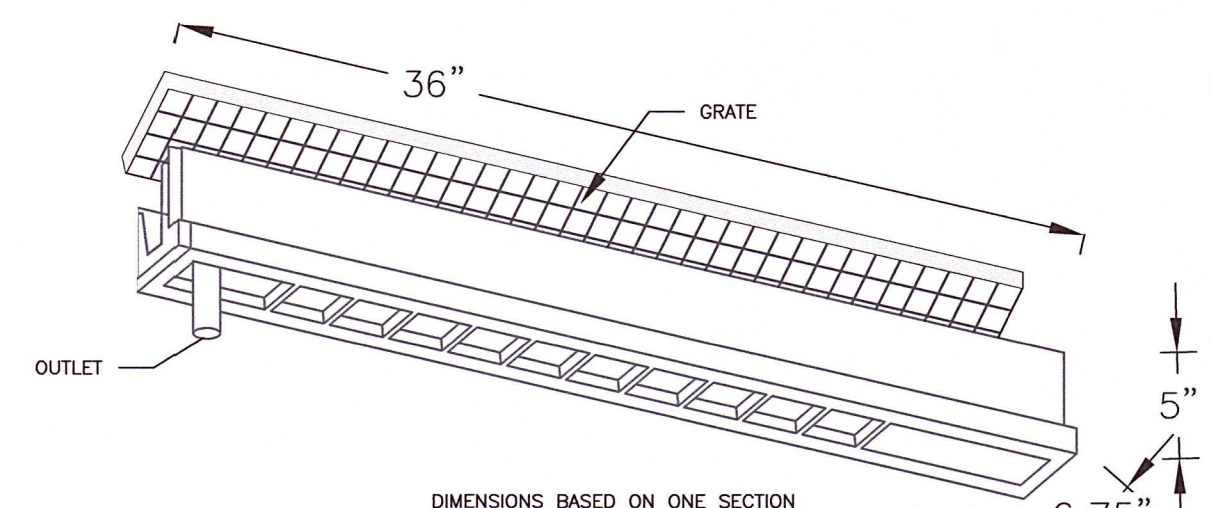
DRIP EDGE DETAIL

N.T.S.



RAIN GARDEN DETAIL

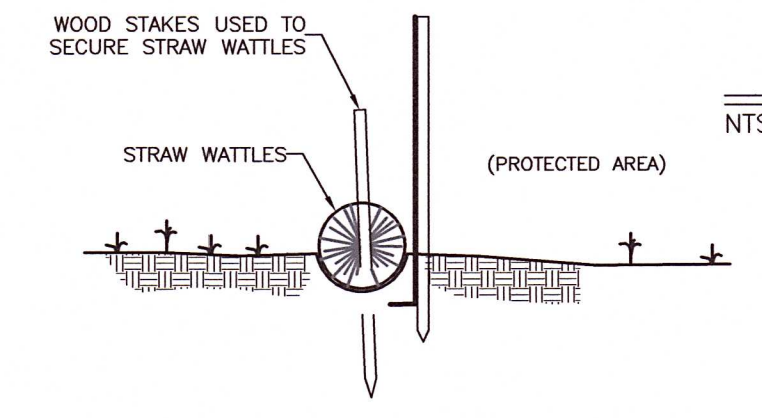
NTS



TRENCH DRAIN DETAIL

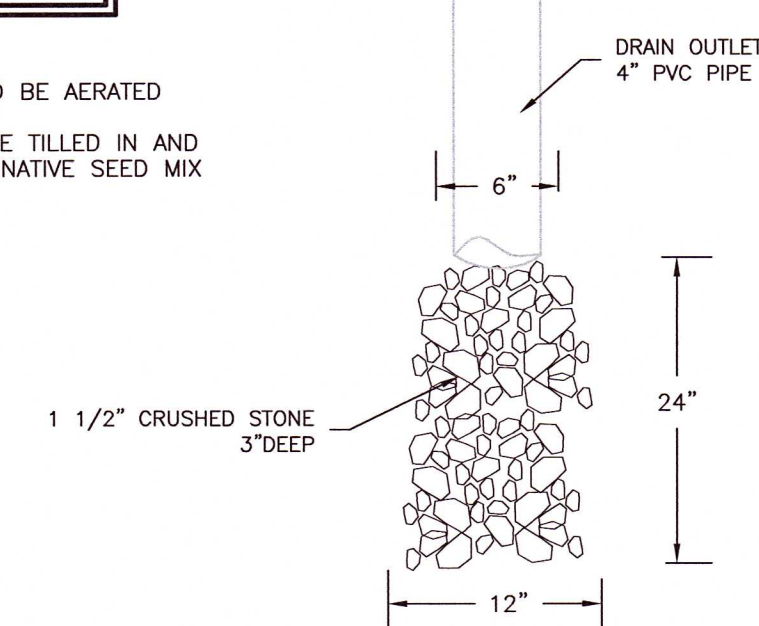
(TUF-TITE TRENCH DRAIN TR1)

NOTE: OUTLET PIPES FROM EVERY 3 SECTIONS OF DRAIN TO BE MANIFOLDED INTO A 6\"/>



STRAW WATTLE SILT FENCE BARRIER DETAIL

(NO SCALE)



DISCHARGE APRON

TITLE

**SITE IMPROVEMENT PLAN**

for

**JACOB & KATIE SILVERMAN**

104 INTERLAKEN ROAD TAX MAP #205 LOT #15 STOCKBRIDGE, MA

NO. \_\_\_\_\_ REVISION: \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**WHITE ENGINEERING INC.**

CIVIL & ENVIRONMENTAL

55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE: (413) 443-8011 WEB: WHITEENG.COM FAX: (413) 443-8012

LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: JANUARY 31, 2023 DRN: RMJ APVD: BMW DWG NO: **22-05-01**

DRN: BMW/SDB OKD: BMW SCALE: AS NOTED SHEET 1 OF 1